

Parishioners' Questions and Answers re Planning

In response to some queries raised recently:

- 1. Can KPC confirm that it is in support of new housing projects as recorded in the 2007 Parish Plan survey, when parishioners requested affordable housing to be considered?**

We confirm that this remains the view of KPC, as contained in the Parish Plan of 2007. The Housing Policy Statement was "The KPC is committed to supporting any proven need for affordable housing for local people, who would otherwise be unable to live in the village". Also please note that we are fully in support of the Local Lettings Plan, agreed by South Hams District Council, Guinness Hermitage (formerly Guinness Trust), and Tor Homes Housing Association. This runs in conjunction with the Devon Home Choice Housing Register. Decisions on the allocation of housing are then made by the relevant housing association, and/or SHDC housing team. They are NOT made by KPC, although KPC actively monitors the Local Lettings Plan and liaises with SHDC and the 2 Housing Associations. The Kingston Neighbourhood Plan Task Group (KNPTG) are also in agreement with this, and are exploring Community Led Development as a possible way forward. All recognise that Kingston is a very special village within the South Hams AONB, meaning that any development planned must be reasonable and proportionate to the size of the village and its limited infrastructure and amenities.

- 2. A number of the KNPTG have declared themselves as members of the Kingston Planning Forum (KPF). What is the purpose of the Planning Forum?**

It is made up of a group of concerned villagers working together on a voluntary basis, and was initially established in response to the Vicarage Park Limited proposal to develop some 40 houses adjacent to Westentown. The core membership remains the same, although new members have joined from around the village. KPF is NOT opposed to development *per se*, but is concerned about the size and impact of overdevelopment. (At present, 2 developers are at the pre-application stage with SHDC, and KPC & KNPTG are aware of other developers interested in a 3rd site in the village. In addition 4~5 landowners have expressed an interest to NPTG in self-building individual dwellings). KPF is of the view that any development should meet the needs and wants of the village, and not be driven by profit motive. KPF have prepared draft objections to planning applications, which would apply to any development deemed not to be reasonable and proportionate to the size and character of Kingston. It has also developed some written guidance, for residents who requested it, to support individuals in submitting objections.

- 3. KPC agreed to work with developers to investigate building sensibly priced housing. How is KPC going to achieve this, or is it up to the KNPTG?**

KPC set up the KNPTG, to put together an appropriate development plan to meet the needs of the village. We emphasise yet again that a Neighbourhood Development Plan is by definition a PRO development exercise ~ it's a

statutory process designed to put local people at the forefront of deciding what development would be appropriate to meet the needs of their community. Kingston is YOUR community. The KNPTG are busy finalising a village questionnaire ~ this is a vital part of the Neighbourhood Plan process, as it will enable us to gather the views of everyone in the community. The questionnaire will be delivered to each household, and collected afterwards (in much the same way as the recent Housing Needs Survey was). Please fill yours in as a way to ensure your views are taken into account as part of Kingston's Neighbourhood Plan ~ we're all in this together!

4. Who should represent Kingston in any planning/official meetings, as we need someone articulate to put our views forward?

When Planning Applications go before the Planning Committee at SHDC, 2 representatives can each give a 3 minute presentation.

Judy Alloway, as Chair of the KNPTG will represent Kingston in detailing how far along we are with the Plan, noting the evidence already collected, and how any planning application would sit within the plan etc. Flo Watts will represent KPC to put forward any comments from KPC itself on any planning applications, or any views parishioners have shared with us in correspondence or through the Open Forum at the beginning of KPC meetings. Judy and Flo will liaise with each other at all times to ensure all views/concerns are clearly presented.

5. How are we going to maintain a working and not a retirement village if we don't have ANY development?

There WILL be development! KPC and KNPTG are here to help ensure that it is the development that Kingston villagers want, but it's also down to **YOU** ~ look out for that questionnaire landing on your doormat, and fill it in! If you do not give us your views we cannot use them in the Plan! Finally, you will get the opportunity to vote in a Referendum facilitated by SHDC to agree, or disagree, with what is YOUR PLAN.

Any further questions/thoughts comments, please contact Kingston Clerk, any KPC councillor, Chair of KNPTG, Judy Alloway, and/or contact KNPTG via <https://kingstonplan.org>