



## **A Neighbourhood Development Plan for Kingston**

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

### **Consultation Draft Plan, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.**

Currently we are working with our planning consultant, drafting the Regulation 14 Plan. This will then be consulted on with the Parish Council, South Hams District Council and after amendments etc. by the residents of Kingston and others with a valid interest (eg. AONB, National Trust, local landowners etc), quite a long list. As Kingston residents you will have a well publicised six weeks to consider the draft and make your views known. Not until the appropriately amended draft Plan has gone through all these stages does it go to a nationally appointed Inspector for final agreement, prior to the final parish referendum. We hope to have the draft ready for SHDC at end of September.

### **Policy development**

NPTG members have drafted evidenced policies on housing, environment and heritage, business, community amenities and transport to Lee Bray, our planning consultant, for comment and incorporation into his overall draft. Our drafts are based on opinion in the questionnaire report, some statistical information on Kingston from national and Devon County Council databases and are informed by comprehensive reading of completed and late draft Plans from other parishes in Devon, Cornwall and elsewhere, as well as key policy documents like the current AONB Management Plan.

All policies have to fall within national and District/County policy including, of course, the draft South West Devon and Plymouth Joint Local Plan. Residents views in the questionnaire report are very clear and with the size of the response, 80%, provide powerful evidence to underpin more specific policy at parish level. NPs are meant to reflect local opinion and provide the detailed policy which applies specifically to the parish of Kingston. Lee's role includes making sure we stay in line with national policy and the JLP while advising us on how to word - in planning terms - the suggested policies, based on the questionnaire responses.

This takes time, but the final Plan is going to be a key part of planning policy for Kingston.

You told us through the village drop in and the questionnaire that you expected the Plan to:

- a) protect the beauty, character and heritage of the parish
- b) prioritise young and lower income locals in future development

- c) maintain and enhance community spirit and balance
- d) safeguard local facilities and foster a strong community spirit

The Plan aims to create a place where the following \*objectives are achieved:

1. ensure that new development is in scale and keeping with the village and the locality;
2. encourage good, safe, sustainable, contemporary design which safeguards local character and respects, conserves and enhances the rich heritage of the parish;
3. respect, conserve and enhance the special qualities of Kingston's natural environment;
4. protect the view of the night sky by minimising and reducing light pollution;
5. protect, enhance and extend Kingston's green spaces;
6. promote appropriate technology for generating renewable energy for local use;
7. safeguard existing community assets and foster conditions which could support new facilities;
8. provide better car parking for local residents and visitors;
9. deliver only small scale housing developments which are in keeping with the locality and will contribute to the sustainable development of the parish;
10. support new housing, including conversions, sub-divisions and changes of use, only where priority is given to locals;
11. support new housing for use only as a principal and permanent residence;
12. support 100% affordable housing schemes on "rural exception sites" where they meet national and local strategy and other policies in this plan;
13. allow opportunities for existing businesses to flourish and new ones to grow.

*\*Please note that these are draft objectives and could be amended as the Plan develops*

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