

Housing in Kingston

1.0 Number and type of homes

1.1 In 2018 a team of local residents investigated the tenure and type of each home in the parish, each team member researching the area around their home, enabling best use of local knowledge.

1.2 There are currently (June 2019) 213 homes in the parish, including one partially built property and one untenanted flat. The majority are in the main village with a few outlying farms and single properties. 45 dwellings are holiday or second homes and 34 are Housing Association properties. It should be noted that the number of second homes/holiday lets and long-term rental (which are also main residence), properties varies slightly over time.

Main Residence	164
Second Home	22
Holiday Let	25
Second Homes +Holiday Lets	47
Long Term Rental	13

2.0 Size of population and historical development

2.1 The village population has remained much the same for two hundred years.

<i>Year</i>	<i>Population</i>	<i>Source</i>
1801	354	<i>Lyson's Survey of Devon.</i>
1850	529	<i>Whites 1850 Directory of Devon</i>
1881	470	<i>Whites 1850 Directory of Devon</i>
1901	399	<i>Census 1901</i>
2001	399	<i>Census 2001</i>
2011	387	<i>Census 2011</i>

2.2 However in addition to a number of single houses and barn conversions, seven new developments have been built over the last century. At least 65 new homes were built from 1945 – 2017.

Main housing developments in Kingston. (Note there have also been a number of single dwellings built).

<i>Year</i>	<i>Name</i>	<i>No of houses</i>	<i>Type of house</i>
1928	Park View	6	Council homes
1948	Yellands	22	Council homes
1965	Church Park	8	Private houses
1972-85	Home Farm	5	Private bungalow and houses
1983-88	Arnolds Close	9	Private bungalows
1991	Westentown	14	Housing Association homes
1999	Overlangs	6	Private large houses

2.3 Both Home Farm Close and Overlangs have been built on former farmyards within the village.

5 homes remain in Housing Association ownership in Park View and 15 in Yellands, owned by Devon and Cornwall Housing Association.

The 14 Guinness Trust Housing Association properties in Westentown were originally planned for shared ownership, but became rental social housing due to lack of take up.

3.0 Priority for people with Local Connections

3.1 The original 22 Council properties in Yellands come under the Devon Covenant and can be sold-on only to those who have lived or worked in Devon over the last 3 years.

3.2 The [Parish Plan](#), published in late 2007, following an extensive village consultation, stated that the Kingston Parish Council is committed to supporting any proven need for affordable housing for local people who would otherwise be unable to live in the village.

3.3 In 2009 Kingston [Local Lettings Plan](#) was introduced specifically for Kingston parish by South Hams District Council in partnership with the Parish Council and the two housing associations which managed social housing in the parish. This plan ensures that priority in the allocation of social housing is given to those with a local connection.

(Local Lettings Sequential Selection:

For the purpose of this lettings plan, the definition of a qualifying local connection will mean an applicant must fulfil at least one of the following criteria, with (i), being the highest priority and (v), the lowest.

- (i) a person who has immediately prior to such nomination had his or her main residence within the parish of Kingston*
- (ii) a person who is or was a serving member of the Devon and Somerset Fire and Rescue Service and elects to join the Kingston branch*
- (iii) a person who has permanent employment in Kingston for the last year*
- (iv) a person who has moved away but has had his or her main residence within the parish of Kingston for three out of the last five years or seven out of the last twenty years*
- (v) a person who has a strong local connection with Kingston by reasons of birth or family ties in that their parents or grandparents, or siblings or non dependent children aged over 16 who have lived in the parish for the last 10 years*

Affordable housing is typically allocated at full occupancy i.e. a single person is usually eligible for a 1bedroom home rather than a 2 bedroom home. In order to enable properties in Kingston to be allocated to local residents, a degree of under occupation WILL be agreed if a suitable fully occupying applicant cannot be found).

From Kingston Local Lettings Plan Reviewed 2019

4.0 Settlement Boundary

4.1 Each of these new developments is within the confines of the main village and within the Local Development Boundary established through the South Hams Local Plan for over 25 years. During the early stages of development of the Plymouth and South West Devon Joint Local Plan (JLP), a topic paper was produced giving a slightly adjusted boundary, see map A. It was assumed that this would be in the final JLP. However following post hearing advice

from the Inspectors for the JLP, the proposal for new settlement boundaries for the villages was dropped. and the Neighbourhood Planning Task Group decided to revert to the original boundary, see map B, which is largely based on clearly defined physical features, eg. lanes; hedgerows etc.

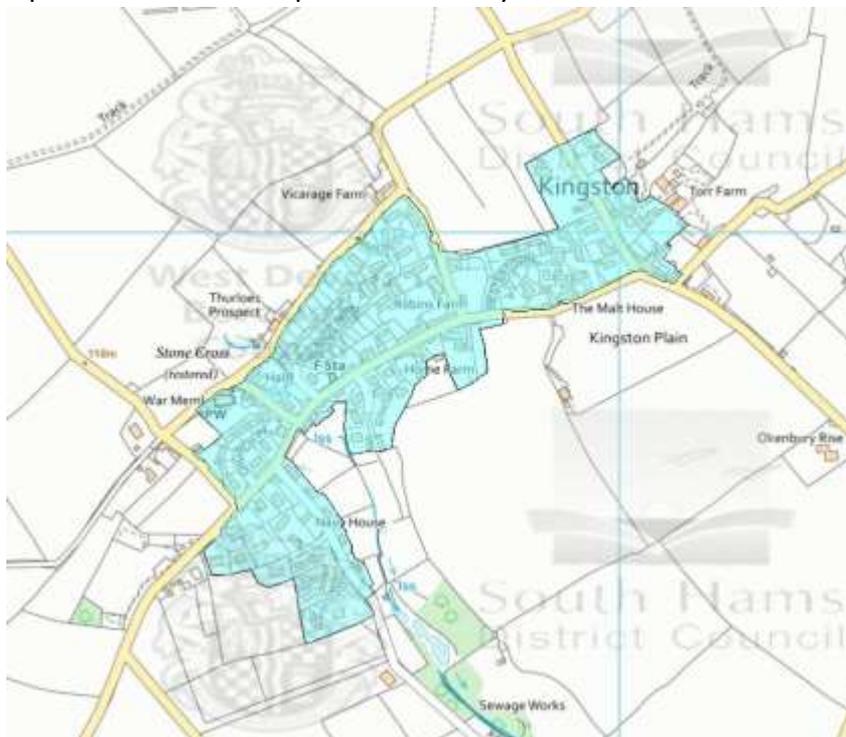


Map A Thriving Towns and Villages Settlement Boundary Topic Paper

Draft -March 2017

Kingston Development Boundary

Map B Local Development Boundary



Re-established as Kingston Settlement Boundary

Kingston Village Settlement Boundary

5.0 Future New Build

5.1 At the [Village Drop-In Day](#), which ‘kicked off’ the development of the Neighbourhood Plan, the vast majority of residents made clear their view that Kingston should maintain its character as a rural community in the middle of the South Hams AONB. Those attending were very supportive of new build through smaller developments, especially of affordable property (both social housing and open market) for local people who are currently priced out of the open market. These views were confirmed through the [Community Questionnaire](#). 61% of respondents to the questionnaire preferred new build to be a mixture of single homes and small developments.

6.0 Housing Needs Survey

6.1 South Hams District Council carried out a [Housing Needs Survey](#) in 2016 on behalf of the Kingston Parish Council and the Neighbourhood Plan Task Group, NPTG. Six households were identified as needing social housing in the next five years and also have a local connection to Kingston.

6.2 Turnover of social housing in the parish was 1.4 houses per year over the last five years. Turnover of open market housing was 14.5% (Zoopla) over last 5 years. Indications are this will continue. Lack of commercial transport, distance from medical facilities and shops are all major issues for both older people and low-income families with young children.

7.0 Imbalance in housing stock

7.1 There is a significant imbalance in housing stock with more expensive properties than cheaper ones. Kingston, with an overall average price of £365,167 was more expensive than nearby Modbury (£306,555) and Yealmpton (£312,785), but was cheaper than Bigbury On Sea (£698,250). Overall sold prices in Kingston over the last year were 34% down on the previous year and 34% down on the 2008 level of £554,750. There were only 9 properties sold in the last year, therefore, the average prices may only reflect the mix of properties sold, rather than changes in the local market itself.

7.2 The residents survey of homes in Kingston identified the following types of property:

Detached	121
Semi Detached	40
Terrace	49
Annexe	2
Flat	1

Semi-detached house and terraces take up far less land and are often smaller properties.

7.3 A breakdown of Council Tax bandings shows only 45 properties (23% of all homes) in the lower 2 bandings, A and B.

Council Tax Bands (source South Hams District Council)

Band	Total no homes
A	13
B	32
C	28
D	19
E	45
F	31
G	27
H	1
total	196

8.0 Call for sites

8.1 A call for suitable sites was made through the village Newsletter/Facebook page and contacting landowners/known developers directly. Sites included were those promoted by local landowners, those already advanced by developers, those identified by the task group and those which have come forward through the Strategic Housing and Employment Land Availability Assessment (SHELAA), linked to the then emerging JLP. Eleven sites were identified, each outside the development boundary, and meetings held with landowners/developers to ascertain their plans/ideas for these. Notes of these meetings are in the NP Evidence File.

8.2 The identification of sites has proved to be highly contentious locally and none of the larger sites enjoyed unqualified support locally. All the sites were known to the local community and their views and opinions were sought through the community questionnaire which included clear location maps. It should be noted that the Site Assessment Report, see below, was not made available to residents until after the Questionnaire consultation period was over, so as not to influence views.

As part of the Community Questionnaire, to which 86% of those aged 11yrs and over responded, villagers were asked about the suitability of each site. A summary of resident's views and the Site Assessment findings is given below.

<i>Site no. and designation</i>	<i>Potential no of houses</i>	<i>Site Assessment</i>	<i>Questionnaire Overall suitability</i>	<i>Questionnaire Overall unsuitability</i>
1 Lewis	1	suitable	76%	14%
2 Sat Field	4	suitable	44%	39%
3 Littlewoods	unknown	not suitable	13%	74%
4 Prospect Cottage	2	suitable	50%	38%
5 Sandersons Field	12	not suitable	23%	69%
6 Beech Tor Farm	unknown	not suitable	44%	33%
7 VPL	13	not suitable	33%	62%
8 Mears	1	not suitable	72%	19%
9 Dreher	1	not suitable	57%	28%
10 Pearsons	1	not suitable	52%	31%
11 Jardine-Young	2?	not suitable	Not known	Not known

9.0 Site Assessment Report

9.1 A [site assessment](#) was produced by an independent consultant, which aimed to demonstrate the appropriateness of sites for development; consider the suitability of their location; their conformity with the local plan and the likelihood they would come forward for development if allocated in the neighbourhood plan. Each site was assessed against evidence that it was suitable, available, and economically viable. Kingston has limited resources to support such an exercise and the supporting evidence is at a level which is considered suitably proportionate to the scale of the place and of likely development.

9.2 Only three sites were considered suitable. One of these has since been granted planning permission for a single house, now built, and another has withdrawn an application where objections have been received from Historic England and an expensive archaeological investigation may be necessary. The remaining site can only be accessed through the main village increasing traffic to the narrow main street and presenting difficulties to large farm vehicles which regularly have to pass that way. The two largest farms in the parish can only be accessed through the main village. In addition, both the latter sites are on raised ground and their development will affect views across the AONB and nearby listed buildings.

Location of Sites, also showing settlement area from JLP Topic Paper shown in Map A

