



A Neighbourhood Development Plan for Kingston

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

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

We have an opportunity in the Plan to identify and give extra protection to green spaces, non-listed historic features and distinctive trees. The candidates for listing in the Plan for all 3 areas are given below. These were identified through the questionnaire responses and local knowledge.

1 Local Green Spaces.

The NPPF, National Planning and Policy Framework notes that '*local communities should be able to identify, for special protection, green areas of particular importance to them*'. This would mean there would not be any new development on these sites other than in very special circumstances.

These sites need to be of local significance, for example, their beauty, historic significance, recreational value, tranquillity or richness of wildlife. They must be close to the local population, not have planning permission and if they have some existing designation we need to show a case for why we are seeking further protection. The sites must also be capable of being protected and managed into the future.

Draft list of candidate Local Green Spaces:

- **Recreation Ground:** of significant recreational value to the whole community and the surrounding area.
- **Churchyard of St James the Less:** of historic and personal significance to many both in Kingston and families now living elsewhere, a central location in the village, also valued for its peace and tranquillity. Grave yards are also sanctuaries for plant and animal wildlife.
- **Allotments:** of recreational value and contributing to wellbeing.
- **Entrance to Westentown:** of locally significant recreational value especially to young residents; and a beautiful, vibrant green vista.
- **?Middle Townsend Park:** The L shaped area of land opposite the Recreation Ground designated as Open Space in 2004 under the Countryside and Rights of Way Act, but not on current SHDC lists. We are checking this and the site may not need further protection.

- **Open area to south of Morgans Row:** Previously included in the South Hams Local Plan 1989-2001, which will be superseded by the Joint Local Development Plan. Designation is proposed to continue to protect the contribution this green space makes to the character of the conservation area in which it is sited. There is no public access to the site.

2 Draft list of candidate non-designated heritage assets.

None of the following have listed status.

- **The Gabberwell:** Of the remaining ancient wells in the village the Butterwell (opposite Robins Farm), which is in excellent condition, is Grade II listed as 'an interesting reminder of earlier life of the village'. Sadly the Gabberwell, which gives its name to a significant area of the village, is in poor condition. Protection could encourage future renovation. There may be a further well near Walkespool. Perhaps you know of others?
- **Vicarage Park Steps:** part of the ancient footpath and still in frequent use by villagers. Not directly affected by the current planning application.
- **Cobbled access path to the west/back gate to the Churchyard.** Locally significant in terms of historic access to the Church. Mostly hidden under, and probably protected by, plant debris, this stretches along the bank from the churchyard gate to Wonwell Gate Cross. Not in the Church, or indeed any, known ownership!

3 Distinctive trees:

Our thanks to the Tree Wardens, Thelma Rumsey and Annie White, for advice, and especially to Thelma for walking the parish to map distinctive trees. None of the trees listed below has a Tree Protection Order, TPO, but all have significance to residents.

- **Ancient ash:** Landmark entering the village between Fourcross and Vicarage Farm. Excellent specimen, not affected by ash dieback. Many older ash seem to be resistant.
- **The Lonesome Pine and surrounding copse:** distinctive feature of the landscape and emblem of the village.
- **Recreation Ground Copse:** recent planting by the community with high amenity value.

What is your view on these candidates for listing in all 3 sections?

Please let us know, in writing, through the contact details below.

Assets of Community Value and Right to bid:

Land and buildings that are of value to the local community can be registered by a local community group (eg a society, parish council, neighbourhood forum, not for profit organisation or a group of at least 21 individuals), as Assets of Community Value with the Local Authority. If that asset then comes up for sale the community has up to 6 months to raise funds to bid for it. At the end of that period the owner may sell to whoever and at whatever price they choose.

<https://www.southhams.gov.uk/article/3851/Assets-of-Community-Value>

As many of you will know the pub and garden are already on the SHDC Assets list. The Reading Room has been considered, but it is owned on behalf of the parish by the Parish Council and is already protected through the Reading Room Trust Deed, a registered charity. There does not seem to be any case for further listing.

Don't forget you can contact us anytime through: Judy Alloway 810692, allowayjudy1@gmail.com or Flo Watts 810019, flowatts1@gmail.com or through our website, www.kingstonplan.org and comment on the above information or any other aspect of our work.