

# Kingston

(in the South Hams of Devon)

## Neighbourhood Plan

2019-34

Made by South Hams District Council  
in their meeting on 20<sup>th</sup> May 2021



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# Foreword

## **Welcome to the Referendum version of the Kingston Neighbourhood Plan. Shaped by the community, this is YOUR plan and we hope that you will support it.**

You have told us that Kingston is a very special place to live with a unique character. In 2007 Kingston Parish Plan established an agreed framework for maintaining a sustainable community, much of which remains relevant today. This Neighbourhood Plan and the policies within it set out how you as a community wish to see the Parish change and develop over the next 15 years.

This Plan could not have been written without the huge support of the Kingston community. You identified a series of broad themes at the Village Drop-In day in late 2016 including: a commitment to affordable housing for local people; the sense of a strong community spirit; an appreciation of the beautiful rural and coastal countryside we live in and the importance of the AONB. The Community Questionnaire, distributed to every home in the Parish, built on these themes. 86% of residents, 11yrs and over responded. A separate Very Special Questionnaire was included for children from 4-10yrs. The Plan now reflects the responses made during the Regulation 14 Consultation in 2019 and the Regulation 16 Consultation in 2020 and the independent Examiner's recommendations in 2021.

Thank you to everyone who has contributed to the preparation of the Plan, in particular: the Neighbourhood Plan Task Group, including residents and Parish Councillors; Bob Musk for providing the photographs and presenting the mass of data from the Community Questionnaire; My Locality and the Devon County Council/South Hams District Council (SHDC) Locality Grant for the funding to support the work; the team of residents who trialled, distributed and collected questionnaires and carried out the second home survey; our Parish Clerk, Sue Green, for her continuing help and support; the planning department of SHDC for their support; Judy Alloway for leading the Task Group through the Regulation 14 Consultation and especially to all of you who took the time to respond so fully to the Questionnaire, at the Drop-In events, the Regulations 14 and 16 Consultations and to the website blog, [www.kingstonplan.org](http://www.kingstonplan.org).

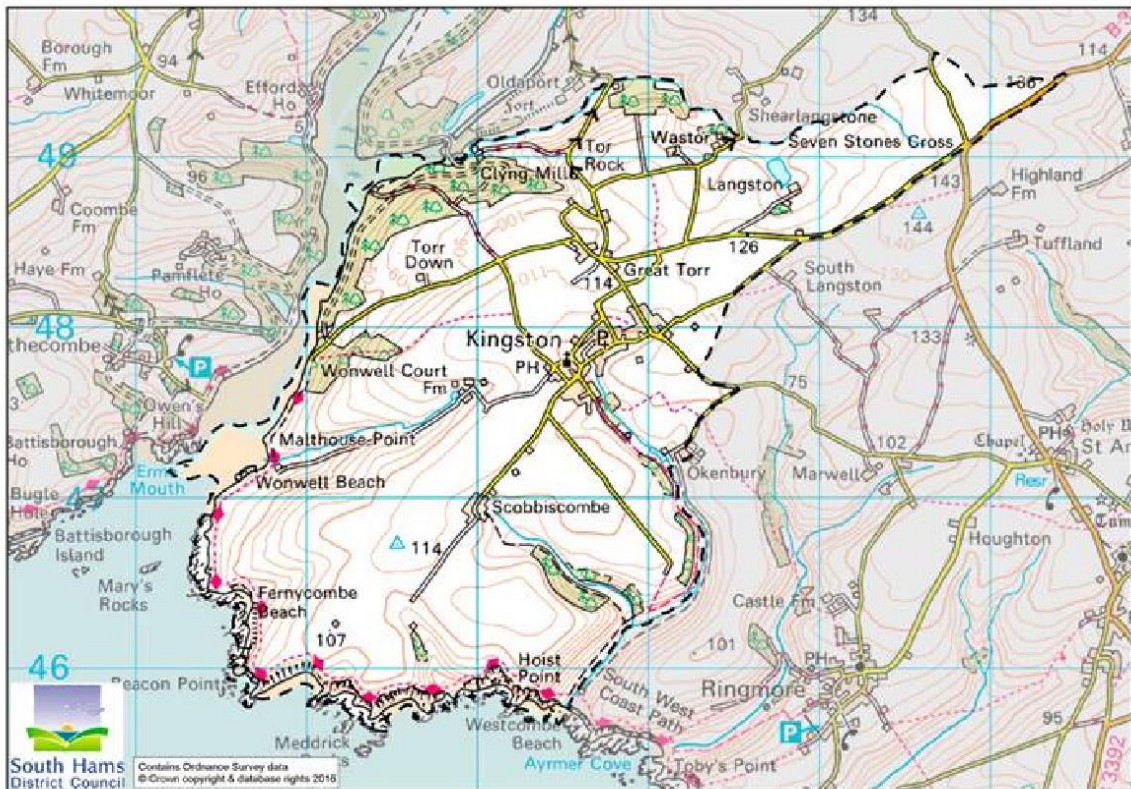
SHDC will shortly ask you to vote on the Plan in a Referendum. If approved by over 50% of the voters it will then become a legal document which forms a part of the planning process up to 2034 and beyond.

**Rae Musk**  
Principal contact  
Kingston Neighbourhood Plan Task Group

**Eve White**  
Chair  
Kingston Parish Council

# 1. Introduction and Background

- 1.1 **Welcome to the plan for the future of Kingston. Shaped by the local community – this is your plan. It covers the whole parish.**
- 1.2 A neighbourhood plan gives a local community a greater say over how its area will develop in the future. It is put together by the local community, tested by public consultation and independent examination and referendum and ultimately becomes part of the local development plan, helping to guide decisions about development in the area. This neighbourhood plan has been prepared in accordance with the requirements of the Localism Act 2011 by Kingston Parish Council, which is a qualifying body as defined in the Act. It has been prepared in line with the regulations and meets the basic tests (shown at paragraph 1.6 below). Greater detail is set out in the Statement of Basic Conditions referred to in Appendix V.



**Map1. Neighbourhood Plan Area – the Parish of Kingston**

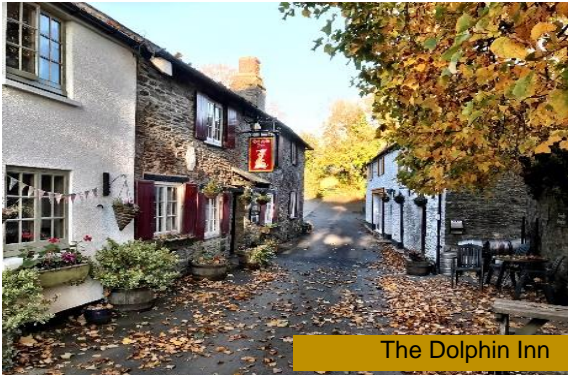


Kingston Village set within the surrounding South Devon AONB

- 1.3 The plan making process began late in 2016 with approval of the principle by South Hams District Council and the formation of a neighbourhood plan steering group to guide the process locally. Surveys and consultations were carried out during 2016-18 as the plan took shape. In particular, a drop-in day took place and a community questionnaire was circulated to every household in the parish, eliciting an 86% response rate. Greater detail about the process is set out in the Consultation Statement which accompanies the plan.
- 1.4 A draft version of the plan was issued for public consultation over a statutory six-week period between 19<sup>th</sup> August and 29<sup>th</sup> September 2019. The consultation responses to the plan were then analysed and any necessary amendments to the plan made before submission to the local planning authority (South Hams District Council) which then arranged a further six-week period of public consultation between 3<sup>rd</sup> August and 14<sup>th</sup> September 2020 followed by its independent examination with the Examiner's letter being published on 16<sup>th</sup> December 2020. The final stage is for South Hams District Council to hold a local referendum.
- 1.5 The plan complies with the National Planning Policy Framework (NPPF) 2019 and adopted plans for the area. In particular, it complies with the Plymouth and South West Devon Joint Local Plan (JLP) with which it shares the same time horizon (2034 and beyond).

- 1.6 To meet the basic conditions at examination a neighbourhood plan must:
- be appropriate having regard to national policy;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies of the development plan; and
  - be compatible with human rights requirements and EU obligations.
- 1.7 When the plan has been finally approved, it will be “made” and become part of the development plan for the area. This will mean that it will be used alongside other local and national planning policies to help make planning decisions and to guide and manage future development in the area. It will become a reference point for the local planning authority (South Hams District Council), planning inspectors and decision makers of all kinds – investors, developers, funding bodies, the Parish Council, community groups and existing and future residents. Its delivery will be the responsibility of us all.
- 1.8 The plan and its policies will be monitored to judge their effectiveness over time, see Section 8. There may be a need to review the plan, (or a part of the plan), in future and regular monitoring will help to assess this.
- 1.9 The beautiful setting of the parish of Kingston, its abundant natural resources and long history, create a strong sense of place. This Neighbourhood Plan recognises that the special qualities of Kingston are highly valued by the community. All of the Plan policies have been informed, therefore, by a comprehensive Character Assessment (in the Evidence Base referred to in Appendix V) that records the physical and historical attributes of the parish.
- 1.10 A Glossary of terms has been included as Appendix VI.

## 2. Local Context, Vision and Objectives

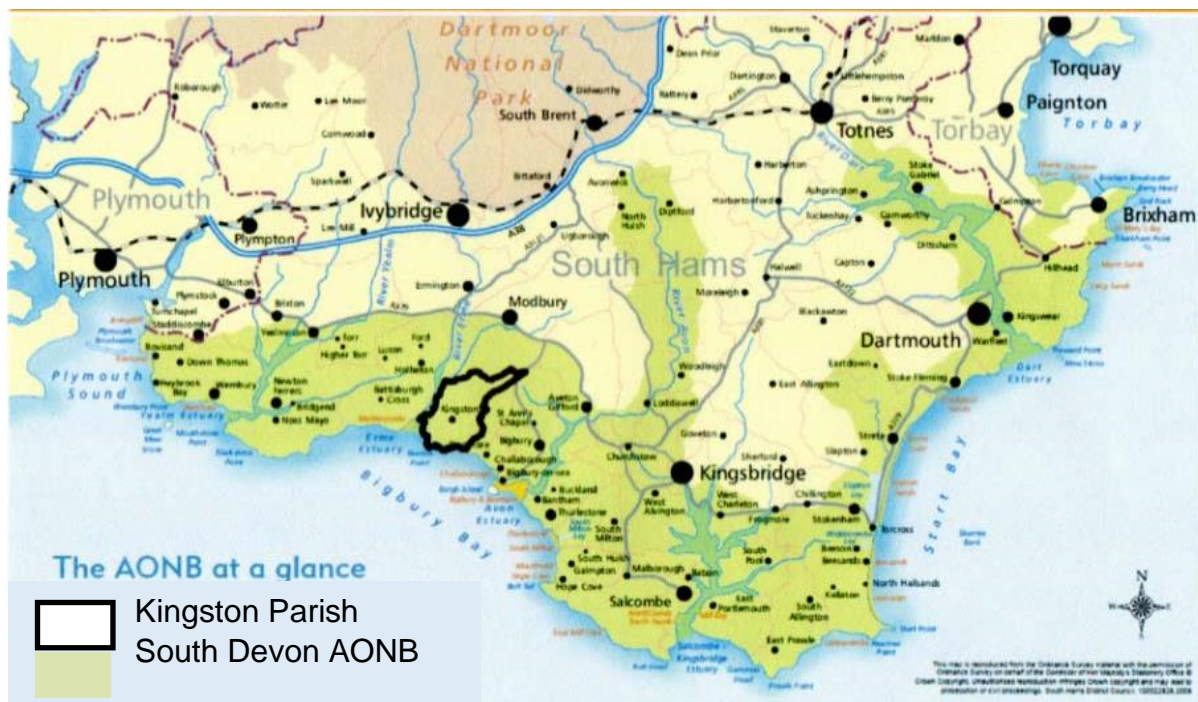


2.1 Kingston is an isolated coastal parish set on the South Devon coast and lies entirely within the South Devon Area of Outstanding Natural Beauty (AONB). The parish is also bounded by the Heritage Coast and the Undeveloped Coast and lies alongside the unspoilt Erme estuary, which includes a Site of Special Scientific Interest and an extensive estuarine Marine Conservation Zone. The area is popular with holidaymakers and the local economy rests primarily on tourism and agriculture. The parish is home to about 380 people, the majority of whom live in the village. That population figure has changed little in the past two hundred years, although there have been at least 65 new homes built in the village itself since 1945.

2.2 Kingston village lies at the heart of the parish and is only approached through a network of single-track lanes with passing places. Any significant increase in traffic flow will have an adverse impact on the village and on the local area. It includes two Conservation Areas with several listed buildings. The village supports only a few local facilities including the ancient St James the Less Parish Church, the popular Dolphin Inn, a small village hall (the Reading Room), a well-equipped Recreation Ground and remarkably, a volunteer fire station, of which only two remain in Devon. A proposal during 2019 to close the fire station imminently was withdrawn by the Fire Authority in January 2020.

2.3 In spite of its isolated position, no school, shop or post office and a public transport service limited to one shopping bus a week to Plymouth, Kingston is a desirable place to live, especially for those who are retiring or looking for a second home. Consequently, the price of most homes is beyond the reach of local families on average wages and first-time buyers. The average house price in Kingston over the last 5 years is over £365,167. Of the 215 homes in the parish, currently 23% are second homes/holiday lets and 16% are social housing properties.





**Map 2. Kingston Parish within the South Devon AONB**

- 2.4 Employment opportunities in Kingston and the surrounding area are few and wage levels are below average. This, coupled with the very high house prices, makes it hard for local people, especially the young, to afford to stay. 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. The plan aims to address such issues and to continue to involve the local community in making sure that change and development in future are for the good of the parish.
- 2.5 The South Devon AONB is our greatest asset and critical to the local economy. The parish is made up of rugged cliffs and sandy coves; rural rolling patchwork landscape, colourful hedgebanks; significant habitats and species; an ancient network of narrow lanes, paths and bridleways; a secluded estuary; peace and tranquillity with natural nightscapes and a picturesque village with a wealth of historical features; all of which exemplify the AONB that residents and visitors love (see the Character Assessment).
- 2.6 The local plan (the JLP) gives the AONB ‘the highest status of protection in relation to landscape and scenic beauty’, where major development ‘will only be permitted in exceptional circumstances and where it is in the public interest’. Further development that would have a detrimental effect on ‘the unspoilt character, appearance or tranquillity of the Undeveloped Coast, estuaries and Heritage Coast will not be permitted except under exceptional circumstances’. Any development must be carefully balanced against potential impacts on the environment and the quality of life of this and future generations. The impact of inappropriate development would be irreversible and would not contribute to sustainable development.
- 2.7 The JLP establishes a basis to create strong and sustainable communities through its policies. In particular Policy TTV/25 gives support to the preparation of neighbourhood plans. This neighbourhood plan seeks to protect and enhance local assets and to foster a vibrant, healthy and prosperous future for Kingston.

2.8 The local community, through the Village Drop-in Day, November 2016, and the Community questionnaire, December 2017, has indicated that it expects the plan to:

- protect the beauty, special character and heritage of the parish;
- prioritise the needs of young and lower/middle income locals in future development;
- maintain and enhance community spirit and balance; and
- safeguard local facilities and encourage new appropriate employment opportunities.

2.9 As confirmed by the Regulation 14 Consultation, the vision for Kingston, the village and the whole parish, set by the local community, is:

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



2.10 The plan aims to create a place where the following objectives are achieved:

- New development is in scale and keeping with the village and its location in a nationally protected landscape and consistent with having a sufficient number of principal residences and not more second homes;
- Support for small scale housing development, which prioritises the needs of local people, is in keeping with the locality and landscape and will contribute to a sustainable future for the parish, including:
  - Open market housing for young families on lower/middle incomes to buy or rent, and
  - Affordable housing for people with local connections, who cannot afford to buy or rent open market housing
- Opportunities for existing business to flourish and provision of new employment for local people, which promotes sustainable growth in the local economy appropriate to the character and position of the parish within the South Devon AONB;
- Respect, conserve and enhance the very special qualities of Kingston's natural environment for future generations, including protection of the exceptional view of the dark night sky;
- Protect the historic environment of the parish by conserving and enhancing heritage assets which are of special local interest;
- Support for the delivery of appropriate small-scale technology for generating renewable energy for local use;
- Promote a healthy mixed community by enhancing and protecting Kingston's green spaces, sport/recreational /leisure facilities and services which support community wellbeing and resilience
- Create a safe environment without undue traffic impact and danger on our roads
- Ensure a good mobile phone and internet system across the parish
- Seek opportunities to improve infrastructure to make the parish more sustainable for existing and future residents

2.11 The policies which follow are laid out under the following main headings:

- Section 3: Development, Design and Construction
- Section 4: Housing
- Section 5: Environment and Heritage
- Section 6: Community amenities
- Section 7: Business and employment

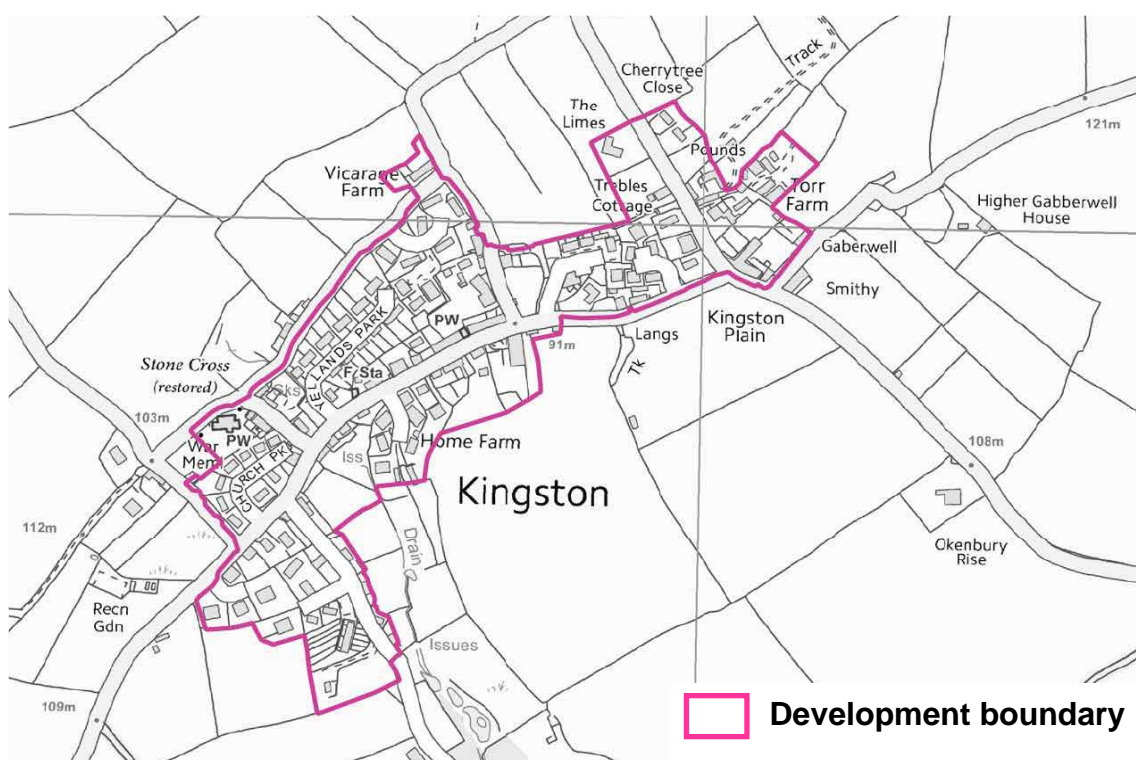
# 3. Development, Design and Construction

## NEW DEVELOPMENT

- 3.1 Kingston is an ancient coastal village set in outstandingly beautiful rolling countryside, protected by AONB, Heritage Coast, Undeveloped Coast and Conservation Area designations and valued by residents and visitors alike. The village is only accessible through single track lanes with passing places. There is no school, post office or shop and public transport consists of one shopping bus per week to Plymouth.
- 3.2 Some development will help to meet local needs and sustain the local community. The previous South Hams Local Plan established a boundary for the village, which has now been in place for over 25 years and served to contain its growth to within reasonable limits. The community continues to support the principle of a development boundary for the village, with the aims of:
- protecting the character of the village in the landscape and the AONB
  - ensuring that development outside the boundary is only permitted if it meets proven need for housing in the parish and is appropriate in scale.
- 3.3 This plan accordingly establishes a new Development Boundary for the village with the following definition:
- The Development Boundary is a line drawn around the village that demarcates the built form from the surrounding countryside. The purpose of the Development Boundary is to define where planning policies apply in order to prevent encroachment into the countryside. Inside the Development Boundary Neighbourhood Plan Policy KNP1 paragraph 1 applies. This means that development will be supported, providing that normal planning rules are met. Outside the Development Boundary, Neighbourhood Plan Policy KNP1 paragraph 2 applies. This means that development will be supported only where it can be delivered sustainably and requires a countryside location or will meet a proven local housing need that cannot be met inside the Development Boundary.
- 3.4 The criteria used in this Plan for deciding the location of the Development Boundary were as follows:
- Clearly defined features were used where appropriate e.g. walls, fences, roads, streams, field boundaries, hedgerows etc.
  - Curtilages of dwellings were included, unless (1) functionally separate to the dwelling, or (2) where the land has the capacity to extend the built form of the village.
  - Recreational and amenity open space at the edge of the settlement is included only where the land is surrounded by the built form of the village.
  - Freestanding, individual or groups of dwellings, farm buildings or other structures detached or peripheral to the built form of the village, were excluded.

3.5 The Development Boundary for Kingston that was defined in the Plymouth & South West Devon Joint Local Plan “Thriving Towns and Villages Settlement Boundary Topic Paper” (2017) is consistent with the definition and criteria set out above. This boundary will therefore become the new Development Boundary for Kingston (see map below). It will continue to ensure that new development protects the character of the village, is of appropriate scale and focussed on meeting proven housing need. It is also consistent with, and supports, the statutory Heritage Coast and Undeveloped Coast designations and AONB Management Plan. It also aligns with JLP Policies TTV26 and TTV27 and is consistent with Chapter 3 and paras 172 and 173 of the national planning framework NPPF (2019).

**Map 3. Kingston village Development Boundary**



**The Community said:**

99% of 316 respondents agreed that the special qualities, distinctive character and key features of the local landscape and seascape should be conserved and enhanced.

94% of 311 respondents agreed that Kingston’s remote rural character is its most important asset.

**Community questionnaire, December 2017**

## **POLICY KNP1: DEVELOPMENT AND THE DEVELOPMENT BOUNDARY**

1. Development will be permitted inside the Development Boundary shown in map 3, provided it is in scale and character with the site and surroundings, is of an appropriate density, and will cause no significant adverse impacts on the AONB, natural or historic assets, local amenity, traffic, parking or safety.
2. Elsewhere in the parish development will be strictly controlled and permitted only where it can be delivered sustainably and requires a countryside location or will meet a proven local need which cannot be met inside the Development Boundary. Given our aims with regard to housing (see 2.10 above), the latter may include development of a suitable small exception site or sites outside the Development Boundary (but adjacent or very near to it) such as is described in 4.12.4 below and in KNP 5 subparagraph 5.

## DESIGN AND CONSTRUCTION

- 3.6 New development will be expected to display good, sensitive design, in harmony with the locality and the key characteristics of Kingston village's townscape as recorded in the Kingston Character Assessment. Designers must pay careful attention to the local vernacular, landscape character, local setting, views and skylines.
- 3.7 The AONB Management Plan aims to protect the character of skylines and open views into, within and out of the AONB including protection against visually dominating buildings which are inconsistent with landscape character. Development must not have an adverse impact on the AONB, the Heritage Coast or the Undeveloped Coast.
- 3.8 Suitable building techniques and technology must be adopted to deliver sustainable buildings and ensure that development, in both its public and private areas, is safe, inclusive and accessible for all.



3.9 National standards for sustainable construction change over time. Development must at least meet current national standards. Designs will be particularly welcomed which strive to surpass the basic standards and deliver greater energy efficiency, achieve greater carbon reductions, further reduce use of non-renewable resources, or employ other innovative eco-friendly building techniques. With regard to the provision of car parking and paragraph 9 of KNP2, the Supplementary Planning Document to the JLP (adopted July 2020) currently provides that in new residential development the minimum dedicated car parking spaces for a one-bedroom dwelling and a two-bedroom dwelling are respectively one and two spaces.

## **POLICY KNP2: DESIGN AND CONSTRUCTION**

All new development, where relevant, should be informed by the relevant site and its context and:

1. respect local character to safeguard local distinctiveness,
2. buildings and their boundaries should be in scale and keeping with its setting and protect locally important views and skylines,
3. retain and enhance local landscape character, including significant field patterns, hedgerows, trees and woodlands, and incorporate suitable features to integrate development with the landscape, and use only mixed native species for hedges and traditional laid Devon hedgebanks wherever boundaries abut open countryside,
4. protect biodiversity and improve habitats and micro-climate,
5. exclude street lighting wherever possible and minimise security and external lighting,
6. incorporate meters, bin storage and other features appropriately, conveniently and so as not to clutter the street scene,
7. wherever possible incorporate modern technologies and building materials to maximise sustainability and energy efficiency and meet the challenges of climate change, and minimise use of non-renewable resources, contribute to reducing carbon emissions and maximise solar gain,
8. be safe, attractive, inclusive and accessible, reducing opportunities for crime and the fear of crime,
9. parking provision for residential development should, as a minimum, meet national and local parking standards,
10. not cause unnecessary noise, light or other pollution and safeguard against risks of contamination and erosion.



### **The community said:**

- Design should suit the locality: 88% of 309 people agreed that new housing should be of good traditional design suited to the locality.
- Protection of landscape and views: 88% of 320 people highly value views across the countryside and 74% of 320 people, views of the village from the surrounding countryside. 89% of 316 people highly value the special qualities and distinctive character of the local landscape.
- Traditional Devon hedgebanks are a key local characteristic: Devon hedgebanks, ( 81% of 320 people) and woods, ( 87% ) are highly valued
- The estuary, beaches, cliffs and coastline are the 'crown jewels' of the environment of the parish: These natural features were overwhelmingly rated as highly valued (estuary and beaches 99% of 320 people; cliffs and coastline 98% of 320 people).

**Community questionnaire December 2017**

### **The community said:**

- Safety and the low local crime rate are valued and should be protected. Low crime was cited as one of the 'good things' about Kingston, Village Drop in November 2016.

Annual police reports to the Parish Council confirm a low crime rate.

- However 150 people cited crime as a cause for concern, Community questionnaire December 2017. The isolation of the village and especially of outlying homes must underpin this view.

### **The community said:**

- Car parking, especially in summer, is a growing problem: 20% of 330 people now park a vehicle on the roads, a total of 50 vehicles.

**Community Questionnaire December 2017.**

- Car ownership is increasing. A number of older homes were built with no/inadequate parking space and some homes open directly onto the highway. Car obstruction is an increasing problem in the summer months when visitors are seeking access to the coast path. This exacerbates the danger to pedestrians and prevents access for emergency and essential service vehicles

## FLOOD PREVENTION AND SEWERAGE

- 3.10 Both flooding and leaking sewage are causing problems in the village after heavy or persistent rainfall. The long-term shift in weather patterns has led to more extreme weather events. For example, the guttering and downpipes put up on St James the Less Church at the beginning of the 20th century have had to be replaced by larger versions able to cope with heavier more prolonged rainfall. The plan requires that new development shall be designed not only so as not to give rise to flooding, but also wherever possible to contribute to the alleviation of existing difficulties.
- 3.11 The plan also seeks to minimise the burden on the sewage treatment system by requiring surface water to be discharged in a separate surface water drainage system and not be connected to the existing Village sewerage system.

### **POLICY KNP3: FLOODING AND SEWERAGE**

Due to issues regarding the capacity of the local sewage treatment works and the pipework system in the Village leading to it, all new developments must ensure that:

1. surface water is discharged in a separate surface water drainage system which should be discharged according to the drainage hierarchies set out in the Plymouth and Devon Local Flood Risk Management Strategies and not connected to the existing sewerage system.
2. sustainable water management measures are incorporated to reduce water use, and increase its reuse, minimise surface water run-off, and ensure that it does not increase flood risks or impact water quality elsewhere, in compliance with the Local Flood Risk Management Plan and national standards for sustainable urban drainage systems.

## RENEWABLE ENERGY

- 3.12 Renewable energy is a critical factor in helping to address the challenge of climate change and the government has set a target to deliver 20% of our energy from renewable sources by 2020. The local community supports this aim but at the same time is keen to protect farmland and the natural beauty, heritage, biodiversity and tranquillity of the area. The aim is to provide a positive strategy for the supply of renewable and low carbon energy that benefits the community, whilst ensuring that adverse impacts are addressed satisfactorily. This approach aligns with para 151 of the NPPF (2019) and also JLP policies DEV33 and DEV34.
- 3.13 Renewable energy development proposals will be considered in relation to the impact they would have upon matters of local, regional or national interest, particularly landscape, heritage and wildlife. In particular, there should be no adverse impact on the AONB, Heritage Coast and Undeveloped Coast and the unspoilt Erme estuary. The priorities in the AONB Management Plan include protection against intrusive energy generation.
- 3.14 Small scale schemes and community led initiatives to deliver renewable energy which could also contribute to the local economy and community, will be welcomed. However, it is considered that large scale renewable energy developments would cause unacceptable impacts on the parish and, therefore, that no scope will be found for such developments.
- 3.15 Solar panels on historic buildings will be acceptable if there will be no harm to the appearance, character or value of the building. This may be achieved by the use of appropriate low visual impact solar tiles or solar slates.
- 3.16 Solar panels or single wind turbines will be welcomed where the purpose is to generate power for use within the parish, there will be no unacceptable landscape, heritage biodiversity, species or amenity impacts, they are of an acceptable scale and the land will be restored after the use ceases.
- 3.17 It is recognised that major renewable energy infrastructure, desirable in principle, has the potential to be visually intrusive and a source of nuisance from noise. For this reason, solar panel arrays (and wind turbines - KNP4 does not specifically refer to wind turbines as they would not be permitted in Kingston parish under existing national policy) will not be acceptable within the Erme Estuary SSSI, (Site of Special Scientific Interest), a Conservation Area, the curtilage of a listed building or scheduled ancient monument.
- 3.18 Many visitors use the South West Coast Path to appreciate the beauty and tranquillity of the unspoilt coast of the parish and this is an important tourist asset for the whole of the South Hams. In order to protect views and sightlines from the Coast Path, solar panel arrays (or wind turbines) will also not be permitted in any location where they may affect views from the Coast Path, or from the navigable waters of the Erme estuary (see also KNP8).

## **POLICY KNP4: RENEWABLE ENERGY**

1. Proposals for small scale renewable energy developments will be welcomed where the purpose is to generate power for use within the parish and if they can be shown to have no unacceptable impacts, particularly on landscape, views and skylines, biodiversity or local amenities. Proposals for large scale renewable energy developments would have unacceptable impacts and will not be permitted.
2. Proposals for individual or community scale renewable energy schemes, such as solar voltaic panels, biomass facilities, anaerobic digestions and wood fuel products, will be welcomed providing they will:
  - be appropriate in siting and scale to the local setting and the wider landscape,
  - create no unacceptable impact on the amenities of local residents, and
  - have no unacceptable impact on any important natural or biodiversity feature.
3. Proposals for the installation of solar panels on a listed building or building within a Conservation Area must comply with existing national policy relating to the historic environment and Policy Dev33 of the Plymouth and South West Devon Joint Local Plan.
4. Proposals for solar arrays on open farmland which would have unacceptable impact will not be supported.
5. Proposals for solar arrays must comply with existing national policy and Policy Dev33 of the Plymouth and South West Devon Joint Local Plan.

**Key Evidence:** Plymouth and South West Devon Joint Local Plan, Drop-in Report: Community Questionnaire; South Devon AONB Management Plan 2019 - 24; Kingston Character Assessment.

### **The community said:**

90% of 322 people support solar panels on farm buildings and 80% support small scale wind turbines, but 44% do not support solar panels and 53% do not support wind turbines on open farmland.

**Community questionnaire December 2017.**

## 4. Housing

### EXISTING HOUSING STOCK

- 4.1 The parish population, of around 380, has remained much the same for two hundred years, but in addition to a number of single houses and barn conversions, eight new developments have been built, seven post war. There are now around 215 homes across the parish, of which 50 are holiday or second homes, 12 are long term private rental, 34 are Housing Association properties and 119 are owner occupied. The majority of these homes are in the main village with a small number of outlying farms and single properties.
- 4.2 There are 6 pre-war Council houses in Kingston village and at least 65 new homes were built from 1945 – 2017, of which 36 were Housing Association properties. Eight social housing properties have been sold under the Right to Buy initiative and of the remaining 34, there are 2 x 2 bed bungalows for older people, (one of which is converted for use by people living with disability,) 13 x 2 bed houses and 19 x 3 bed homes. The 22 Council properties that were built 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, leading to lower prices than in the fully open market.
- 4.3 A house by house check carried out by a team of residents in 2017 showed that over 20% of the homes in the parish were holiday or second homes. By 2020 that percentage is believed to have risen to 23%.

### KINGSTON LOCAL LETTINGS PLAN

- 4.4 The 2007 Parish Plan states that 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.
- 4.5 In 2009 a 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 and has enabled those who live and/or work in the parish, have relatives in the parish or who wish to move back to the parish, to find a home here.

## HOUSING NEED

- 4.6 In 2017 the average price of a house in Devon was about £300,000; in South Hams about £350,000. The average house price in Kingston over the previous 5 years was over £365,000, based on the sale of 34 properties. This includes six 2-bed properties at an average price of £256,500 and eleven 3-bed properties at an average of £302,300.
- 4.7 Such high house prices create a need for affordable and entry level homes for local people, and the plan makes this a priority. There is also a significant imbalance in housing stock with more expensive properties than cheaper homes. A breakdown of Council Tax bandings shows there are 45 properties (21% of all homes) in the lower two bandings of properties in the village. These two bandings represent entry level properties. This imbalance in housing stock contributes to an imbalance in the residents' age and income levels which directly affects the sustainability of the community.
- 4.8 The provision of affordable housing will be welcomed in Kingston, providing it has the clear support of the local community and is occupied as a priority by people with a local connection. There may be scope for a suitable exception site outside the Development Boundary (but adjacent or very near to it) to be brought forward to provide up to 100% affordable housing.
- 4.9 In 2016 a housing needs survey eliciting a 74% response rate showed that there were six households in Kingston needing social housing in the next five years and having a local connection. Most of these have found homes and demand on the Devon Home Choice housing list remains fairly stable. Turnover of social housing in the parish from 2013 to 2018 was 1.4 houses per year and of privately-owned housing 14.5%. Indications are this will continue and it seems reasonable to assume that no more than 6-8 new houses will be required during the plan period to 2034 to meet local need. Three new open market homes will already have been completed in the period 2016-2020.

## NEW HOUSING

- 4.10 Kingston is in a highly sensitive rural location. However small-scale new housing will help to maintain the sustainability of the community, address age imbalance and maintain the viability of services and facilities. Local residents are keen to support new homes, especially affordable homes, for local people who are currently priced out of the open market.
- 4.11 Locals also treasure and want to preserve the small-scale rural character of the village, largely preferring new build to be either single dwellings or small developments. Therefore, to protect and preserve the rural character and small-scale nature of the village, only small sites will be acceptable and new housing should be designed as terraces and semi-detached dwellings to reduce both selling price, land use and adverse impact on the surroundings. Around 55-60% of homes in Kingston are detached houses or bungalows, with 40% being semi-detached or terraces.
- 4.12 In order to address the most pressing housing needs in the parish the plan includes:
1. A requirement that open market housing shall be of smaller homes, particularly 2 to 3-bedroom, suitable for young people/first time buyers on low and middle incomes to be able to afford.
  2. A requirement that open market housing diversify the housing mix in the parish through provision of smaller homes built as terraces and semi-detached dwellings, to correct the over provision of detached 3 to 4-bedroom homes with high land use.
  3. A welcome for some affordable homes for local people who cannot afford to buy or rent on the open market.
  4. A welcome for a suitable small exception site or sites for affordable housing (outside the Development Boundary (but adjacent or very near to it)) which has the support of the local community, meets proven housing need and prioritises people with local connections.
- 4.13 The design of new homes should incorporate innovative low carbon construction techniques, sustainable use of resources and high energy efficiency.

## SITE ASSESSMENTS

- 4.14 In 2017 a call for suitable development sites was made through the village newsletter and Facebook page and by 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 had come forward through the Strategic Housing and Employment Land Availability Assessment (SHELAA), linked to the JLP. Eleven sites were identified, each outside the Development Boundary, and meetings were held with landowners/ developers to ascertain their plans/ideas for these. There was very significant community opposition to each of the larger sites, both seen as major developments in excess of village housing needs. Concerns about adverse impacts on the AONB, increasing traffic down the narrow lanes into and through the village and inappropriate design which did not address the specific needs of the parish for smaller homes and low land use, were not addressed.
- 4.15 A sites assessment, produced by an independent consultant, rated the appropriateness of each site for development, considering their suitability, availability and viability.
- 4.16 Only three sites were considered acceptable. One of these has since been granted planning permission for a single house. Another has withdrawn an application pending archaeological investigation. The remaining site can only be accessed through the main village which would introduce additional traffic to the narrow street, presenting difficulties to the large farm vehicles which have to pass that way. Both of the latter sites are on raised ground, and their development could affect views across the AONB and to listed buildings.
- 4.17 Following the completion of the site assessment, changes were made to the then emerging JLP to give greater recognition to the importance of the AONB and removing the requirement for Kingston to make any specific development site proposals. Against this backdrop, and given the outcome of the site assessments, this plan does not propose any site allocations, but establishes clear criteria for any new build outside the Development Boundary, which must meet a proven local need.
- 4.18 The Plan is not anti-development, but it will only support development based on proven local need, that is the right type of development in the right location, which contributes to our community vision, (2.9), and to sustainable development for the parish.
- 4.19 The plan aims to deliver sustainable development and the continuing evolution of the village, by promoting small scale development on suitable small sites, including exception sites, with an emphasis on smaller and affordable homes, built as terraces and semi-detached dwellings.



## **POLICY KNP5: HOUSING DEVELOPMENT**

1. Proposals for housing development within the Development Boundary should ensure that growth is at a scale in keeping with the special qualities of the village and the AONB.
2. To help balance housing stock, new developments should be of smaller units, primarily 2-3 bedroom, as terraces and semi-detached dwellings
3. Extensions to existing dwellings should be in keeping with and consistent in scale and form to the existing dwelling.
4. Affordable homes for local people will be particularly welcomed.
5. The provision of affordable homes on a suitable small exception site or sites outside the Development Boundary (but adjacent or very near to it) will be welcomed where the site meets proven housing need, is to be occupied by people with a local connection and has the clear support of the local community.
6. New homes shall be designed to meet at least the latest standards, preferably to exceed these, and to incorporate innovative low carbon construction techniques, sustainable use of resources and high energy efficiency.

### **The community said:**

At the Village Drop-In Day, which introduced the development of a Neighbourhood Plan, the vast majority of respondents made clear their view that Kingston should maintain its special character as a rural community in the middle of the South Hams AONB.

However residents were keen to support some new build through infill and smaller developments, especially of affordable property, both low cost and for rent, for local people, who are currently priced out of the open market.

Young families are more likely to afford 2-3 bed properties and priority should be given to these, building up a future stock of smaller homes.

These views were confirmed through a detailed Community Questionnaire, which went to all homes in the parish and elicited an 86% response.

- 61% of 312 people preferred new build to be a mixture of single houses or small developments,
- 51% of 302 people thought priority should be given to 2-bed homes
- 95.5% said all new Housing Association properties should come under the Local Lettings Plan.

**Community questionnaire December 2017.**

## SECOND HOMES AND HOLIDAY HOMES

- 4.20 Tourism is a major employer in the area and visitors are welcomed to Kingston. It is also recognised, and appreciated, that a small number of second home and holiday let owners do get involved in the community offering some support to village activities and facilities, but this support is limited and intermittent.
- 4.21 However, the high percentage of second homes and holiday lets, over 20% in 2017 (and rising to 23% by 2020), nearly a quarter of available houses in Kingston, has a significant impact on community sustainability, the local housing market and housing affordability. The average across the South Hams is 15%, (2011 Census).
- 4.22 House prices are generally well beyond the reach of local first-time buyers, who are therefore unable to compete in the market and often forced to move away. New 2-3 bedroom housing, designed to be affordable to young families and those on a low or middle income, would make attractive second homes and may therefore fail to meet the needs of the community. Second or holiday homes can help support trades and local businesses, but this is seasonal and does not contribute to the year-round activity and vitality of the community, for example participation in local clubs and societies, regular usage of the Dolphin Inn and the ongoing active support needed to maintain the Reading Room, church and recreation ground, all of which are essential to sustainable village life. The small scale of the village and its isolation from social and leisure amenities, exacerbates this problem, with only 165 homes, remaining as principal residences.
- 4.23 The recent case of R. ( on the application of RLT Built Environment) v Cornwall Council and St Ives Town Council (2016) EWHC 2817 (Admin) confirmed that a principal residence requirement on new open market housing is legally enforceable, where it can be shown that further development without the restriction would be unsustainable and that such a requirement would contribute towards sustainable development.
- 4.24 Restricting further growth of second homes and holiday homes across the parish is considered necessary for the economic and social wellbeing of the community as a living village within the South Hams AONB, rather than as a holiday park. The plan addresses this issue by requiring that any new housing be restricted to occupancy as a principal residence. Occupiers of homes with a principal residence condition, if required to do so by South Hams District Council, must be able to prove that they are meeting the obligation or condition. Proof of principal residence could be inclusion on the local electoral register, or being registered for and attending local services (such as healthcare, schools etc).

## **POLICY KNP6: PRINCIPAL RESIDENCE REQUIREMENT**

1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will be supported only where there is a restriction to ensure its occupancy as a principal residence.
2. This must be guaranteed through a planning condition or legal agreement.
3. Where proposals for the replacement of existing dwellings, by more than the number of dwellings to be demolished, are approved, the additional properties will be subject to a planning condition or legal agreement to ensure occupancy as a principal residence.
4. A principal residence is defined as one occupied as the residents' sole or main residence, where the resident(s) spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.

Key Evidence: Kingston Parish Plan 2007; Housing Needs Survey SHDC 2016; Devon Home Choice housing list; Zoopla Property Archive; Village Drop-In Report; Approved Judgement 2016 Mr Justice Hickinbottom between: The Queen on the application of RLT Built Environment Limited and the Cornwall Council and St Ives Town Council; Community Questionnaire Report 2017; Site Assessment Report 2017; Census 2011, Housing in Kingston August 2019; South Devon AONB Management Plan 2019-24.

### **The community said:**

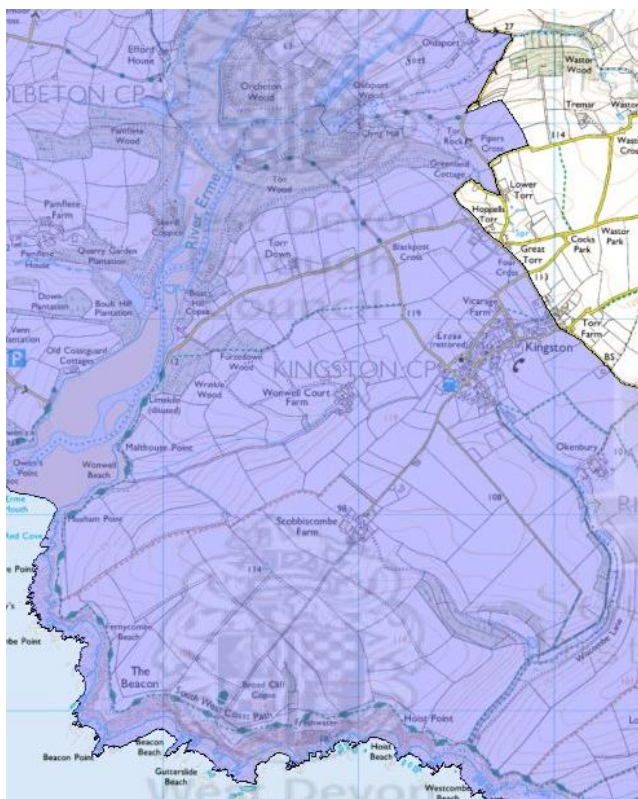
While recognising the contribution brought by second homes and holiday lets, people feel that overall, they undermine village character and local services.

- 64% of 309 people agreed that second homes and holiday lets are undermining local services and village character.
- 49% of 307 people do not agree that second homes and holiday lets help to sustain the village.

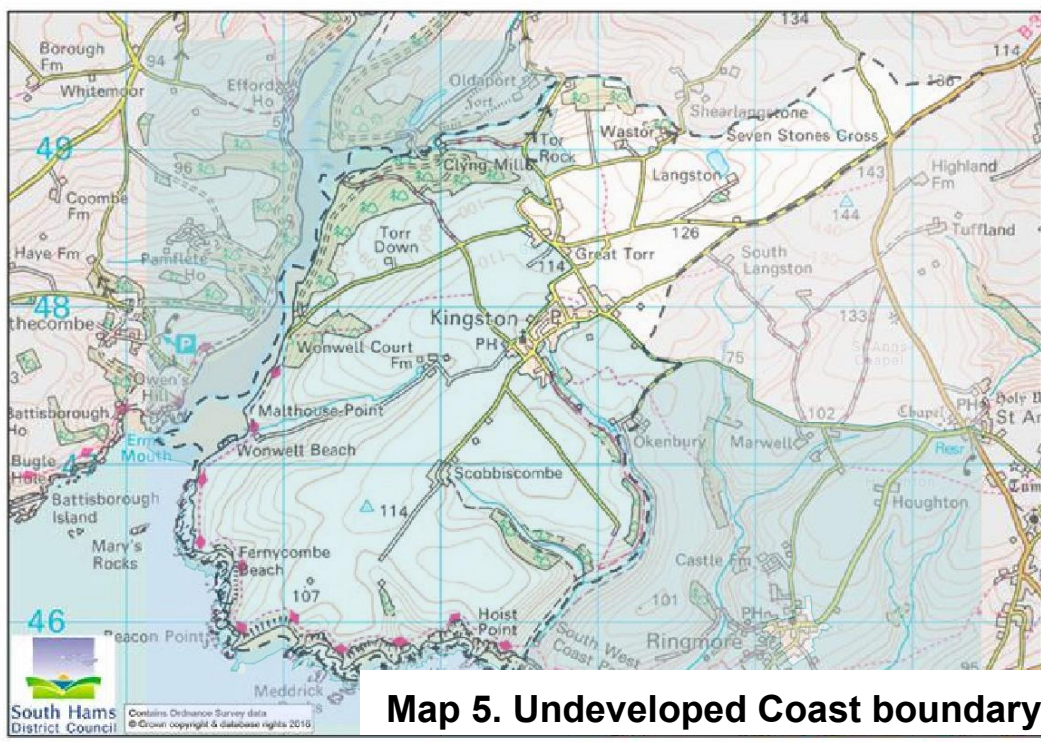
**Community questionnaire December 2017.**

# 5. Environment and Heritage

## COUNTRYSIDE AND COASTLINE

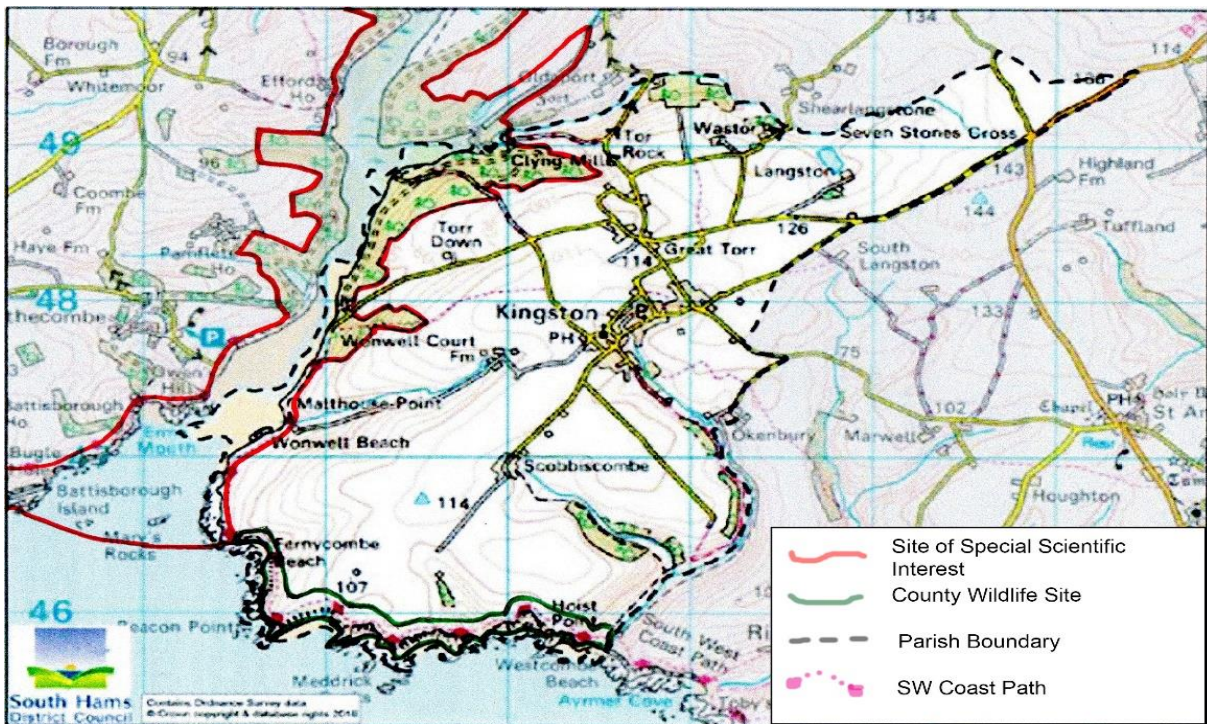


Map 4. Heritage Coast boundary

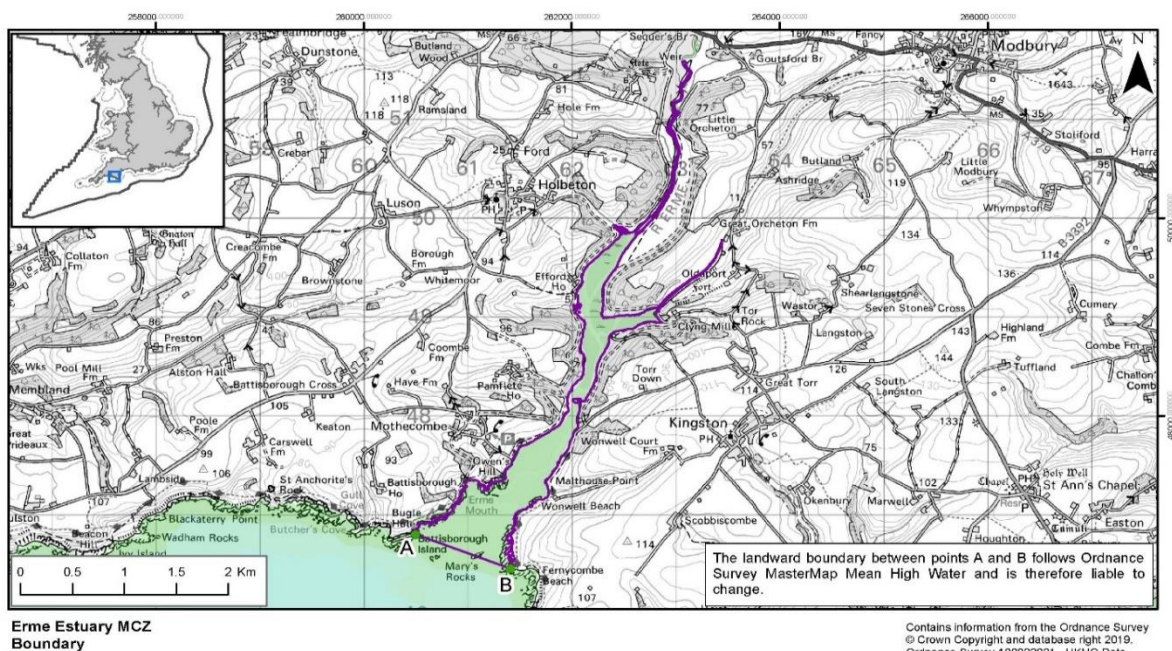


Map 5. Undeveloped Coast boundary

- 5.1 The parish of Kingston lies within the historic landscape of the South Hams of Devon that is highly valued for its productive farms, scenery, wildlife habitats and recreational opportunities. The parish includes an exceptional stretch of undeveloped coast.
- 5.2 A detailed account of the environmental assets of the parish (geology, soils, landscape, recreational opportunities, habitats and wildlife) is given in the Character Assessment.
- 5.3 The outstanding agricultural and coastal landscape is highly valued by residents and visitors alike. Key local assets include the River Erme estuary, the cliffs, coves and secluded beaches of the coast, and the mixed farmland with its ancient hedgebanks and sunken lanes.



**Map 6. Parish and SSSI boundaries, County Wildlife sites and SW Coast Path**



**Map 7. Erme Estuary Marine Conservation Zone**

5.4 The high value of the landscape and associated wildlife habitats is reflected in a number of important designations:

- The whole parish lies within the South Devon Area of Outstanding Natural Beauty (AONB).
- The coastline and much of the parish, including the village, lie within the South Devon Heritage Coast (and the Undeveloped Coast defined in the JLP).
- Most of the coastal area is a County Wildlife Site and the South West Coast Path runs along its length.
- The Erme estuary is a Site of Special Scientific Interest (SSSI) and its tidal waters have been designated as a Marine Conservation Zone (MCZ).



*River Erme Estuary*

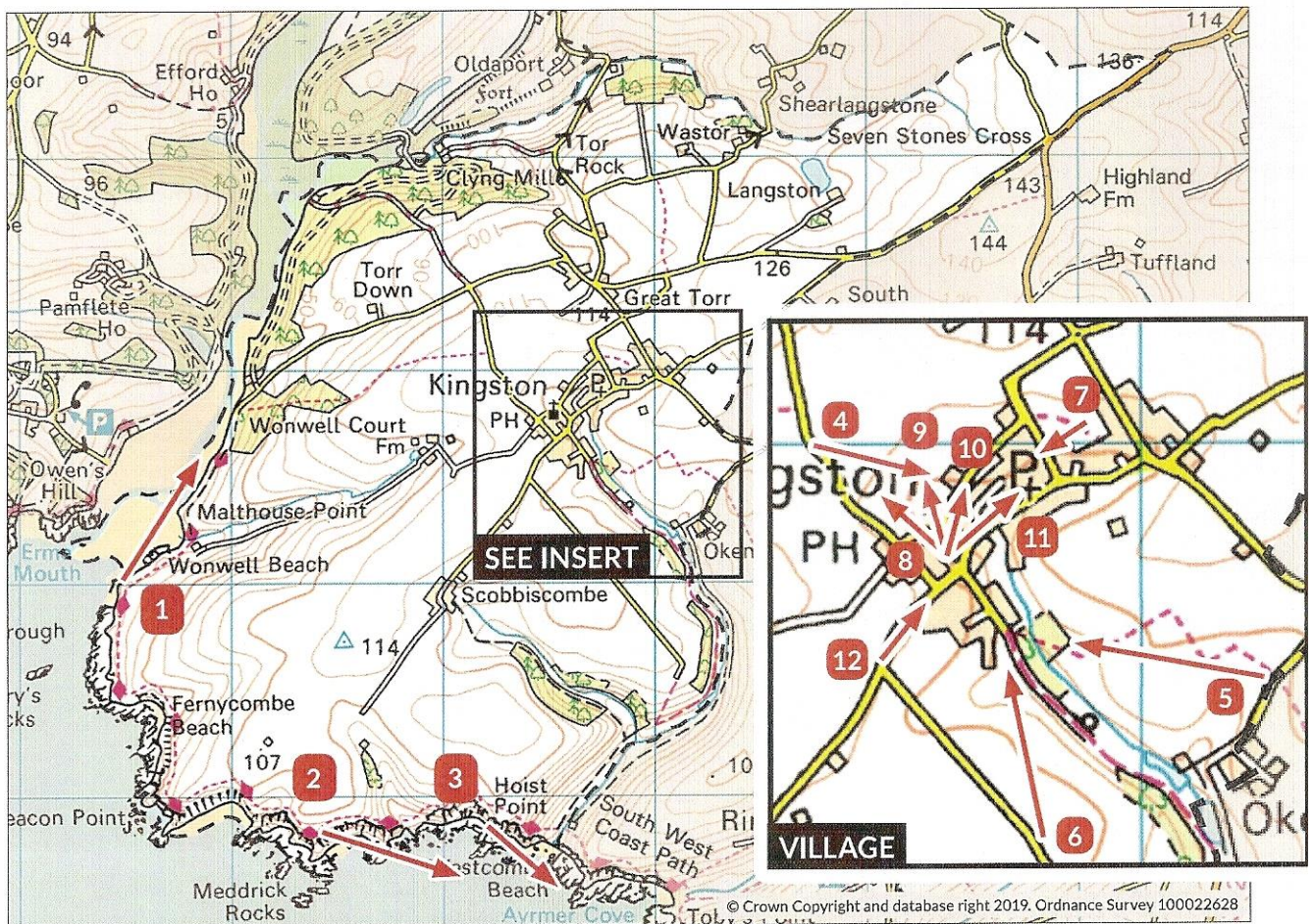
5.5 A report produced by the Devon Biodiversity Records Centre in 2017, found that the parish of Kingston contains representatives of all of the wildlife habitats typical of the South Hams, as well as sites and species of national importance. Highlights of the wildlife resources of the parish include:

- The estuarine, saltmarsh and woodland habitats of the Erme estuary SSSI. These are home to an important breeding bird community and fish nursery. Much of the oak woodland is included in the Devon Ancient Woodland Inventory.
- Over 20 species of wild animals and plants recorded in the parish have Developmental Control Species status, including eleven species of bat.
- A number of ancient trees are protected by Tree Preservation Orders.

- The nationally rare ciril bunting is increasingly seen along the coast path, as a result of conservation efforts by the National Trust.
- Most of the parish lies within a Great Crested Newt consultation zone.



*Ciril Bunting*

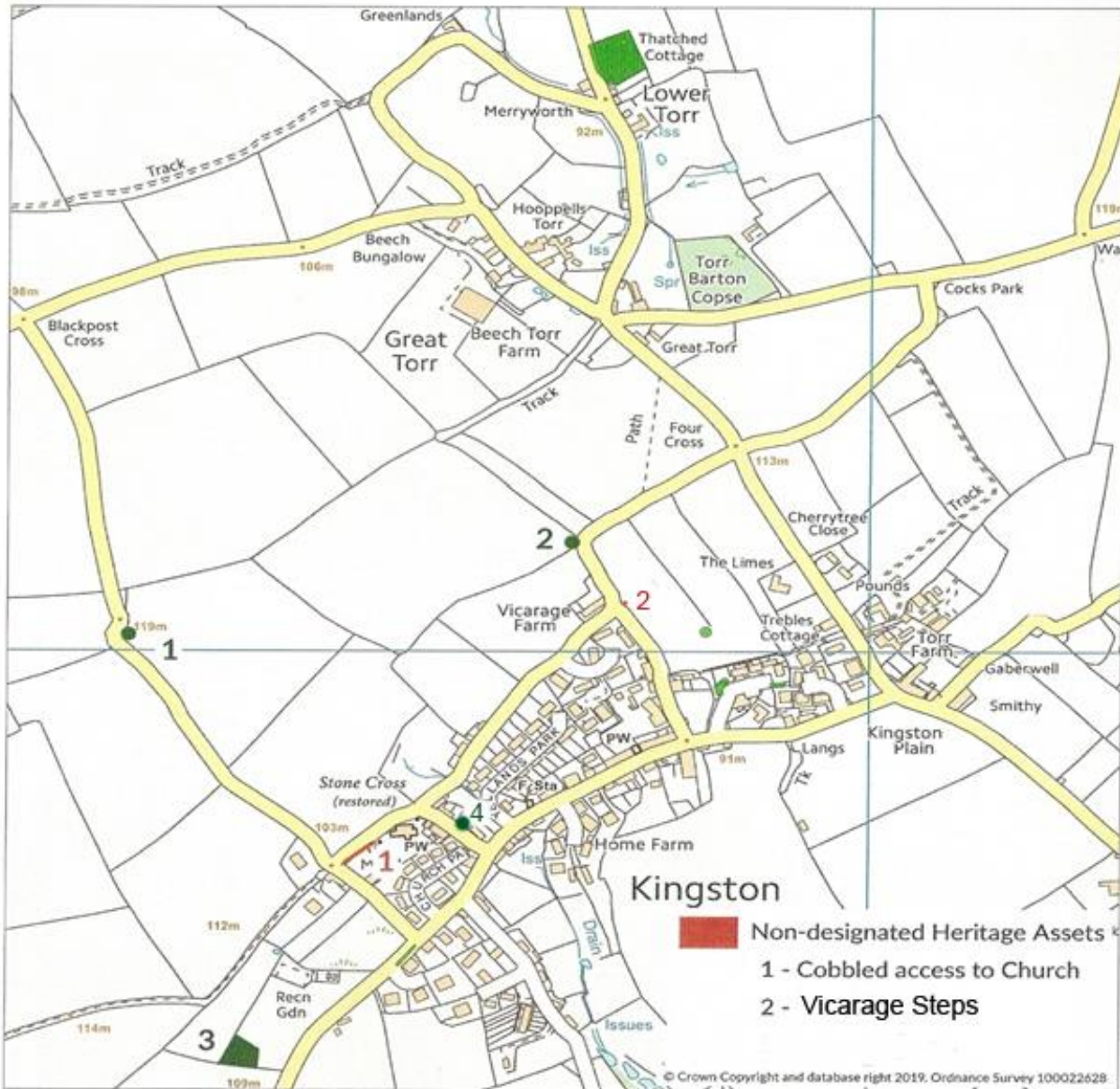


**Map 8. Distinctive skylines and views (see Appendix IV)**

- 5.6 The outstanding countryside and the coastline of the parish and their wide-open views have consistently been identified by residents as key elements that make Kingston a special place to live. Throughout the consultation process, the community has confirmed that the countryside and its wildlife are greatly valued and should be preserved and protected.
- 5.7 Farming underpins the local economy and it is important that good quality agricultural land remains in production. The agricultural landscape and coastline make a further significant contribution to the local economy, by attracting visitors and holiday makers who come to enjoy the scenery, wildlife and opportunities for recreation.
- 5.8 Insensitive development could damage these precious local assets and so the plan's policies aim to protect against such harm. In this respect, the plan reflects the requirements of the NPPF to conserve and enhance landscape and scenic beauty in AONBs and to protect areas defined as Heritage Coast. It also supports and is consistent with the South Devon AONB Management Plan.
- 5.9 Development must be designed to respect and conserve the landscape and local landscape assets and features must be protected and conserved as an intrinsic part of development. The best and most versatile agricultural land, especially that classified as grade 1,2 and 3a, should also be protected.
- 5.10 Devon hedgebanks are a particular landscape asset of the parish and a special quality of the AONB. Although many hedges were removed in the 20th century in response to changing agricultural practices, many remain and mark the boundaries of the ancient field system of the parish. Devon County Council's Historic Landscape Characterisation project has shown that medieval elements have been retained in many modern field boundaries within the parish. Almost all of the remaining hedges can be traced as field boundaries on the 1839 Tithe Map of Kingston, showing how old they are. See: (<https://new.devon.gov.uk/historicenvironment/tithe-map/kingston/>). Hedges that were part of a field system that existed before 1845 (ie are shown on the Tithe Map) are classified as 'important' under The Hedgerows Regulations 1997 and should be protected.







### Non designated Heritage Assets, Special Trees and TPO trees

- Non-designated Heritage Assets
  - 1 - Cobbled access to Church
  - 2 - Vicarage Steps
- Tree Preservation Orders (TPOs)
- Kingston Special Trees
  - 1 - The Lone Pine
  - 2 - Ancient Ash
  - 3 - Recreation Ground Copse
  - 4 - Tulip Tree



Map 9.

## **POLICY KNP7: PROTECTING THE LANDSCAPE AND BIODIVERSITY**

Development, either individually or cumulatively, shall not harm but should conserve and enhance the landscape and biodiversity by:

1. having regard to national and local strategic policies for the AONB, the coast and protected landscapes, and to the South Devon AONB Planning Guidance Version 1;
2. having regard to national and local strategic policies for Sites of Special Scientific Interest (SSSIs), wildlife, species and habitats;
3. conserving the skyline and important views, including those identified in map 8;
4. safeguarding and conserving local features that make a positive contribution to the landscape, particularly Devon lanes, footpaths and hedgebanks, green lanes, green spaces and important trees;
5. retaining and not harming any ancient Devon lane, footpath, hedge, hedgebank or green lane, which is shown in the 1839 Kingston Tithe Map, apart from essential minor works:  
<https://new.devon.gov.uk/historicenvironment/tithe-map/kingston/>; and
6. retaining and preserving important trees, including all those subject to Tree Preservation Orders and those identified in map 9.

- 5.11 The residents of Kingston have consistently identified the estuary, beaches, cliffs and open coast as the ‘jewels in the crown’ of the parish environment. 98% of respondents to the questionnaire valued the estuary and open coast ‘highly’ and these were repeatedly flagged in the drop-in sessions as features that make Kingston a great place to live.
- 5.12 The unspoilt coast, with its superb opportunities for recreation and quiet relaxation, is undoubtedly the main draw that attracts visitors to the area and its protection is vital to the local tourist economy.
- 5.13 The Kingston (eastern) side of the estuary is particularly tranquil and the absence of any car park or other facilities (e.g. shops, toilets, camp sites, cafes) undoubtedly contributes to the sense of unspoilt calm. Vehicle access from the village is down a narrow single-track lane from Blackpost Cross to Wonwell. There should be no development that compromises the existing character of the estuary or increases road traffic down this access lane.
- 5.14 No development should affect coastal and estuary views and this is likely to preclude development within a corridor approximately 500m inland of the Ordnance Survey mean high tide level. Any development proposal close to the coast should be supported by a landscape / topographical analysis to prove that what is proposed will not affect views from the coast path or from the navigable waters of the estuary (Note: this requirement also applies to proposals for renewable energy – see Policy KNP4).
- 5.15 The views of residents and visitors, and this neighbourhood plan, are entirely consistent with the objectives and policies of the South Devon AONB Management Plan (2019 – 2024), which identifies the ‘*fine, undeveloped, wild and rugged coastline*’ and ‘*iconic wide, unspoilt and expansive panoramic views*’ as special qualities of the AONB. A number of Management Plan policies focus on conserving and enhancing the coastline, including:
- **Policy Lan/P6 Seascape** - The open undeveloped seascape seen from the coast forms a defining setting for the South Devon AONB; the long uninterrupted views, wild character and natural horizons will be protected and sustained.
  - **Policy Mar/P1 Coastal character** - The tranquil and undeveloped character of the coast will be protected.

## **POLICY KNP8: PROTECTING THE ERME ESTUARY SSSI, UNDEVELOPED AND HERITAGE COAST**

The special qualities and importance of the Erme Estuary SSSI, Undeveloped and Heritage Coast will be protected by ensuring that:

1. Proposals for development within the boundary of the Erme Estuary Site of Special Scientific Interest (SSSI) comply fully with National Policy and the Development Plan.
2. Development should not affect the existing tranquillity of the estuary or result in an increase in traffic along the Blackpost Cross to Wonwell beach lane.
3. Proposals for development close to the coast must be fully compliant with policy DEV 24 of the Plymouth and South West Devon Joint Local Plan 2014-2034.

- 5.16 The Plan seeks to protect valuable agricultural land classified as Good Quality (Grade 3a and above), which contributes to the sustainability of the area given the importance of farming to the economy of Kingston and the contribution of the surrounding farmland to the village's setting.
- 5.17 Planning applications for development of agricultural land may need to include an updated survey of land quality in accordance with current guidelines, (conforms with NPPF 170).

## **POLICY KNP9: PROTECTING AGRICULTURAL LAND**

Development should, wherever possible, avoid building on good quality agricultural land (grades 1, 2 and 3a) and, unless there is no practicable alternative and the benefits of the development to the community outweigh the need to protect it, also on grade 3b agricultural land.

**Key Evidence:** South Devon AONB Management Plan 2019-2024; Kingston Character Assessment; Devon Biodiversity Records Centre Wildlife site resource map and species information report for Kingston. Report on village 'Drop In' Day; Report on 'Young Kingston' Drop-In sessions; Questionnaire Survey Report.

### **The community said:**

The Erme estuary, cliffs and beaches are especially prized by both residents and visitors.

- 99% of 320 people stated that they value these features 'highly'.
- 93% also 'highly' rated the wild flowers, birds and other wild animals of the parish.

**Community questionnaire December 2017.**



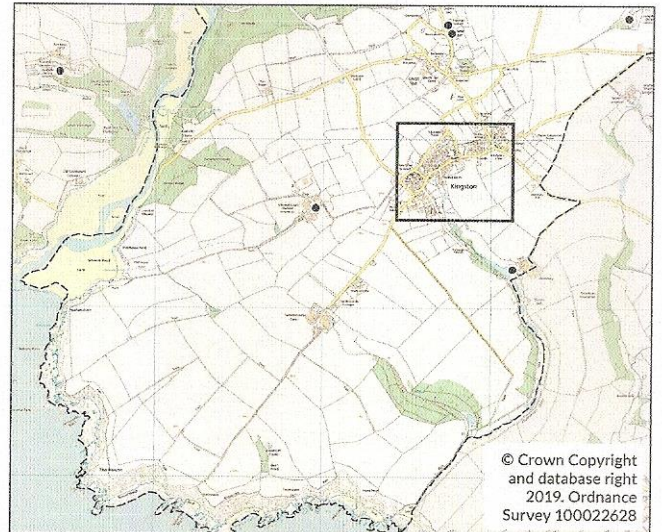
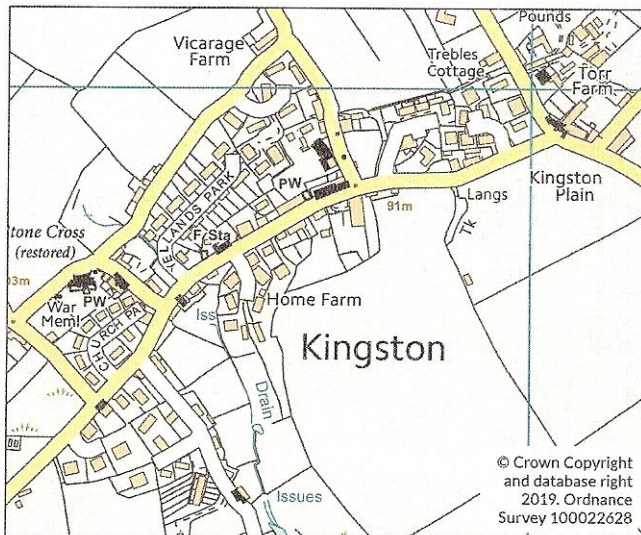
**Map 10. Conservation Areas**

## HERITAGE AND CONSERVATION

5.18 Kingston is a very attractive parish with a long and rich history. This local heritage underpins the parish's identity, with the historic village fabric set amongst ancient farmland that contains a range of archaeological features and artefacts. The historical development of the parish from the prehistoric to the twentieth century is recorded in detail in the Character Assessment.

5.19 A variety of local features combines to create Kingston's distinctive local character, some of these features are officially designated and enjoy strong legal protection. These include:

- Two Conservation Areas in the village centre
- Twenty-three Listed buildings and other features across the parish (including St James the Less Church, the Dolphin Inn, the War Memorial, several farms and several thatched properties)
- A Registered Park and Garden at Flete (partially within the parish)



**Map 11. Listed buildings in the village (left) and parish (right)**

- 5.20 Some archaeological finds and other historic features in the parish enjoy statutory protection and are included in the National Heritage List for England database maintained by Historic England. Many other features have been designated with a Monument UID (Unique Identifier) and are included in the Devon Historic Environment Record database (Devon County Council) but these may lack clear legal protection. A summary of the key historical features of the parish is given in the Character Assessment.
- 5.21 A variety of other non-designated heritage assets, that make a positive contribution to the special character of the parish, has no official designation whatsoever. These assets include the cobbled access to the back gate of the St James the Less Church and Vicarage Lane Steps. Further information and maps are given in Appendix 1.
- 5.22 The plan aims to safeguard Kingston’s historic and architectural character for present and future generations. It recognises the value of local heritage assets, both designated and un-designated, and seeks to protect and enhance them. The identification of heritage assets has been guided by and is consistent with the latest advice provided by Historic England. In particular, any development should not harm but conserve and enhance designated and non-designated historic and heritage assets and their settings, including archaeological features and historic field boundaries and structures, particularly, but not exclusively, in the Conservation Areas. Development at, or adjacent to, a Listed building or feature should have no adverse impact upon it and the design should respect the Listed building or feature and its setting with regard to scale, height, massing, alignment and use of appropriate materials, consistent with JLP Policy DEV20. Development in the Conservation Areas should preserve or enhance the special character of the area.

## **POLICY KNP10: HERITAGE AND CONSERVATION**

1. The following non-designated assets have been identified as important in the Parish:
  - a. Cobbled access area to the back gate of the Parish Church of St. James the Less (SX 635477)
  - b. Vicarage Steps (SX 637481)
2. Proposals affecting designated and non-designated heritage assets and their settings, both above and below ground, and Conservation Areas must be in conformity with National Policy and Guidance and the Development Plan in relation to heritage and conservation.

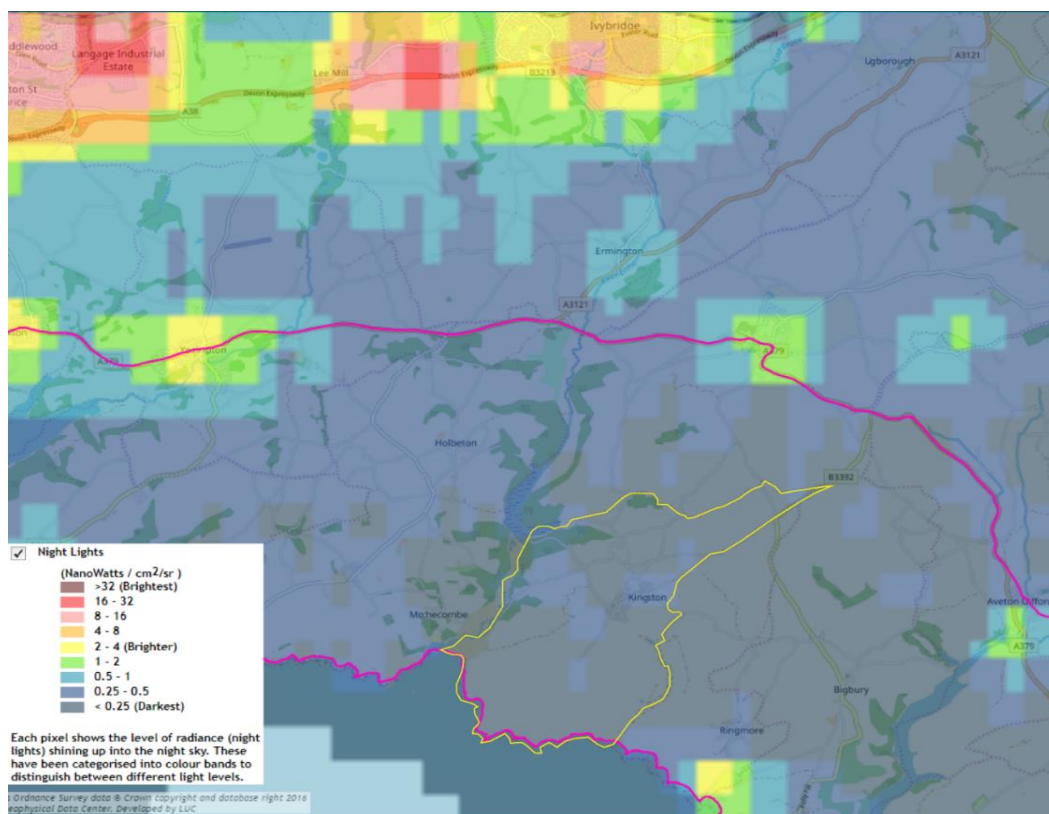
Key Evidence: Kingston Character Assessment; Report on village 'Drop In' Day; Questionnaire Survey Report; Neighbourhood Planning and the Historic Environment HEAN11 (Historic England).

### **The community said:**

The need to protect the unique character of Kingston, is a recurring theme that has emerged from the community drop-in event and questionnaire responses. People greatly value the sense of place and continuity which comes from being part of a long, on-going history. A significant majority of respondents to the Community questionnaire 'highly' valued the historic buildings and cultural features of the parish. There is also considerable support for extending, and possibly combining, the village Conservation Areas, with over 40 comments and suggestions received on this topic.

## DARK SKIES AND TRANQUILLITY

- 5.23 Kingston is a quiet and tranquil place with little to disturb the peace apart from the increasing traffic, especially during holiday periods. There are no street lights in the village and few other sources of light pollution and the parish affords residents and visitors good views of the night sky.
- 5.24 The Institute of Lighting Professionals notes that ‘obtrusive light’, or light pollution can present serious physiological and ecological problems. *‘Obtrusive light, whether it keeps you awake through a bedroom window or impedes your view of the night sky, is a form of pollution, which may be a nuisance in law and which can be substantially reduced without detriment to the lighting task’*. Artificial light has, since 2006, been on the list of possible Statutory Nuisances in England, Wales and Scotland. Not only a nuisance it can waste money and energy.
- 5.25 Artificial light affects the behaviour (such as foraging, roosting and drinking) and safety from predation of many species, but most importantly of the eleven species of bat that have been recorded in Kingston.
- 5.26 The Management Plan for the South Hams AONB 2019-2024 notes a key policy objective to maintain and where practicable enhance levels of tranquillity throughout the AONB and specifically to protect against night time scenic intrusion from external lighting.
- 5.27 The Institution of Lighting Professionals (ILP) advises that AONBs should be “Intrinsically dark” and as such, lighting installations should emit no upward light at any time and be turned off after 2300 hrs.



Map 12. CPRE Dark Skies map of Kingston and surrounding area



- 5.28 The Campaign to Protect Rural England (CPRE) uses satellite imaging to measure and map the UK's night skies. The results show that Kingston has an unusually low level of light pollution and distinctively dark night skies. The Plan seeks to maintain and enhance this unique feature of the parish.
- 5.29 'Dark night skies', 'No street lighting', 'Quiet and tranquillity' were repeatedly flagged at the village drop-in event as elements of what is good about Kingston. The plan aims to protect these aspects of life in Kingston. Development involving street lighting, over bright and poorly controlled security and external/ driveway lights, large areas of glazing or significantly increased traffic volumes could cause serious harm and the plan requires that development shall not include such aspects.

### **POLICY KNP11: DARK SKIES AND TRANQUILLITY**

Development shall not cause any undue disturbance, noise or light pollution.

1. To protect the dark skies of the Kingston parish, new street lighting should be avoided.
2. Proposals for any necessary external lighting should comply with the current guidelines established for the South Devon AONB and for other Areas of Outstanding Natural Beauty by the Institution of Lighting Professionals.
3. Security and external lighting installed as part of any development shall not be permanently switched on, (be normally switched off at 23.00hrs), or unnecessarily bright, (i.e. above 800 lumens.)

**Key Evidence:** Kingston Character Assessment; Report on village 'Drop In' Day; Questionnaire Survey Report, Bats and artificial lighting GN08:2018 by ILP, Guidance Notes for the Reduction of Obtrusive Light GN01:2011 by ILP; Management Plan for the South Devon AONB 2019-2024: CPRE maps of light pollution and night skies: [www.nightblight.cpre.org](http://www.nightblight.cpre.org)

#### **The community said:**

- 'Dark night skies', 'No street lighting', 'Quiet and tranquillity' were repeatedly flagged as elements of what is good about Kingston at the village drop-in event September 2016.
- 93% of 320 people valued Dark Night Skies 'highly',

**Community questionnaire December 2017.**

## 6. Community amenities

### COMMUNITY FACILITIES AND SERVICES

6.1 Kingston is a very attractive place to live but has relatively few local facilities. The village school, shop and post office all closed some years ago and the parish is poorly served by public transport. There exists, however, a strong self-help ethos and residents have worked hard to improve and maintain the Reading Room, the Grade 2\* St James the Less Parish Church and the Recreation Ground. The Dolphin Inn is a registered Asset of Community Value.



**Recreation Ground - showing the play area**

- 6.2 The plan aims to safeguard local facilities for present and future generations. Their retention and prosperity are important to local well-being. St James the Less Church, the Dolphin Inn, the Reading Room, the volunteer fire station and Recreation Ground are highly valued.
- 6.3 Our Community Action Plan stands alongside the plan to both support and encourage village groups and committees to take non planning issues raised by the Plan consultations forward. The Community Action Plan promotes improvements to meet local needs, particularly including:
- additional car parking to meet the needs of visitors to the coast path;
  - improved public and community transport;
  - action to encourage a reduction in dog fouling;
  - facilities for young people, children and families; and
  - provision for the needs of older or vulnerable people.

- 6.4 All roads in the parish are small country lanes, many are single track and some, including in the village itself, are very narrow indeed. Poor driving with insufficient concern for pedestrians, especially children and older people is a concern and there are times when the village is surprisingly congested, particularly in the holiday periods when visitor parking adds to the difficulties. A traffic survey carried out by Devon Highways did not find any evidence to support a 20mph limit.
- 6.5 The village is poorly served by public transport. There is a single weekly bus service which runs once to Plymouth and back on Fridays, lifts to medical appointments can be booked through a local charity and a very limited shared community taxi service (Fare Car) is available to Kingsbridge and Ivybridge. Any improvements in services or local initiatives for community transport or car sharing will be welcome.



**Annual Funday on the Recreation Ground**

- 6.6 There have been no appraisals or management plans prepared for the two Kingston Conservation Areas since they were established in the 1960s. This plan recognises the depth of local support for protecting and possibly extending the Conservation Areas, and that review of the Conservation Areas is long overdue. Any proposals for undertaking such a review will therefore be supported.
- 6.7 When new development is proposed, we shall endeavour where possible to secure contributions towards improvements promoted in our Community Action Plan and/or improvements to our sewerage treatment capacity through a Section 106 obligation or Community Infrastructure Levy (CIL).

## **POLICY KNP12: COMMUNITY FACILITIES AND INFRASTRUCTURE**

1. Development that will support the vibrancy and vitality of the village and wider community will be supported provided it complies with national and local strategic policies and the other policies of this plan.
2. Proposals for additional community facilities and infrastructure will be supported, providing they include appropriate design, adequate access and parking arrangements and will not lead to traffic danger or congestion or generate unacceptable noise, smell, loss of privacy or nuisance to neighbours.
3. In order to help safeguard the sustainability of the local community, development that would result in the loss of or significant harm to a local community facility or asset, particularly St James the Less Parish Church, the Dolphin Inn, the Reading Room, the Recreation Ground and the Allotments will not be permitted unless there is adequate alternative provision in the parish or it can be shown that the facility is no longer viable and no change of use should be permitted unless the asset has been marketed for sale for at least 12 months.

### **The community said:**

- 12% of 325 people reported a health problem/disability which affects their day to day living. 53.8% of 329 people are aged 60 and over. (40% in 2011 Census)
- 39% of 321 people have lived in the parish for more than 20 years.
- 20% of 317 people would use both Saturday link bus to Modbury and a bus to Ivybridge for shopping and/or onward travel on a weekly or monthly basis.

### **Community questionnaire December 2017.**

The Children's questionnaire, December 2017, identified a lack of swings for older children on the Recreation Ground. The young people in the village, supported by private donations, raised half the cost, which was then matched by the Parish Council. An exciting double swing was installed in May 2018.

## OPEN SPACES

6.8 Local green spaces provide valuable opportunities for access and recreation and are highly valued by the local community. In 2005 the De Mulder family dedicated two acres of Middle and Lower Townsend Park, (linking Lower Road, Long Lane and Scobbiscombe Lane) as open access land through an Access Agreement under Part 1 of the CROW Act 2000, as stated in a section 16(1) Dedication Instrument. The dedication is irrevocable and binds successive owners and occupiers. The space is subject to CROW access rights, but the dedication instrument specifically provides for access to the land on horseback or pedal bicycle.



**The Allotments**



**St James the Less Parish Church**

6.9 This plan protects the most important of the other open spaces in the parish as shown in map 13. Only development necessary to improve their enjoyment by the general public will be permitted.

6.10 All the designated spaces are highly valued by the local community and conform to the following criteria:

- they are in close proximity to the main village;
- they are special and/or hold a particular significance to the local community because of their historic significance; recreational value; tranquillity or richness of wildlife; and
- they are locally situated and not an extensive tract of land.

All are capable of being managed and protected beyond the plan period. Further details are given in Appendix III.



**Map 13.**

**Local Green Spaces**

### **POLICY KNP13: LOCAL GREEN SPACES**

1. The following areas are designated as green spaces in the plan:
  1. the Recreation Ground,
  2. the churchyard of St James the Less,
  3. the allotments,
  4. land at Westentown
2. These Local Green Spaces are shown on map 13 and inappropriate development on Local Green Spaces will only be permitted in very special circumstances.

Key evidence: Drop-in Report; Community Questionnaire, PC traffic surveys; NPPF Section 100; SHDC Green Space Assessment Criteria; Children's Questionnaire.

# 7. Business and Employment

## LOCAL BUSINESS GROWTH AND INFRASTRUCTURE

- 7.1 The limited local employment in Kingston is mainly provided by the Dolphin Inn, local farms, servicing and maintenance of holiday properties and servicing residents' homes. The 2011 census shows 61% of the population to be economically active with 21% self-employed.
- 7.2 The Community Questionnaire identified 48 businesses run in or from Kingston, 9 of which employed others. Many workers commute out of the parish to their workplaces, as is common in rural areas, but the 2011 Census and the Community Questionnaire show that 28% work from home or in the parish. A further 27% commute within the South Hams, but only 12% commute to Plymouth and 16% to elsewhere in Devon.
- 7.3 The plan aims to foster conditions for local economic prosperity and business growth in scale and keeping with the area, geared to meeting local needs for services and employment and with particular emphasis on improved electronic communications infrastructure.
- 7.4 There is a number of farm buildings in the parish that are no longer used and many are falling into disrepair as they are no longer suitable for modern farming practice. New business development which uses these buildings will be encouraged, where it is in keeping with the surroundings and the existing structure is maintained. There should be minimal alteration to any building or its footprint.
- 7.5 Consents granted to those who apply for conversion of farm/rural buildings to holiday accommodation specifically, must be subject to a condition limiting the use to holiday accommodation. If they subsequently wish to convert the holiday accommodation to general residential use then this would require separate planning permission and if that change of use were deemed acceptable a principal residence condition would apply.
- 7.6 Existing premises for small businesses, many of which are located in farm buildings, are an important element in our sustainability as a community. We do not want to lose any of our existing business sites. We would like to ensure that redevelopment of farm buildings does not result in the loss of accommodation for existing businesses but this cannot be a Neighbourhood Plan Policy as it is outside the control of the planning system; nevertheless, it is an aspiration.

## **POLICY KNP14: NEW BUSINESS AND EMPLOYMENT DEVELOPMENT**

1. New business development will be supported providing it:
  - a. is in keeping with the locality, causing no harm to local character and amenity;
  - b. avoids where possible any increase in traffic through the village centre;
  - c. provides safe access from the existing highway and incorporates sufficient parking for employees and delivery vehicles; and
  - d. does not cause nuisance to neighbours, particularly in cases of home working or home-based business.
2. Change of use of farm buildings will be supported where these will provide additional ongoing businesses and employment opportunities and will:
  - a. involve no more than minimal alteration to the existing external structure or building footprint;
  - b. not compromise the rural setting of the building; and
  - c. meet the requirements of clause 1 above.



## TELECOMMUNICATIONS, BROADBAND AND DIGITAL INFRASTRUCTURE

- 7.7 Kingston has good mobile phone coverage and the great majority of the parish also enjoys superfast broadband connectivity. The plan aims to build on this, helping to redress business disadvantages faced in a rural area by securing good broadband and telecommunications infrastructure in association with new development and by encouraging improvements to connections in those parts of the parish that are less well served.
- 7.8 Broadband provision to the village was upgraded to provide speeds up to 72Mbps by BT Openreach in January 2016. At the time of the questionnaire in September 2017, 89 households had upgraded and 73 had not. 10 households said they were outside the main village with no access to the faster service.

### POLICY KNP15: BROADBAND AND TELECOMMUNICATIONS INFRASTRUCTURE

1. Proposals to expand electronic communications and broadband are encouraged and will be supported providing:
  - a. apparatus is erected on existing buildings or structures wherever possible;
  - b. apparatus is kept to the minimum necessary for efficient operation; and
  - c. apparatus is sited to minimise impacts on the AONB.
2. The inclusion of a Connectivity Statement and provision for suitable ducting in new housing developments is encouraged to enable service providers to install appropriate connections.

Key evidence: Community Questionnaire; Census 2011; South Devon AONB Management Plan.

#### The community said:

- 40% of 260 people agreed there was a need for employment opportunities in Kingston
- Individual comments in the Community questionnaire indicate support for some local employment to support local people: 'more local jobs -', 'build small work units', 'encourage small scale enterprise from home'
  - **Community questionnaire December 2017.**

# 8. Delivery, Implementation and Monitoring

## DELIVERY

- 8.1 Many of the plan's proposals will happen only with private sector investment, but this does not remove Devon County, South Hams District and Kingston Parish Councils or other public bodies from their responsibilities for infrastructure and services. The plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy, (CIL), or similar order to address any specific mitigation required and to offset the broader impacts of any new development.
- 8.2 The policies of this plan and the JLP are complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Devon County, South Hams District and Kingston Parish Councils will take a proactive role in this regard.

## POLICY IMPLEMENTATION

- 8.3 The Kingston Neighbourhood Plan, once approved by referendum and subsequently adopted by South Hams District Council, will become part of the planning framework. This means that it will become a material consideration in the determination of planning applications within the parish. The District Council will then assess development proposals against the objectives and policies of the Neighbourhood Plan alongside those of the JLP, to ensure that the aspirations of the community are being met.
- 8.4 Whilst South Hams District Council, as the local Planning Authority, will retain overall responsibility for the planning process and for determining planning applications, the Parish Council will use the Neighbourhood Plan policies as the basis for framing its representations on planning applications submitted within the parish.

## PLAN MONITORING AND REVIEW

- 8.5 The Neighbourhood Plan covers the period 2019-34. During this period circumstances are likely to change as the parish continues to evolve and in response to external factors such as government policy developments.
- 8.6 Is therefore essential for the long-term success of the Neighbourhood Plan that:
- a) the policies set out in the Plan are adhered to when planning applications are determined; and
  - b) the Plan's objectives and policies are periodically reviewed to ensure they remain fit for purpose in the light of changing circumstances.

- 8.7 The Plan will be monitored by Kingston Parish Council on an annual basis, using the planning data collected by South Hams District Council and any other data collected and reported at a parish level relevant to the Plan. The Parish Council will be particularly concerned to judge whether the Plan policies are being applied effectively when planning applications are determined.
- 8.8 The Parish Council will also complete a documented review of the Plan at least once every five years after it is made to ensure that the Plan continues to:
- a) address key issues within the parish; and
  - b) remains aligned with the JLP and national planning policies.

## **COMMUNITY ACTION PLAN**

- 8.9 The extensive research and consultation that was undertaken to develop this Neighbourhood Plan identified a number of issues that residents feel are important (such as traffic speeding and dog-fouling), which cannot form part of the Neighbourhood Plan as they do not directly relate to planning applications. These issues have been collated and are being addressed by the Parish Council via a Community Action Plan (see Section 6.3)

# APPENDICES

**Appendix I: Designated and Non-designated Heritage Assets**

**Appendix II: Notable non-designated trees**

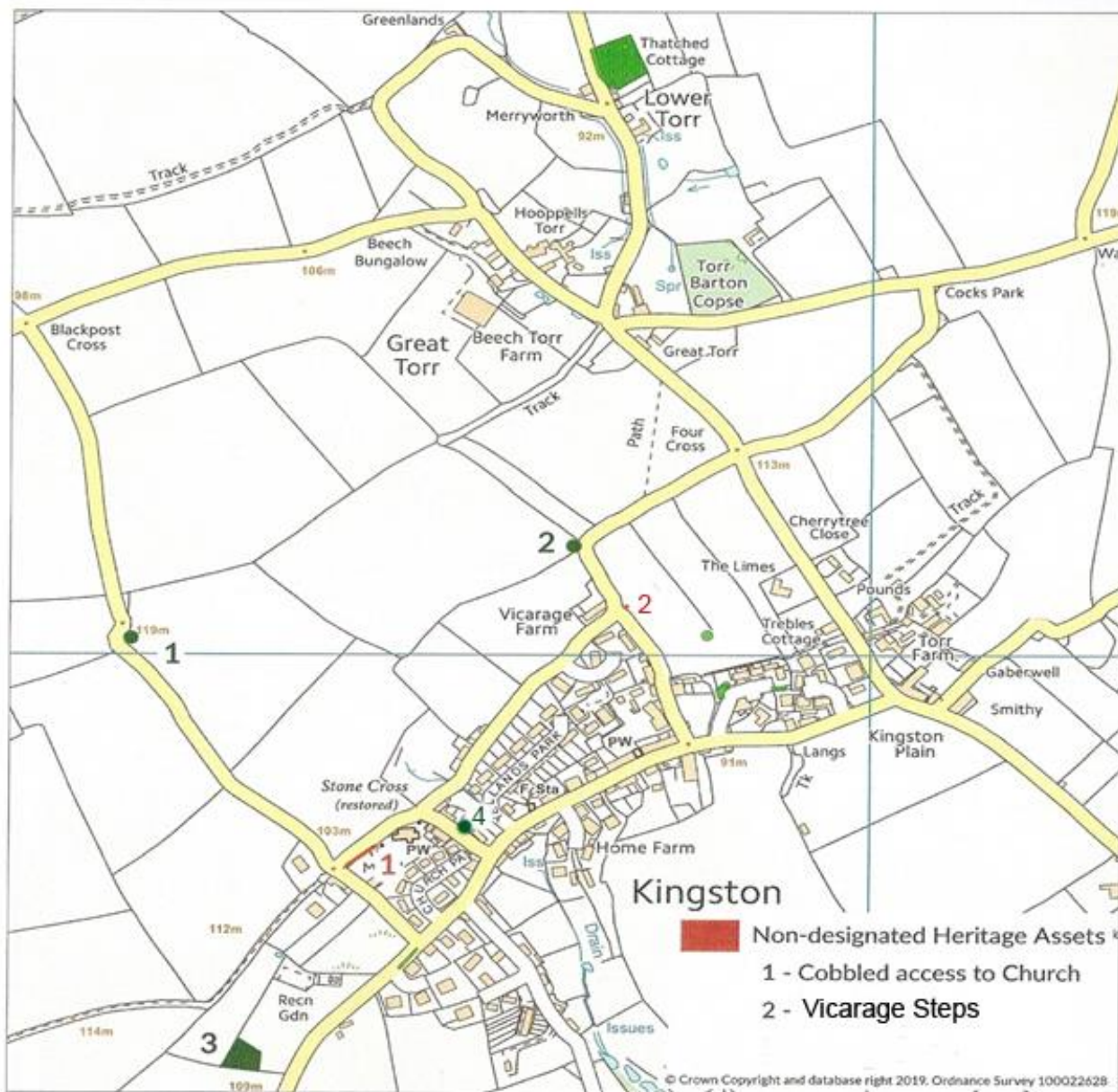
**Appendix III: Local Green Space**

**Appendix IV: Distinctive skylines and views**

**Appendix V: Submission Documents**

**Appendix VI: Glossary of Terms**

# Appendix I: Designated and Non-designated Heritage Assets



## Non designated Heritage Assets, Special Trees and TPO trees

- Non-designated Heritage Assets
  - 1 - Cobbled access to Church
  - 2 - Vicarage Steps
- Tree Preservation Orders (TPOs)
- Kingston Special Trees
  - 1 - The Lone Pine
  - 2 - Ancient Ash
  - 3 - Recreation Ground Copse
  - 4 - Tulip Tree



Some archaeological finds and other historic features in the parish enjoy statutory protection and are included in the National Heritage List for England database maintained by Historic England.

See: <https://historicengland.org.uk/listing/the-list/>

Many other features have been designated with a Monument UID (Unique Identifier) and are included in the Devon Historic Environment Record database (Devon County Council) but these may lack clear legal protection.

See: <https://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/>

A summary of the key historical features of the parish is given in the Character Assessment.

There are however a number of features within the parish that have no official designation but which are, nevertheless, special to the community. These features also merit protection through the planning process.

POLICY KNP10 (Heritage and Conservation) seeks to protect the following non-designated heritage assets from harm. These assets have been selected following consultation with the community and drawing on the guidance provided by Historic England. Key criteria used in selecting the assets have been:

- age and rarity, for example reflecting distinctive local characteristics or building traditions;
- aesthetic interest;
- archaeological and archival interest;
- landmark status, e.g. has strong communal or historical associations;

Social and communal value of the asset, e.g. places perceived as a source of local identity, distinctiveness and coherence.

## **1. Cobbled access area to the back gate of the Parish Church of St James the Less (SX 635477)**

This area is one of the traditional access points to the churchyard and church. It is almost certain that this access has been used by worshippers and for christenings, weddings and funerals for hundreds of years.

The cobbled surface and other stonework are undoubtedly very old and should be considered as an integral part of the ancient fabric of the church and churchyard.

The legal ownership of this piece of land cannot be determined, but in the widest sense it belongs to the community.



*Cobbled path to west gate of the Parish Church of St James the Less*

## 2. Vicarage Steps (SX 637481)

An ancient footpath, possibly of Saxon origin, helps to connect one end of the village (Kingston Plain) with the Parish Church and Dolphin Inn. This footpath drops down a steep bank into the lane opposite Vicarage Farm via a set of substantial stone steps. Although the steps have been refurbished in modern times, they are known to be of very considerable age. The footpath and steps are still in daily use by villagers, as they probably have been for hundreds of years.



*Vicarage Steps*

## Appendix II: Notable non-designated trees

Several special trees in Kingston parish are protected by statutory Tree Preservation Orders (TPOs). Certain other trees, which may not satisfy the strict TPO criteria, are also distinctive or important to the community.

**POLICY KNP7 (Protecting the Landscape and Biodiversity)** seeks to preserve these non-designated trees from development impacts. These trees have been selected following consultation with the community and drawing on the experience and guidance of the parish Tree Wardens.

Tree	Location
1. The Lone Pine Tree at Headless ( <i>Pinus sylvestris</i> ) and surrounding copse	Halfway along the lane between Wonwell Gate and Blackpost Cross. SX 632480
2. Ancient Ash ( <i>Fraxinus excelsior</i> )	On the corner of the lane leading to the church 200m west of Four Cross. SX 637481
3. Recreation ground copse (various species)	On the western edge of the Recreation Ground. SX 63347
4. Tulip Tree ( <i>Liriodendron tulipifera</i> )	At the entrance to the garden of the Dolphin Inn

### 1. The Lone Pine Tree at Headless

This tree is a distinctive landscape feature that sits on the skyline above the village. It has become an emblem of the village and a silhouette of the tree is widely used as a badge on Kingston Parish publications and on the village web-sites.



### 2. Ancient Ash

A superb old tree that sits above the village and is a prominent landmark entering the village on the direct route from Four Cross to the church. Reputed to have been an ancient meeting point for village residents.



### 3. Recreation Ground copse.

A recent planting, 2010, by the community with high amenity value. Regularly monitored through the Recreation Ground Parish Council Sub-committee and maintained with support from community volunteers.



### 4. Tulip Tree

A distinctive and attractive tree that provides shade for much of the garden of the Dolphin Inn. It has been much admired and continues to give pleasure to passers-by, customers of the pub and the residents of adjoining properties.



# Appendix III: Local Green Space

**POLICY KNP13 (Local Green Space)** seeks to protect a number of green spaces for the continued benefit of the community. These Green Spaces have been identified through consultation with the community, and have been assessed for their suitability using the assessment criteria suggested by South Hams District Council (consistent with the NPPF):

**Green Space Assessment conditions:**

1. **Does the green space have existing planning permission?**  
(LGS will rarely be appropriate for land which has planning permission)
2. **Is it already designated?**  
(For example: SSSI, Registered Common Land, Local Nature Reserve, etc. If so, need to make a case for what additional benefit an LGS designation would have)
3. **Size limits.**  
(Sites should be 'local in character and not an extensive tract of land')
4. **Is it shown to be of local significance?**  
(Is there a convincing case on the grounds of beauty, historic significance, recreational value, tranquillity and/or richness of wildlife?)
5. **Is it local in character and close to the local population?**  
(Typically, should be within easy walking distance. Note that public access is not a prerequisite for designation, e.g. if value is for historic significance, wildlife or beauty)
6. **The LGS must be capable of lasting beyond the Joint Local Plan or Neighbourhood Plan period**  
(Is there evidence that the space will be protected and managed into the future, e.g. via a Management Plan or Friends of Group)

The results of this assessment are shown in the table below, for the sites that have been selected for designation as Local Green Space. This is followed by supplementary information about each site.

	Criteria:						CONCLUSION
	1	2	3	4	5	6	
SELECTED GREEN SPACES	Existing Planning Permission	Already designated	Size	Local significance	Walking distance	Capable of lasting	
1. Recreation Ground	NO	NO	OK	YES	YES	YES	Meets all criteria
2. Churchyard of St James the Less	NO	NO	OK	YES	YES	YES	Meets all criteria
3. Allotments	NO	NO	OK	YES	YES	YES	Meets all criteria
4. Land at Westentown	NO	NO	OK	YES	YES	YES	Meets all criteria



**Map 13.**

**Local Green Spaces**

### **1. Recreation Ground (SX 634476)**

2.5 acres of land were gifted to the parish in 1953 by the Honourable Helen Mildmay-White of Mothecombe, for recreational use. The field now includes a sports pitch, skate park, fenced children’s play-area, zip wire and extensive play equipment for older children, as well as a copse planted by local families and several individual trees. This is a highly valued space used regularly by all sections of the community for a variety of recreational activities. It is also the focus for important community events such as the annual Kingston Fun Day.

### **2. Churchyard of St James the Less (SX 635478)**

The churchyard is a very significant area at the heart of the village, with emotional connections for many families. It contains Kingston War Memorial and the restored remains of a medieval preaching cross, both Grade II listed. On rising ground and surrounding the Grade II\* listed church, it also makes a strong contribution to the visual and historic character of the centre of the village. The Kingston Parochial Church Council and the Diocese of Exeter both support Green Space listing.

### **3. Allotments (SX 635477)**

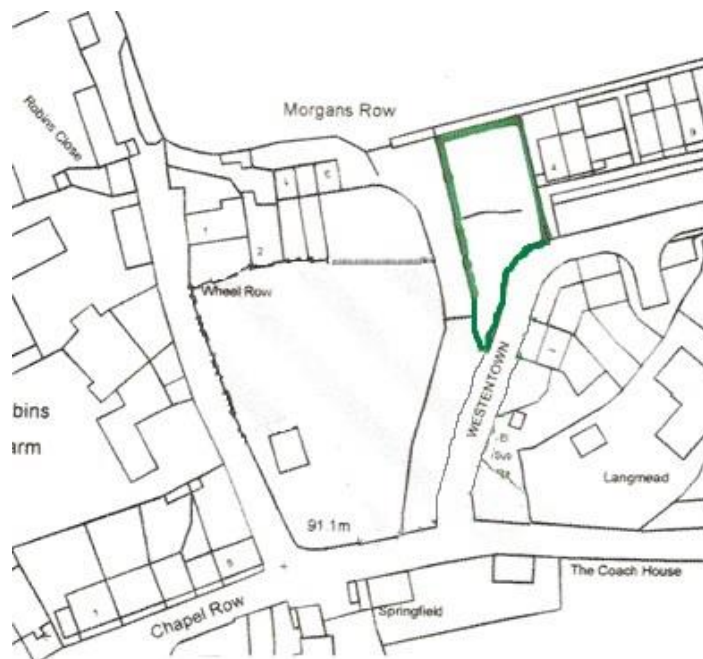
The allotments, owned by the Parish Council on behalf of the parish, are well used by many families in the community especially those who do not have access to sufficient land of their own for growing vegetables, fruit and flowers. The allotments are also an important point of social focus within the community and are a visually attractive part of the village centre.

#### 4. Land at Westentown (SX 639479)

The green area in the Westentown cul de sac at the entrance to Vicarage Park field which includes three TPO protected trees and ancient hedgerow. Westentown has been designed for young families and as a cul-de-sac the grassed area allows excellent visibility for vehicles and provide a safe play area for children.

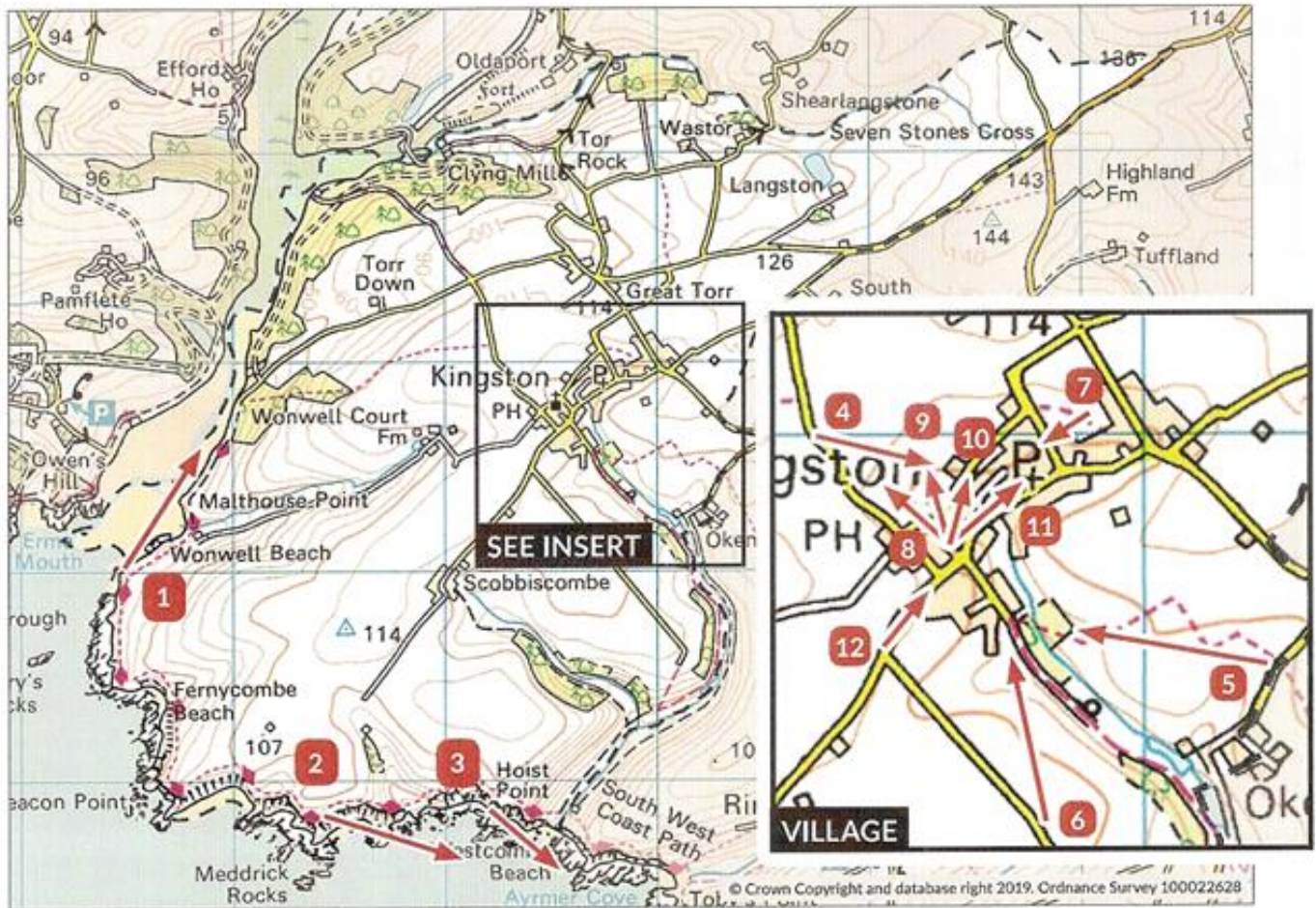


View of the entrance to Westentown showing the TPO protected tree (right)



Land at Westentown

# Appendix IV: Distinctive skylines and views



The Erme and coastal views (1 - 3)



Views of the village from the fields (4 - 7)



The countryside from the village (8 - 12)

The outstanding agricultural and coastal landscape of the parish of Kingston creates distinctive skylines and views across the countryside and the village. These are highly valued by residents and visitors and reflect the special qualities of the South Devon AONB.

**POLICY KNP7: (Protecting the landscape and biodiversity)** aims to protect the most distinctive skylines and views from the impact of inappropriate development.

Examples of the skylines and views that this plan seeks to protect are described below. Note that these can all be seen from publicly accessible viewpoints, for example from lanes and footpaths.

These views have been selected following consultation with the community. The South Devon AONB Management Plan has identified a set of '*Distinctive Characteristics*' of the AONB landscape, and this guidance has also been used to select the vistas which give Kingston its particular sense of place (see points in *italics* below).

## Distinctive skylines and views

### The Erme Estuary

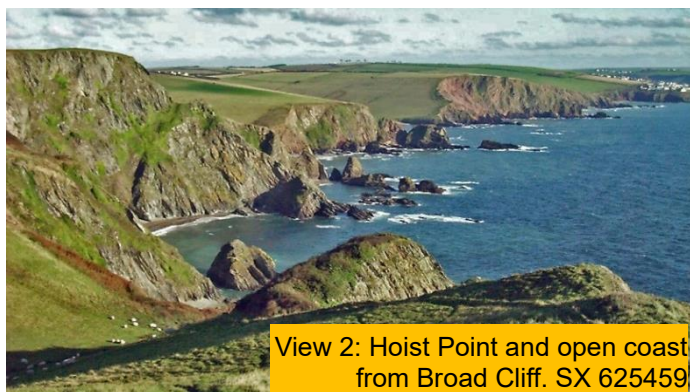
Views of the estuary and open coast are perhaps the most valued by residents and visitors.

- *The smells, tastes, sounds and movement of the coast*
- *Estuary character changes with the state of the tide and weather conditions*



### The Open Coast

- *A natural, dynamic and evolving coastline*
- *The coast provides a powerful experience of exposure to the elements, whether from steep vertiginous drops along cliff sections, the sound of waves, or during periods of strong winds*



### Secluded beaches

- *Striking and prominent headlands, secluded coves, bays and beaches providing both scale and contrast*
- *A richly diverse intertidal area of sand, shingle, rock and extensive rocky reefs*



## The village

The village of Kingston still conforms quite closely with its medieval boundary, nestling in a depression within the contours of the coastal landscape of the AONB. From several viewpoints, the village is almost invisible and only the top of the church tower and some of the higher buildings may be seen above the surrounding land. This feature is recognised as being historically and regionally significant.

From some viewpoints the village is framed dramatically against the backdrop of Dartmoor.

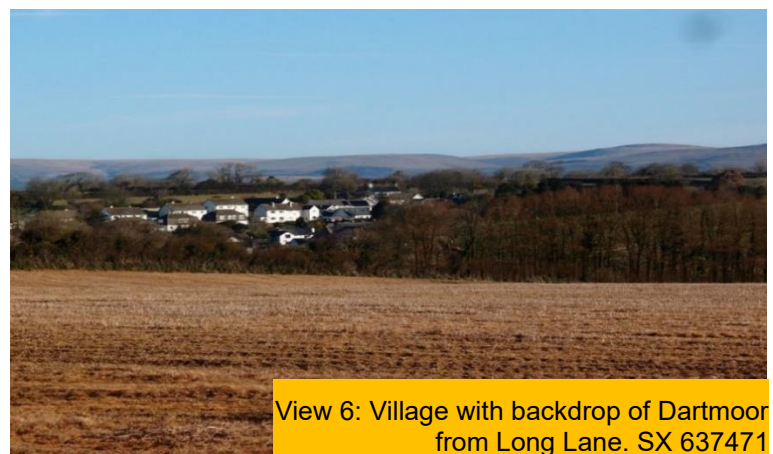
- *The sparse but clustered settlement pattern, farmstead layouts and local vernacular building materials make a significant contribution to a distinctive sense of place*
- *Complex views inland towards southern Dartmoor*



View 4: From Lone Pine at Headless lane looking East over the village. SX 632480



View 5: From Okenbury footpath looking West towards village. SX 642474



View 6: Village with backdrop of Dartmoor from Long Lane. SX 637471



View 7: From Vicarage footpath looking up the village. SX 639480

## The countryside from the village

The rim of the bowl that the village sits within, defines a skyline of open countryside, that can be glimpsed from many points all around the village. This ridgeline provides an important sense of place that should not be broken by careless development.

- *Elevated land with a pleasing rolling topography*
- *Glimpsed views through gateways*



View 8: Farmland from the churchyard. SX 635478



View 9: Glimpse of farmland from the churchyard. SX 635478



View 10: Glimpse of skyline behind the village (from the churchyard). SX 635477



View 11: Skyline beyond the village from Church Park. SX 635477



View 12: Skyline beyond the village from the entrance to the Recreation Ground. SX 635476



## Appendix V: Submission Documents

The following documents have been prepared to support the Kingston Neighbourhood Plan and are available on [www.kingstonplan.org](http://www.kingstonplan.org)

- **The Statement of Basic Conditions** - addressing each of the four 'basic conditions' required by the Neighbourhood Planning (General) Regulations 2012 and explaining how the neighbourhood plan meets the requirement of paragraph 8 of schedule 4B of the 1990 Town and Country Planning Act.
- **The Consultation Statement** - setting out the community engagement and consultation undertaken from the outset of the process.
- **The Evidence Base** - listing the key sources for evidence to underpin the plan.

## Appendix VI: Glossary of Terms

**Affordable Housing.** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership). *Note:* in relation to house purchase, those on low incomes may not be able to access the “housing ladder” particularly in areas where incomes are low and house prices are high, sometimes led by the purchase of second/holiday rental homes.

**AONB (Area of Outstanding Natural Beauty).** An area of outstanding natural beauty is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty.

**Biodiversity.** Refers to the amount of diversity between different plants, animals and other species in a given habitat.

**Character Assessment.** Records the physical and historical features that contribute to the special qualities of the parish of Kingston and is published on the Neighbourhood Plan website [here](#).

**Coast Path.** Designated and signed coastal path for walkers

**Conservation Area.** An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act).

**Consultation Statement.** Regulation 15(2) of the Neighbourhood Planning (General) Regulations 2012 provides that this is a statement which contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan, explains how they were consulted, summarises the main issues and concerns raised by the persons consulted and describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

**Council House.** A council house is a form of British public housing built by local authorities. It is owned by a local council (*see Social Housing below*) and rented out to tenants.

**Curtilage.** The enclosed area of land around a dwelling such as a yard.

**Development Boundary.** This is the Neighbourhood Plan Boundary within which development is allowed provided it is consistent with planning policy including the Neighbourhood Plan. Kingston Plan includes a clause that development outside the boundary may be approved in exceptional circumstances (specified in the Plan).

**Devon Covenant.** Means that you can purchase only if you have lived and/or worked in Devon for three years immediately prior to the sale.

**Devon Hedgebank.** A rubble or earth bank, usually topped with bushy shrubs forming a hedgerow, with trees. Devon Hedgebanks have significant historical importance.

**Entry level home.** Entry-level refers to a price-band at the lowest end of the home price spectrum; a true entry-level home lowers the barrier to entry to homeownership, typically for a renter to move into a home they (then) own.

**Exception Site.** Refers to a rural exception site or an entry-level exception site each as referred to in the NPPF as respectively “small sites used for affordable housing in perpetuity where the

sites would not normally be used for housing” and “a site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent)”.

**Heritage Coast.** Strip of coastline in England and Wales, the extent of which is defined by agreement between the relevant statutory national agency and the relevant local authority. Such areas are recognised for their natural beauty, wildlife and heritage and amongst the purposes of definition is support for these qualities and enabling enjoyment of them by the public.

**Housing Association.** Housing Associations are independent not-for-profit organisations that provide affordable homes (for rent or to purchase) for people in need.

**Localism Act 2011.** Sets out the powers of Local Authorities in relation to Neighbourhood Planning.

**Local Lettings Plan.** The Local Lettings Plan for Kingston is used to allocate vacancies of certain properties in Kingston to eligible households. See the Neighbourhood Plan website for a copy.

**Marine Conservation Zone.** The interface between land and sea, defined as the part of the land affected by its proximity to the sea (influence of marine processes), and the part of the sea affected by its proximity to the land (influence of terrestrial processes).

**My Locality.** Supports local community *organisations* to be strong and successful, including in the development of Neighbourhood Plans.

**National Planning Policy Framework (NPPF).** Legal document, which creates the overall framework for planning across the UK.

**Neighbourhood Plan.** A legal document which has been ‘made’ (*adopted*) and which forms part of the planning process to 2034 and after.

**Plymouth and South West Devon Joint Local Plan (JLP).** The statutory plan to which Plymouth and South West Devon have committed, which establishes an over-arching strategic framework for sustainable growth and the management of change, and which is the statutory development plan for Plymouth, South Hams and West Devon up to and beyond 2034.

**Renewable Energy.** Energy from a source that is not depleted when used, such as wind or solar power.

**Right to Buy.** A scheme under which longstanding local authority tenants are entitled to purchase their homes at a heavily discounted price.

**Site of Special Scientific Interest. (SSSI).** An area that is of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries.

**Social Housing.** Social housing gives people a home. It is cheaper to rent than privately rented housing and usually provides a long-term tenancy, giving renters the chance to put down roots. Social landlords tend to be councils or housing associations.

**Statement of Basic Conditions.** The basic conditions for neighbourhood plans are that they must:

- have regard to national policy;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies in the development plan for the local area; and

- be compatible with Human Rights requirements and EU obligations.

**Sustainable development/building.** Development, which is about positive growth, making economic, environmental and social progress for this and future generations contributing to building a strong, responsive and competitive economy, supporting strong, vibrant and healthy communities and contributing to protecting and enhancing our natural, built and historic environment.

**Sustainable Drainage Systems.** A collection of water management practices that aim to meet Surface Water Management Requirements by aligning modern drainage systems with natural water processes.

**Undeveloped coastline.** Landscape character areas that have strong coastal characteristics and meet the definition of Undeveloped Coast identified by the Devon Landscape Policy Group, i.e. areas of coastal landscape perceived as undeveloped and unspoiled by modern development. Devon's Undeveloped Coast should be regarded as a finite resource for the enjoyment of everyone now and in the future, consistent with JLP Policy DEV24.