



A Neighbourhood Development Plan for Kingston

Kingston must maintain its character as a living village in an area of outstanding natural beauty.

A key part of developing a Neighbourhood Plan is building the evidence base on which the Plan will be based. Currently we are collecting that evidence in three main ways--.

Finding out about landowners' plans/aspirations: We have asked local landowners/developers to tell us of their plans for new build in the parish. Several have come forward and in one case two potential developers have approached us with outline plans for land which does not actually belong to them. We have asked the landowner for comment and are told they are aware, but taking no action. This seems an odd situation, but is not too uncommon. Clearly no actual build can take place without a landowner's consent. Both Vicarage Park Ltd and R. and A. Sanderson have engaged in the preplanning process with SHDC. Both the Parish Council and NPTG met with VPL recently and were informed of their latest plans which you can see on www.newhomesforkingston.co.uk . Please note that NPTG does NOT comment on plans, that is a PC role, but looking at these plans helps us to identify the issues we will need to consult you about before drafting policies for the Plan.

We have also met with planning officers, including those working closely on the new Joint Development Plan for Plymouth and South West Devon, which will determine planning decisions in the area up to 2034. The 'Regulation 19' consultation on this finishes on April 26th and it will then go through a rigorous national inspection process before it can be finalised. Kingston is listed in the draft Plan as sufficiently sustainable to take 10 new homes in the period to 2034. We have been told that this figure could fluctuate between 12 and 8. The Housing Needs Survey which shows a need for 6 affordable homes, is in line with these numbers. The number of homes suggested in the current proposals for both major sites at the pre-planning stage, are in excess of this figure. There are also plans pending for a small number of single homes to be built in the parish.

A Historic Landscape: The Plan will require a character assessment of the village and we are well aware that the parish is part of a historic landscape. Resident Linda Watson is drafting a formal appraisal of the village Conservation Areas on our behalf. She is seeking to follow latest best practice which considers not only the fabric of the ancient buildings in Kingston, but also the cultural significance of their setting. Linda then plans to ask a colleague who has recent experience of undertaking appraisals in Cornwall to review the draft and test the validity of her arguments. Linda is in

contact with the Conservation Officer and we will be making a draft available for comment later in the summer. An appraisal of this nature is well overdue for Kingston and we are really fortunate that Linda has offered to do this work. We are also fortunate to have access to the extensive records available through the hard work of the Kingston Local History society.

The questionnaire: However the really crucial evidence we now need is your views. A questionnaire, to go to all homes in the parish, is in preparation. It will cover housing, environment and heritage, transport and community issues, with the emphasis on finding out what you think in order to inform the policies in the Plan. We hope everyone over 11yrs of age will respond and there will be a special section for younger children to complete.

Don't forget to check out <https://kingstonplan.org> for updates on our progress and to tell us what you think.

Judy Alloway
Chair Neighbourhood Planning Group