

To: Neighbourhood Planning
SHDC
Follaton House
Plymouth Road
Totnes TQ9 5NE

From: Jenny Kinder
The Farriers
Kingston, Kingsbridge
Devon TQ7 4PP
jmkinder47@googlemail.com

10 SEP 2020

Kingston Neighbourhood Plan
2019-34
Regulation 15 version
2020 Consultation

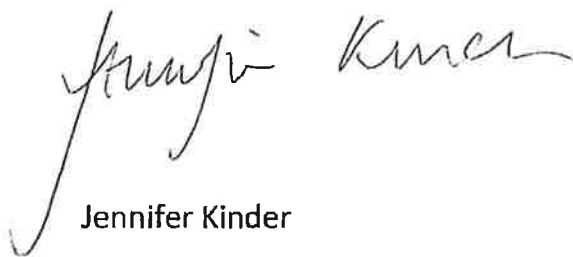
Dear Council Members

I have considered this document under four headings:

- a) relevance
- b) comprehensiveness
- c) community consultation
- d) periodic review and adjustment in the light of evidence

I think that it is evident that this document successfully meets all these criteria and should be approved.

Yours faithfully,



Jennifer Kinder

07/09/20

PS I would like to be notified the local planning authority's decision under Regulation 19. Thank you.

FROM:

Andrew Kinder

The Farriers

Kingston, Kingsbridge

Devon TQ7 4PP

ask.27@btinternet.com

07/09/20

TO:

Neighbourhood Planning

SHDC

Follaton House

Plymouth Road

Totnes TQ9 5NE

10 SEP 2020

RE: KINGSTON NEIGHBOURHOOD PLAN 2019-34 / REG 15 VERSION
2020 CONSULTATION

Dear Councillors

This is a comprehensive and forward-looking document that seeks to balance the elements of sustainable renewal of the village, such as affordable housing for local people, with the conservation of our most cherished assets, our status as an AONB and our strong community spirit.

At every stage of its development, the NP group and the Parish Council have consulted with and listened to the voice of the village, as indicated by the frequent quotes which accompany the relevant text throughout.

The amount of thought, planning and detailed work that has gone into the production of this document is outstanding and I commend it to you.

Please notify me of the local planning authority's decision under Regulation 19.
Thank you.

Yours faithfully,



Andrew Kinder

07/09/20

From: Martin Lee <martinstuartlee@gmail.com>
Sent: 14 September 2020 19:29
To: SW-Neighbourhood Planning
Subject: Fwd: Kingston Neighbourhood Plan 2020-2034 - Regulation 15 Version
Attachments: image002.png; image002.png; Appendix B - Letter of 28.09.19 MSL for VP to KNPG.pdf; Letter of 14.09.20 MSL for VP regarding KNP Reg 15 Version.pdf; Appendix A.i. - 1183 PO1C Site Location Plan.pdf; Appendix A.ii. - 1183.SK03.RevD - Indicative Layout.pdf

FYI

Best Regards



Martin

**Martin S. Lee, MA MRTPI AMInstLM MTCPA NPIERS NSI
Director & Chartered Town & Country Planning Consultant**

Martin S. Lee Associates Ltd. www.martinsleeassociates.com

Wyndham, Station Road, Hemyock. EX15 3SE. Company Registration No. 7733250

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RTPI

Chartered Town Planner 



----- Forwarded message -----

From: Martin Lee <martinstuartlee@gmail.com>

Date: Mon, 14 Sep 2020 at 17:10

Subject: Re: Kingston Neighbourhood Plan 2020-2034 - Regulation 15 Version

To: <LocalPlans@communities.gov.uk>

Please find attached a formal representation in respect of the above.

I look forward to receiving acknowledgement of receipt.

Many thanks in anticipation.

Best Regards



Martin

**Martin S. Lee, MA MRTPI AMInstLM MTCPA NPIERS NSI
Director & Chartered Town & Country Planning Consultant**

Martin S. Lee Associates Ltd. www.martinsleeassociates.com

Wyndham, Station Road, Hemyock. EX15 3SE. Company Registration No. 7733250

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RTPI

Chartered Town Planner



Our Ref: VP/MSL/28.09.2019
LPA Ref: 4068/17/OPA

Parish Clerk
Old Stack
1 Chapel Row
Kingston
Kingsbridge
Devon TQ7 4PJ



issued by email to:
KingstonNPlan@gmail.com

28th September 2019

Dear Clerk

Re: Regulation 14 Consultation Response
For: Kingston Neighbourhood Development Plan
By: Vicarage Park Ltd, Owner of Vicarage Park to North of Westentown, Kingston, TQ7 4LU

I write following consideration of the Regulation 14 Consultation Version of the Draft Neighbourhood Development Plan.

I hereby attach a copy of the completed Regulation 14 Consultation Response Form and supplement the answers provided with the following detailed comments and observations on the Draft Neighbourhood Development Plan:

KNP1 Development & the Settlement Boundary

- a) Paragraphs 3.3 and 3.4 - Vicarage Park development proposals are restricted to within the 'bowl' and lower part of the site. Great care has been taken to respect views to listed buildings and across the AONB.
- b) The plan clearly recognises that the village's current demographic (54% of the population over 60) and house prices averaging £365,000, make it impossible for most younger people and families to remain in, or move to, the village. It states that limited development of smaller market-priced and affordable houses is needed to ensure a sustainable, living country village with 'a mixed community in age, income and occupation'.
- c) To satisfy the need for affordable housing, identified in the 2016 Housing Needs Survey, a small mixed development will be required in which small market-priced units fund the development of affordable homes.
- d) Paragraph 1 of KNP1 states that development will be permitted inside the village settlement boundary, subject to specified conditions. However, because the settlement boundary is so very tightly drawn around the current built area of the village, the plan's aim of achieving housing sustainability can then only be met by a small development outside the settlement boundary.
- e) Paragraph 2 of KNP 1 states that development outside the settlement boundary '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 settlement boundary.' The latest proposals for Vicarage Park completely accord with that policy requirement. Yet, the recent planning application for what would be a small development on the edge of the settlement boundary met strong, organised opposition and did not receive active support from the Parish Council.

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- f) To achieve the plan's objectives to ensure a sustainable future for Kingston, the Parish Council will need to recognise the need to either support appropriate development proposals on a site, outside the settlement boundary, or consider amending the draft boundary to include a suitable site, such as Vicarage Park, would positively enable the development required in a manner which best meets the policy criteria contained in the Plan.
- g) The entire Parish (even inside the existing settlement boundary) lies within the AONB and is covered by the same landscape designation. Accordingly, any proposed development will involve developing 'within the AONB'. Development outside the defined boundary, of a small area of Vicarage Park, would be in keeping with the scale of the village, strictly controlled and in the public interest. Ensuring the long-term sustainability of the village of Kingston by providing new public right of way and public recreational space, with an excellent mix of open market and affordable homes which enables resolution of the village's sewerage problems is very much in the public interest and so a small development as proposed which has minimal adverse impact on the AONB should be supported. Scattered individual dwellings on separate sites would not

KPN2 Design & Construction

- a) The latest proposals for Vicarage Park meet all of the 14 listed criteria.

KNP3 Flooding & Sewerage

- a) The latest proposals for Vicarage Park would satisfy all 3 policy criterion, but most importantly criterion 2 by requiring the South West Water to remedy all existing shortcomings for the benefit of the whole village.

KNP5 Housing Development

- a) The latest proposals for Vicarage Park would satisfy 5 of the 6 criteria.
- b) Our support for the policy is caveated by the following comments, reservations and requested amendments:
 - i. Criterion 1 & 2 – our comments in relation to these are set out in our response to KNP1 above;
 - ii. Criterion 4 - In view of the pressing need for housing identified in 4.12, the proposal in 4.9 for 6-8 affordable houses over the plan period to 2034 (two per year on average) does not appear to be sufficient to ensure a sustainable future for the parish. The 2016 Housing Needs Survey by SHDC identified a need for six new housing association properties in the parish plus one help-to-buy property over the subsequent five-year period. No affordable housing has been built within the Parish since the date of the survey. It is now three years since the completion of the survey and it needs to be brought up to date to validate the Neighbourhood Plan assumptions in relation to current affordable housing need.
 - iii. The community opposition to the proposed development of Vicarage Park referred to in 4.15 was based on a very misleading assessment and representation of the scale of the development proposed on this site by the Neighbourhood Plan consultant, Lee Bray. The assessment made the assumption/claim that the entire 2.2-hectare site would be fully developed for between 50-60 houses. The most recent proposals presented within the planning application which was current on the site at the time of that assessment made clear why a development on that scale was totally unrealistic. Despite the fact that the actual development proposals and submitted plans were badly misrepresented by this assessment, the KNDP survey in 2017 indicated that 33% of the respondents rated the site as definitely or possibly suitable for new homes. We consider the appraisal should be

re-written and that a revised public consultation is essential to address the substantial and prejudicial misrepresentation perpetuated by that assessment through the survey process.

- iv. Our planning application submitted in November 2017 and refused in March 2019, which not only followed but fully addressed the results of extensive pre-application consultation with the village community, was for 11 units (3 affordable and 8 market) on less than 25% of the site. 25% of the site was proposed to be retained as agricultural pasture for private rental. 50% of the site was proposed to be new permanently publicly accessible open space with a new public right of way connecting western end of Kingston Footpath 4 to a point on the northern boundary close to the southern end of Kingston Footpath 6, thus providing valuable new community facilities in support of the aims of policy KNP12.
- v. Moving to Para 4.17- Site Assessments. Vicarage Park is assumed to be is one of 'the 2 latter sites'. If so, we would take issue where it states that 'Both of the latter sites are on raised ground, and their development could affect views across the AONB and to listed buildings'. The most recent proposals restricted housing to the lower part of the site and care has been taken to respect views to listed buildings and across the AONB.

KNP6 Principal Residence Requirement

- a) Whilst a laudable policy there is insufficient evidence of imbalance in the housing market to justify a 'principal residence' policy of the form accepted for St Ives (see Independent Examiner's Report).

KNP7 Protecting the Landscape & Biodiversity

- a) The latest proposals for Vicarage Park would satisfy all 6 of the criteria.
- b) The policy reference to the protection and enhancement of trees and hedges is positive and the latest proposals for Vicarage Park incorporate practical demonstration of how this principle policy aim may be put into proactive.
- c) Whilst there is no objection to this policy, we do question whether View 7 in Appendix IV (page 50) is actually taken from the public right of way crossing Vicarage Park or whether it is taken from further up the field off the current alignment of this pathway.

KNP9 Protecting Agricultural Land

- a) The recent planning application on Vicarage Park clarifies the relative agricultural value of the land proposed for development.

KNP10 Heritage & Conservation

- a) The Conservation Officer supports both the principle and design concept of the latest development proposals for Vicarage Park. The latest proposals for Vicarage Park satisfy all 3 policy criteria.

KNP11 Dark Skies & Tranquillity

- a) The latest proposals for Vicarage Park satisfy all 3 criteria.

KNP12 Community Facilities & Infrastructure

- a) Paragraph 6.3 - should The Plan not promote improved public access through the village and wider countryside? It does not mention this specifically.

KNP13 Local Green Spaces

- a) Whilst there is no objection to the policy, we do take this opportunity to highlight an error evident within the last map extract in Appendix III where the boundary of Cuthay has been mistakenly extended to include the Westentown roadway.

Section 8 – Delivery and Monitoring

- a) Paragraph 8.1 recognises the importance of private sector investment in the achievement of the plan's objectives. We would welcome the opportunity to participate actively with KNPTG and KPC to ensure these objectives are met particularly in relation to enhancement and/or replacement of existing community facilities and services.

Accordingly, Vicarage Park Ltd. respectfully and formally request consideration be given to the amendment of the Plan to include: (i) an amendment to the proposed settlement development limit boundary to include an allocation for housing, and (ii) the allocation of new, public recreational space and provision of a new public right of way, within Vicarage Park in accordance with the latest proposals for development of the site considered under planning application 4068/17/OPA.

I would be happy to provide any additional information or clarification required on request.

Best Regards

Martin S. Lee

Martin S. Lee, MA MRTPI AMInstLM MTCPA NPIERS NSI
Chartered Town & Country Planning Consultant
Martin S. Lee Associates Ltd.

Our Ref: VP/MSL/13.09.2020
LPA Ref: 4068/17/OPA

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes TQ9 5NE



issued by email to:
neighbourhoodPlan@swdevon.gov.uk

13th September 2020

Dear Sir/Madam

Re: Regulation 16 Consultation Response

For: Kingston Neighbourhood Plan 2019-34 Regulation 15 Version

By: Vicarage Park Ltd, Owner of Vicarage Park to North of Westentown, Kingston, TQ7 4LU

I write following consideration of the Regulation 15 Version of the Draft Neighbourhood Development Plan and provide the following the following detailed comments and observations on the Draft Neighbourhood Development Plan:

KNP1 Development & proposed Development Boundary

- a) Paragraph 3.3 provides a clear definition for and statement of the purpose of defining a specific Development Boundary for the village and the relationship of Policy KNP1 to development proposals on land within and without that Boundary.
- b) Paragraph 3.4 lists the criteria claimed to be employed in defining that Boundary.
- c) Paragraph 3.5 then clarifies that the Development Boundary proposed now follows the line set out in the Plymouth & South West Devon Joint Local Plan "Thriving Towns and Villages Settlement Boundary Topic Paper" 2017.
- d) What none of these paragraphs explains is "Why is the draft line drawn in this topic paper for consultation purposes as part of the then emerging Joint Local Plan but never included in the Adopted Version is more appropriate than that previously proposed within the earlier Regulation 14 Draft Neighbourhood Plan which was based on the previous boundary set within the then Adopted South Hams Local Plan?". The new, revised boundary would include additional land on the southern side of the village to the south west of Home Farm Close not previously included within either the original Adopted Local Plan boundary for Kingston or that proposed in the Regulation 14 Draft Neighbourhood Plan.
- e) The proposed inclusion of this additional land has not been subject to any of the rigorous impact assessments which would be required had the Plan proposed the land be a specific site allocation for proposed new housing, such as archaeological, ecological, drainage and highway access.
- f) This additional land is not capable of being accessed for residential development without either demolition of existing residential property or destruction of heritage roadside wall features on the main road through the village.
- g) This additional land should therefore not be perceived as capable of accepting new residential development inside the Development Boundary in lieu of a specific site allocation of land such as that at Vicarage Park.
- h) The proposed Development Boundary is so very tightly drawn around the remainder of the current built area of the village, the plan's aim of achieving housing sustainability can then only be met by a small development outside the settlement boundary.

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Company Registration No. 7733250

- i) Paragraph 2 of KNP 1 states that development outside the settlement boundary '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 settlement boundary.' The latest proposals for Vicarage Park completely accord with that policy requirement. Yet, the current planning application for what would be a small development on the edge of the settlement boundary has met strong, organised opposition and an objection from the Parish Council.
- j) To achieve the plan's objectives to ensure a sustainable future for Kingston, the Parish Council will need to recognise the need to either support appropriate development proposals on a site, outside the settlement boundary, or consider amending the draft boundary to include a suitable site, such as Vicarage Park, which would positively enable the development required in a manner which best meets the policy criteria contained in the Plan.
- k) The entire Parish (even inside the existing settlement boundary) lies within the AONB and is covered by the same landscape designation. Accordingly, any proposed development will involve developing 'within the AONB'. Development outside the defined boundary, of a small area of Vicarage Park, would be in keeping with the scale of the village, strictly controlled and in the public interest. Ensuring the long-term sustainability of the village of Kingston by providing new public right of way and public recreational space, with an excellent mix of open market and affordable homes which enables resolution of the village's sewerage problems is very much in the public interest and so a small development as proposed which has minimal adverse impact on the AONB should be supported.
- j) Scattered individual dwellings on separate sites would not achieve the critical mass of a single, combined development needed to trigger either the much needed provision of affordable housing and/or improvements required to mains sewerage which the village so desperately needs, which would involve South West Water being forced to remedy all existing shortcomings for the benefit of the whole village at zero cost to the development and/or the Parish or District Council.

KNP5 Housing Development

- a) The latest proposals forming part of the current planning application by Vicarage Park Ltd. would satisfy 5 of the 6 criteria of this policy.
- b) Vicarage Park Ltd. support for the policy is caveated by the following comments, reservations and requested amendments:
 - i. Criterion 1 & 2 – comments in relation to these are set out in the response to KNP1 above;
 - ii. Criterion 4 - In view of the pressing need for affordable housing identified in 4.12, the proposal in 4.9 for 6-8 open market houses over the plan period to 2034 (two per year on average) does not appear to be correctly aimed at ensuring a sustainable future for the parish. The reference to the anticipated completion of three open market houses within the 2016-2020 period does not address the 2016 Housing Needs Survey by SHDC identified need for six new housing association properties in the parish, plus one help-to-buy property over the subsequent five-year period. No affordable housing has been built within the Parish since the date of the survey. It is now three years since the completion of the survey and it needs to be brought up to date to validate the Neighbourhood Plan assumptions in relation to current affordable housing need.
 - iii. The community opposition to the proposed development of Vicarage Park referred to in 4.14 was based on a very misleading assessment and representation of the scale of the development proposed on this site by the Neighbourhood Plan consultant, Lee Bray. The assessment made the assumption/claim that the entire 2.2-hectare site would be fully developed for between 50-60 houses, which consequently heavily biased the

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representation responses to both the draft Neighbourhood Plan and the planning application submitted by Vicarage Park Ltd.

- iv. The current planning application proposals make clear why a development on the scaremongering scale suggested by the Neighbourhood Plan Group's appointed consultant was totally unrealistic. Despite the fact that the actual development proposals and submitted plans were badly misrepresented by this assessment, the KNDP survey in 2017 indicated that 33% of the respondents rated the site as definitely or possibly suitable for new homes. We consider the appraisal should be re-written and that a revised public consultation is essential to address the substantial and prejudicial misrepresentation perpetuated by that assessment throughout the Neighbourhood Plan consultation process.
- v. Vicarage Park Ltd. initial planning application submitted in November 2017 and refused in March 2019, which not only followed but fully addressed the results of extensive pre-application consultation with the village community, was for 11 units (3 affordable and 8 market) on less than 25% of the site. 25% of the site was proposed to be retained as agricultural pasture for private rental. 50% of the site was proposed to be new permanently publicly accessible open space with a new public right of way connecting western end of Kingston Footpath 4 to a point on the northern boundary close to the southern end of Kingston Footpath 6, thus providing valuable new community facilities in support of the aims of policy KNP12.
- vi. Vicarage Park Ltd. current planning application submitted in March 2020 and yet to be determined is for 12 units and following revisions to address consultation responses now proposes that 7 of these 12 units will be affordable, thus meeting the Joint Local Plan Policy requirement for exception sites to provide 60% affordable. The revised tenure mix is 65% social rented and 35% affordable home ownership. The percentage and mix of affordable homes proposed within the development has secured the express support for the development of the Housing Specialist for the Local Planning Authority who acknowledges the proposal is fully policy compliant.
- vii. Site Assessments – Paragraphs 4.14 to 4.19. Vicarage Park is assumed to be is one of 'the 2 latter sites'. If so, we would take issue where it states that 'Both of the latter sites are on raised ground, and their development could affect views across the AONB and to listed buildings'. The current planning application proposals restrict housing to the lower part of the site and care has been taken to respect views to listed buildings and across the AONB. The Vicarage Park site was only excluded from the SHLAA on the basis of what were at that time unanswered questions in relation to issues such as archaeology, ecology and access. All of these questions have now been answered positively to the complete satisfaction of the Local Planning Authority through both the previous and current planning applications on the Vicarage Park site.

KNP13 Local Green Spaces

- a) There is no objection to the principle of this policy and Vicarage Park Ltd. acknowledge the correction made to the last map extract in Appendix III on page 58 to remove the reference to the dashed black line as being the boundary of Cuthay, but would still request a further amendment to this map extract to remove the dashed black line completely as the perimeter of this now unlabelled line still erroneously includes the access to the Vicarage Park Ltd. site.

In the light of the above, Vicarage Park Ltd. respectfully and formally request consideration be given by the Local Planning Authority, the Kingston Neighbourhood Plan Group and any appointed Independent Examiner to the amendment of the Plan to include the following:-

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Company Registration No. 7733250

Dimensions are not to be scaled from this drawing

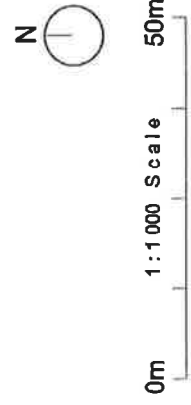
Rev	Date	Description	Author
.	2019.12.16	First Issue For Comment	rf
A	2020.01.13	Updated to reflect client comments	rf
B	2020.01.15	Annotation amended as client comment	rf
C	2020.01.20	Annotation amended as client comment	rf
D	2020.03.04	Updated to reflect revised landscape layout	rf



COMMENT

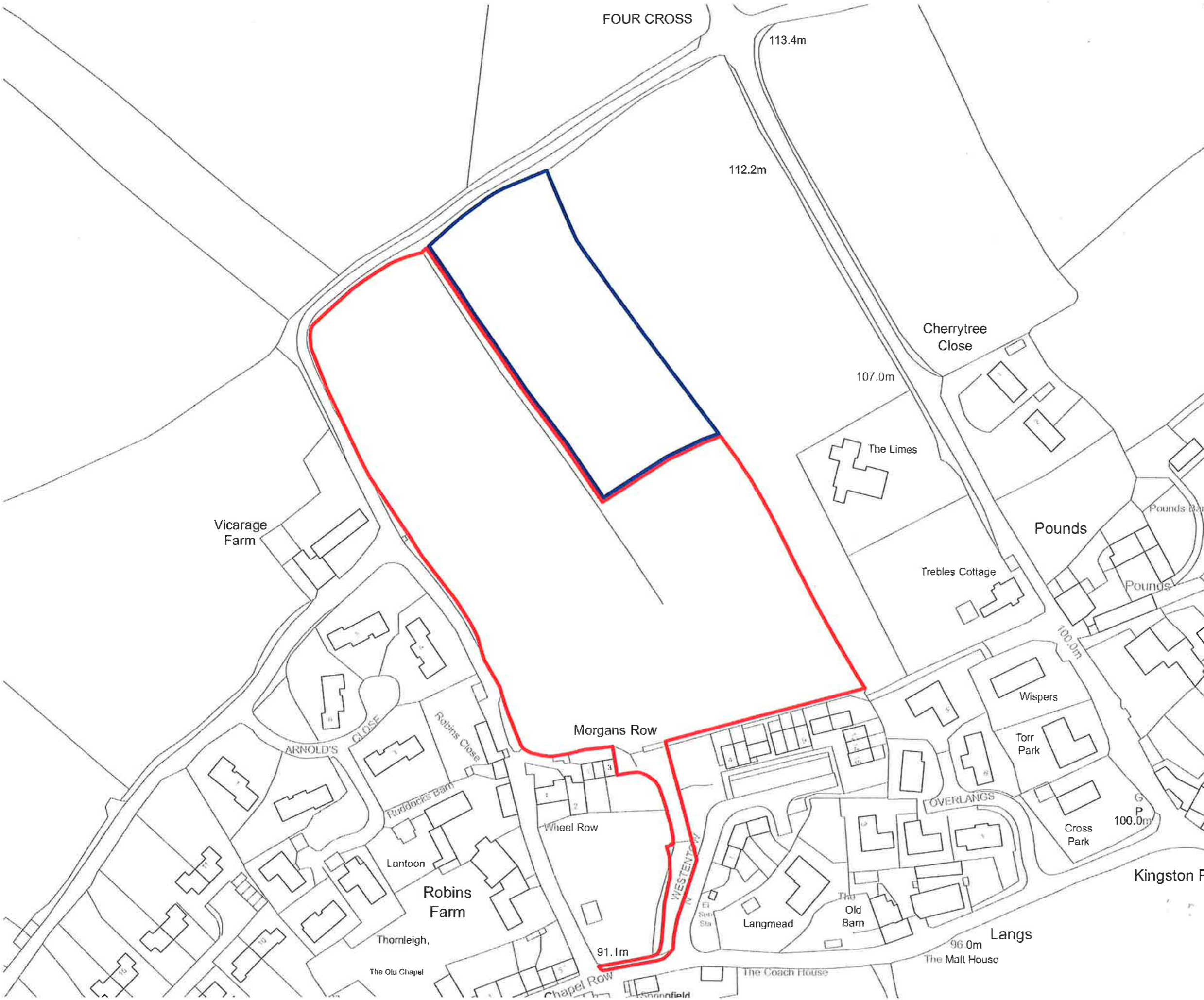
Residential Development
Kingston
for
Vicarage Park Ltd
Indicative Layout

Scale: 1:1000@A3
Drawing No: 1183 / SK30 Rev D
The Boat Shed, Michael Browning Way
Exeter, EX2 8DD
01392 438051 mail@ga-uk.com



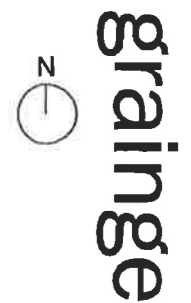
Indicative Accommodation Schedule

Open Market Units (70%)	Count
2 Bed Home (79m ²)	3
2 Bed Home (79m ²) (or potential for 2no. 1 Bed Flats)	1
2 Bed Home (93m ²)	2
2/3 Bed Home (98m ²)	4
4 Bed Home (125m ²)	1
4 Bed Home (130m ²)	1
Total No Units	12



Dimensions are not to be scaled from this drawing

Rev	Date	Description	Author
-	2017.09.29	Draft Planning	rf
A	2017.11.21	Boundary Updated	rf
B	2018.02.09	Boundary Updated as Revised Access Proposals	rf
C	2018.08.23	Boundary Updated as Revised Layout at 1:1 units	jw



PLANNING

Residential Development
 Kingston
 for
 Vicarage Park Ltd
 Site Location Plan

Scale: 1:1250 @ A3
 Drawing No: 1183 / PO1 Rev C
 The Boat Shed, Michael Browning Way
 Exeter, EX2 8DD
 01392 438051 mail@g-a.uk.com

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 14 September 2020 10:04
To: SW-Neighbourhood Planning
Subject: Kingston NP - reg 16

FAO Sarah Packham

Dear Sarah

Thank you for your Regulation 16 consultation on the submitted version of the Kingston Neighbourhood Plan.

I can confirm that there are no issues associated with the Plan upon which we wish to comment.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>



Historic England

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From: SW-Neighbourhood Planning [mailto:NeighbourhoodPlan@swdevon.gov.uk]

Sent: 16 July 2020 21:42

To: Cllr Bernard Taylor; Cllr Hilary Bastone; Cllr Judy Pearce; Roger English; BT open reach; COAL authority; ee; Environment agency; Environment Agency (2); Exeter City Council NP Dept; Gas - Wales & west; South West Casework; Highways England; Highways England Gaynor; Stuart, David; Homes England; Marine Management UK (Consultations.mmo@marinemanagement.org.uk); Mono Consultants ; Natural England; Natural England (2); network rail; New Devon CCG; NHS; Roger English; CVS; South West Water; three; vodafone & o2; West Devon CVS; wESTERN POWER; Adam Davidson; Alex Rehaag; Alex Whish; Alexis Huggins; Andy Wellington; Anna Henderson-Smith; Cassandra Harrison; Chris Brook; Claire Fryer; Communications; David Parkes; Duncan Smith; Elections; Estates; forwardplanning@dartmoor.gov.uk ; Graham Lawrence; Graham Swiss; Kate Cantwell; Katherine Jones; Land Charges; Lee Marshall; Liz Tucker; Patrick Whymer; Phil Baker; Richard Gage; Rob Ellis; Rob Sekula; SW-Neighbourhood Planning; Thomas Jones; Tom Morris

Subject: Kingston NP - reg 16

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Dear Consultee,

As a consultee to the Kingston Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Kingston Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 3rd August 2020 to Monday 14th September 2020.

The consultation will take place during a period when Government restrictions relating to COVID 19 will be in place. The Government have issued guidance regarding consultation process during these difficult times which can be accessed on the following link <https://www.gov.uk/guidance/neighbourhood-planning--2#covid-19>

Having considered this advice South Hams District Council, following discussions with Kingston Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available (to those without access to the web) if requested subject to necessary Covid19 precautions being adhered to. Please contact by mail or telephone if you wish to obtain a copy (details below):-

Name: Alan Coleman-Smith (until September 7th)
Address: Tewkesbury, Kingston, Kingsbridge, Devon, TQ7 4QD
Phone: 01548 811277 or 07966 438746

Name: Don Kelly (from September 8th)
Address: Little Barn, Home Farm Close, Kingston, Kingsbridge, Devon, TQ7 4PU
Phone: 01548 810358

Please respond to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 14th September 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website or the Neighbourhood Plan websites: <https://kingstonplan.org/>

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



South Hams
District Council



West Devon
Borough Council *Working together*



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From: Laura Cole <laura.cole1988@hotmail.co.uk>
Sent: 10 September 2020 16:07
To: SW-Neighbourhood Planning
Subject: Draft Kingston Neighbourhood Plan 2019-2034

Dear Sirs,

I am a shareholder of Vicarage Park Limited, owners of a freehold site in Kingston, a site which we feel will help maintain the sustainability of the community by providing private and affordable housing.

I would like to make the following comments on the 2020 consultation.

1. Vicarage Park Limited understands and supports the provision for much needed affordable homes in Kingston. However, affordable homes are not financially viable without private homes being built. The two are interlinked.
2. Concerns and items which seem to be overlooked regarding the new site now within the development boundary proposed in the revised KNP.
 1. Previous objections raised in both the initial and second Planning Applications by Vicarage Park Limited referred to the additional traffic that a new site would bring into the village. Entrance to the proposed new site seems to be further into the village than that of the Vicarage Park site, the entrance of which would be adjacent to Westertown and therefore limiting the traffic through the village.
 2. Has the proposed new site been examined in detail by the LPA? Has there been examination of its imposition on views elsewhere within the village? Has there been extensive research on ecology, archaeology, wildlife, soil, etc.? We have not found evidence so far that the new proposed site has been exposed to the same tests as that of Vicarage Park. Can you confirm?
 3. It is not clear as to the access to the new site. Currently it appears that access would involve the demolition of an historic stonewall and possibly an adjoining residential property. This does not seem to adhere with the KNP2: Design & Construction No.1, which refers to 'respect local character' as well as the KNP10: Heritage and design No.3 which refers to 'respecting the traditional street-scene'. The Highways Authority have already approved (without reservation) access into the Vicarage site.
 4. The Vicarage Park site has many advantages that the new site has not.
 - 1) The large area of public open space that would be handed over to the Village.
 - 2) Limited impact on traffic through the village.
 - 3) A site which is more concealed and secluded.
 - 4) New PROW link to the north.

In conclusion, a large amount of work is required for the new site to meet the requirements of the Neighbourhood Plan. However, the Vicarage Park site offers Kingston that viable option and with more benefits to the village.

Kind Regards,
Laura Cole

From: Duncan Smith
Sent: 10 September 2020 13:02
To: Sarah Packham; SW-Neighbourhood Planning
Subject: FW: Kingston Neighbourhood Plan - Reg 16 consultation

Sarah....Can you add to the Reg 16 responses to go to the Examiner...Thanks Duncan

From: Parker-Stephenson, Stephanie
Sent: 10 September 2020 12:48
To: Duncan Smith
Cc: Reeder, Carol
Subject: Kingston Neighbourhood Plan - Reg 16 consultation

Dear Duncan,

Thank-you for sending through the submission from the Kingston Neighbourhood Plan Group. The assessment is broadly acceptable but I would recommend that it is missing a few key details:

- i. The area of the parcel of land (in hectares or sqm);
- ii. Acknowledgement that the site is within the AONB and some commentary on whether the site contains (or is likely to affect) the special qualities or distinctive features that are the purpose of the designation. The special qualities of the South Devon AONB can be found listed on page 8 of Annex 4 of the AONB Management Plan - https://www.southdevonaonb.org.uk/wp-content/uploads/2019/07/Annex_4_Special_qualities.pdf. The commentary to be included in the Neighbourhood Plan evidence could simply be a sentence inserted into Section 3: Landscape Characteristics of the Site, to demonstrate that there has been some consideration of landscape and the AONB when including this parcel of land within the development boundary, or a cross-reference to the Kingston Character Assessment and an additional comment in Section 4: Development Potential that makes it clear that Policy KNP2 is the mitigation measure for reducing impacts on the landscape; and
- ii. A map that identifies where the photo viewpoints are located, the position of the properties identified in the photos (to help with perspective for those who aren't familiar with the layout of the village) and the position of the public rights of way.

I hope this response has been helpful, please feel free to contact me if you have any questions or require further explanation.

Kind regards

Stephanie Parker-Stephenson
Lead Adviser (Sustainable Development)
Devon, Cornwall and Isles of Scilly
Natural England, Sterling House, Dix's Field
Exeter, EX1 1QA, 07799438517
www.gov.uk/natural-england



From: Duncan Smith [<mailto:Duncan.Smith@swdevon.gov.uk>]
Sent: 02 September 2020 10:25
To: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>; Reeder, Carol <Carol.Reeder@naturalengland.org.uk>
Subject: RE: Kingston Neighbourhood Plan - Reg 16 consultation

Dear Stephanie,

I enclose a submission prepared by the Kingston Neighbourhood Plan Group in response to the concerns raised in your letter enclosed in the email below. As you are aware the consultation period for the Kingston Plan ends on 14th September and I am preparing to appoint an Examiner. I would be pleased therefore if you could let me know if this submission is sufficient to alleviate your concerns.

Regards
Duncan

From: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>
Sent: 05 August 2020 12:28
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Cc: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: Kingston Neighbourhood Plan - Reg 16 consultation

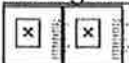
Dear Sir/Madam,

Please find attached Natural England's comments on the Reg 16 consultation for the Kingston Neighbourhood Plan.

If you have any queries about the response please don't hesitate to contact me.

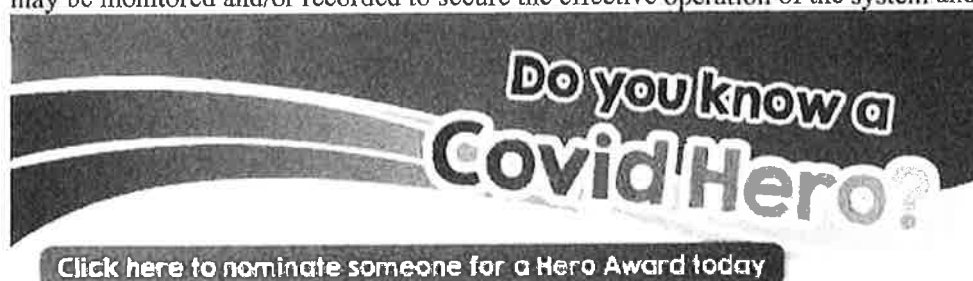
Kind regards

Stephanie Parker-Stephenson
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www.gov.uk/natural-england



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From: Duncan Smith
Sent: 10 September 2020 13:01
To: Sarah Packham; SW-Neighbourhood Planning
Subject: FW: Kingston Neighbourhood Plan - Reg 16 consultation
Attachments: KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD V32622.docx

Sarah....Can you add to the Reg 16 responses to go to the Examiner...thanks Duncan

From: Duncan Smith
Sent: 02 September 2020 10:25
To: 'Parker-Stephenson, Stephanie' ; 'Reeder, Carol'
Subject: RE: Kingston Neighbourhood Plan - Reg 16 consultation

Dear Stephanie,

I enclose a submission prepared by the Kingston Neighbourhood Plan Group in response to the concerns raised in your letter enclosed in the email below. As you are aware the consultation period for the Kingston Plan ends on 14th September and I am preparing to appoint an Examiner. I would be pleased therefore if you could let me know if this submission is sufficient to alleviate your concerns.

Regards
Duncan

From: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>
Sent: 05 August 2020 12:28
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Cc: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: Kingston Neighbourhood Plan - Reg 16 consultation

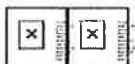
Dear Sir/Madam,

Please find attached Natural England's comments on the Reg 16 consultation for the Kingston Neighbourhood Plan.

If you have any queries about the response please don't hesitate to contact me.

Kind regards

Stephanie Parker-Stephenson
Lead Adviser (Sustainable Development)
Devon, Cornwall and Isles of Scilly
Natural England, Sterling House, Dix's Field
Exeter, EX1 1QA, 07799438517
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KINGSTON VILLAGE DEVELOPMENT BOUNDARY AT VEALS ORCHARD

1. Planning Background: Kingston Development Boundary – part of Veals Orchard

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 on the countryside. Inside the Development Boundary any development proposal must meet normal planning rules, as well as the requirements of Kingston Neighbourhood Plan Policy KNP1 (1). Outside the Development Boundary, 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 – see Plan Policy KNP1 (2).

The Development Boundary for Kingston, which includes part of Veal's Orchard (see Map 1), is that defined in the Plymouth & South West Devon Joint Local Plan "Thriving Towns and Villages Settlement Boundary Topic Paper". This Topic Paper seeks to establish the physical extent of each settlement and to include land within the settlement boundary which is a functional part of the settlement, rather than being open countryside. Although settlement boundaries were not included in the adopted version of the JLP the Kingston Neighbourhood Plan Group considered the boundary included in the Topic Paper was appropriate. The process of choice is set out in the Development Boundary Paper, which is included in the Neighbourhood Plan evidence base submitted with the Regulation 15 Version of the Plan which can be accessed on the link below:-

<https://kingstonplan.files.wordpress.com/2020/05/development-boundary-paper-approved-by-kpc-jan-20.pdf>

Map 1: Development Boundary identified in the Kingston Neighbourhood Plan showing the parcel of land that was part of Veals Orchard



Part of Veals Orchard

2. Description of the Location

The parcel of land identified in Map 1, lies directly behind an allotment that fronts on to the South-eastern side of the main village street.

The parcel of land is co-terminous with the land to the rear of Morello and Bay Cottages all of which was historically a single parcel known as Veals Orchard (Tithe map 1841 ref 383, see map 2). This is owned by the occupants of 2 Bay Cottage and forms part of the curtilage of 2 Bay Cottage.

Map 2: Part of the Kingston Tithe Map (1841) showing plot 383 known as Veals Orchard



LANDOWNER	VOCUPISAL	Number containing in the Plan	NAME AND DESCRIPTION OF LANDS AND PREMISES	STATE OF OCCUPATION	AREA IN SQUARE METERS	Area in Ares	Area in Carpenter's Measures	Area in Ares	Area in Carpenter's Measures
John Flashman	North, Northham	382	Two Cottages & yard		13				
	Northham, S 1	385	Garden & Buildings		31	0A			
		373	Dirty Area	Stable	30				
		381	Cottages		3				
		383	Two Cottages & garden		1 38	10A	3 11 8	3 11	
					1 38	10A	4 3	4 1	
	North, Northham	379	Four Cottages & yard		3				
John Flashman	North, Northham	380	Two Cottages		3				

Kingston	Kingston	John Flashman	Michael Marsh and others	382	Two cottages and garden	0	0	13
Kingston	Kingston	John Flashman	Nicholas Marshhead	245	Garden and buildings	0	0	31
Kingston	Kingston	John Flashman	Nicholas Marshhead	375	Dirty Area	Arable	0	0
Kingston	Kingston	John Flashman	Nicholas Marshhead	381	Cottage		0	3
Kingston	Kingston	John Flashman	Nicholas Marshhead	383	Vegetable Orchard and Buildings		1	0
Kingston	Kingston	John Flashman	John Marsh and others	379	Four cottages and gardens		0	0

3. Landscape Characteristics of the Site

The parcel of land forms part of the steeply-sloping south-western side of the valley through which Kingston stream flows. The land incorporates a drop of approximately 10 metres in height.

The land is tucked away in a corner of the village (see Photo 1 below) and, because of its location and the steeply sloping topography, it is extremely difficult to see even from neighbouring properties. There are, in fact, no views of the parcel of land from any public access point.

To illustrate this point, Photos 2 to 7 (below) have been taken from the only publicly accessible lanes and footpaths on the eastern side of Kingston, and show that the site is completely hidden within the depression in the landscape that much of the village sits within.

Photo 1. Aerial view of Veals Orchard



Photo 2. Wide angle view from road gate at SX642479

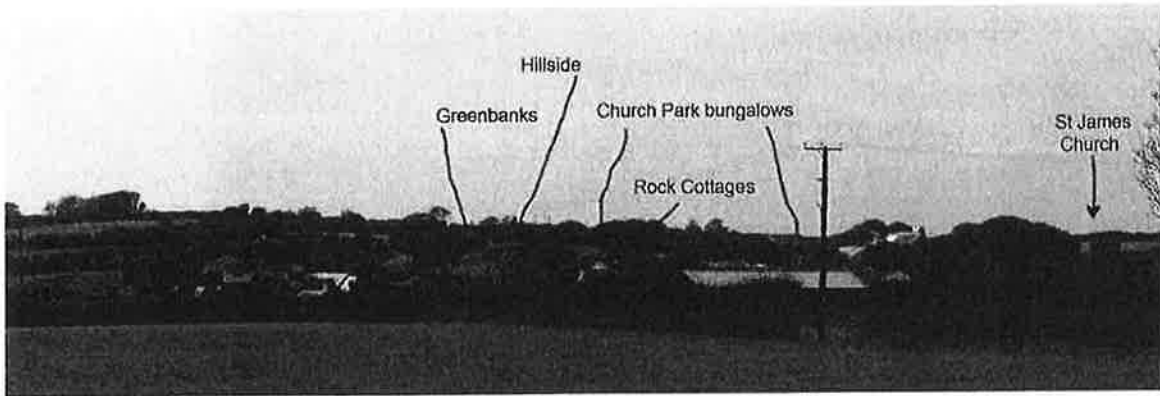


Photo 3. Zoomed view from road gate at SX642479



Photo 4. Wide angle view from gate on Westcombe lane SX642474

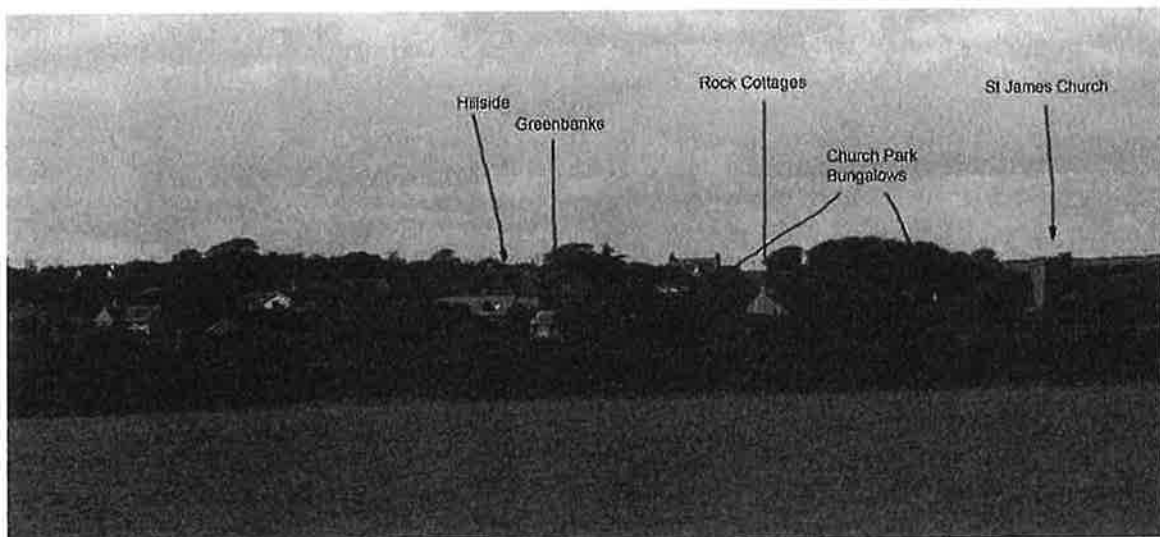


Photo 5. Zoomed view from gate on Westcombe lane SX642474

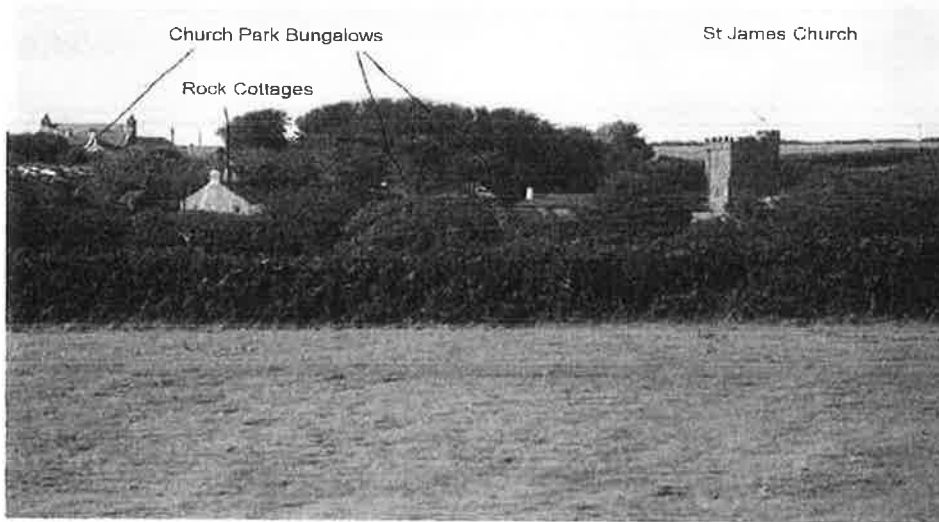


Photo 6. Wide angle view from public footpath stile at SX641475

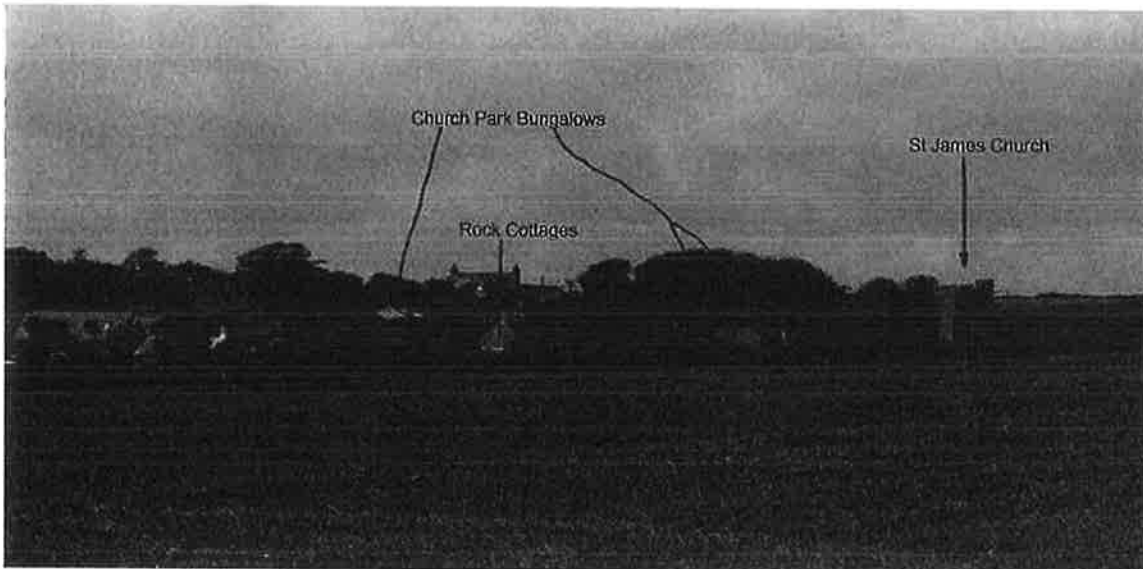
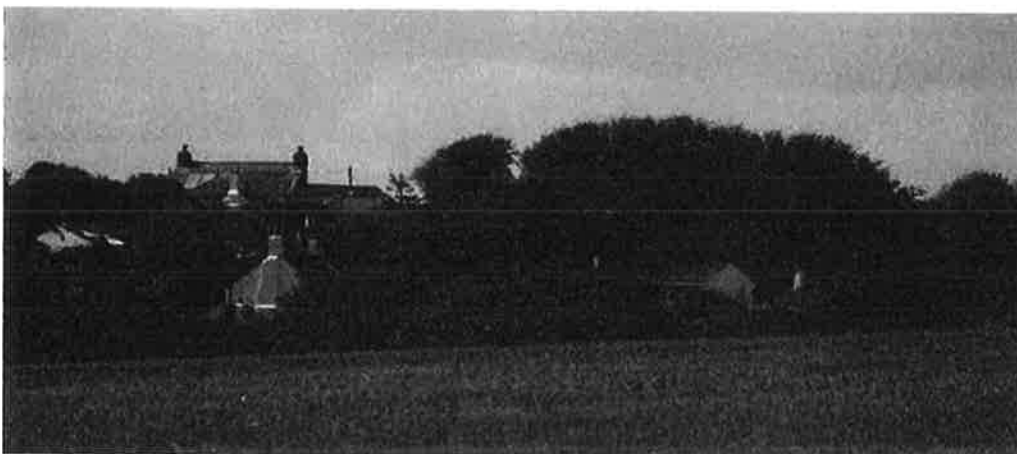


Photo 7. Zoomed view from public footpath stile at SX641475



4. Development Potential

This parcel of land has been included within the Development Boundary, respecting the built form of the village. The land is historically part of the curtilage of buildings on the village street (see Tithe Map above), and as such meets the criteria for inclusion within the Development Boundary set out in para 3.4 of the Kingston Neighbourhood Plan.

Any development of this land would be constrained by site levels and access.

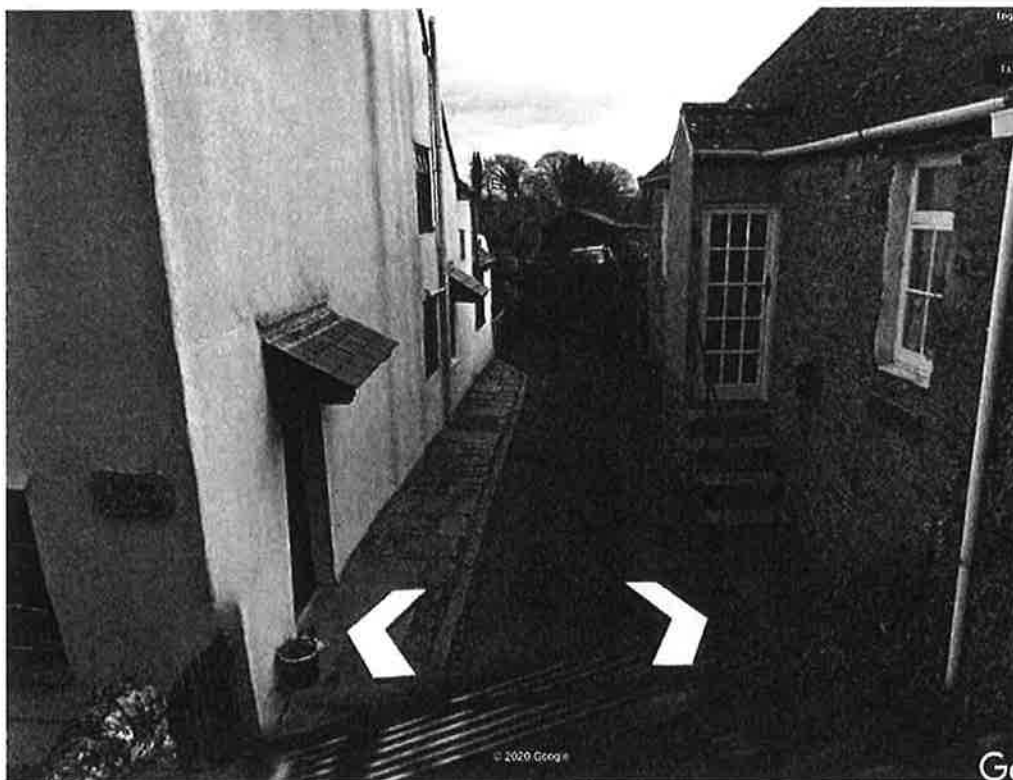
Access to this parcel of land is very restricted. The only current vehicular access to Veals Orchard is from the village street via the private passage which runs between 1 Bay Cottage and the Grade II listed residence 'Morello' (See Photo 8). Creating an alternative new point of vehicle access would involve crossing neighbouring land outside the Development Boundary and would be difficult, and possibly hazardous, because of the steeply sloping ground.

In any event, Kingston Neighbourhood Plan Policy KNP2 would require (inter alia):

That any new development 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.*

Photo 8: Current access to Veals Orchard



From: Marrina Neophytou <Marrina.Neophytou@devon.gov.uk>
Sent: 08 September 2020 14:08
To: SW-Neighbourhood Planning
Cc: Susan Watts
Subject: Kingston Neighbourhood Plan Regulation 16 consultation
Attachments: Kingston NP 2_Review of comments made on draft plan.docx

Good Afternoon Kingston Neighbourhood Plan Team,

Thank you for emailing us the plan and asking the Historic Environment Team for further comments. We have attached our original advice document but also outlined in red comments which you still may wish to add to the neighbourhood plan that were not added to the plan first time around.

Please do get back to me if you have any questions and I will be more than happy to help.

All the best,

Marrina

Marrina Neophytou
Historic Environment Officer
Historic Environment Team
Planning, Transportation and Environment
Devon County Council
AB3 Lucombe House
County Hall
Topsham Road
Exeter EX2 4QD
marrina.neophytou@devon.gov.uk
01392 382985

Disclaimer: <http://www.devon.gov.uk/email.shtml>

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From: Kingston Plan
Sent: 17 July 2020 12:12
Cc: Duncan Smith ; Rae Wallin ; Donald Kelly ; Dick Dalley
Subject: Kingston Neighbourhood Plan Regulation 16 consultation

Thank you very much for responding to our Regulation 14 consultation, your feedback has been very useful. Indeed there were over 100 respondees who made over 300 comments, which is why it has taken us nearly a year to get to the next stage! All of the comments and responses are now in the Evidence Base on our website www.kingstonplan.org

The Parish Council has now submitted the amended Plan to South Hams District Council, who have sent out the following email to the statutory consultees:

Dear Consultee,

As a consultee to the Kingston Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Kingston Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 3rd August 2020 to Monday 14th September 2020.

The consultation will take place during a period when Government restrictions relating to COVID 19 will be in place. The Government have issued guidance regarding consultation process during these difficult times which can be accessed on the following link <https://www.gov.uk/guidance/neighbourhood-planning--2# covid-19>

Having considered this advice South Hams District Council, following discussions with Kingston Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available (to those without access to the web) if requested subject to necessary Covid19 precautions being adhered to. Please contact by mail or telephone if you wish to obtain a copy (details below):-

Name: Alan Coleman-Smith (until September 7th)

Address: Tewkesbury, Kingston, Kingsbridge, Devon, TQ7 4QD

Phone: [01548 811277](tel:01548811277) or [07966 438746](tel:07966438746)

Name: Don Kelly (from September 8th)

Address: Little Barn, Home Farm Close, Kingston, Kingsbridge, Devon, TQ7 4PU

Phone: [01548 810358](tel:01548810358) or [07841 097184](tel:07841097184)

Please respond to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 14th September 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website: <https://kingstonplan.org/>

Please do have a look at the website, or contact Alan or Don as above if you don't have internet access, to see the Plan and its supporting documents, and please do respond to the consultation whether you have comments to make or not.

Just saying "I support this Plan" will help us.

With kind regards

Kingston Neighbourhood Plan Team

Kingston Neighbourhood Plan

A very well set out plan, great images and easy to read.

1. **Baseline information**

The Devon County Historic Environment Record (HER) records that the plan area contains the following.

Designated Heritage Assets

Grade I Listed Buildings	0
Grade II Listed Buildings	21
Grade II* Listed Buildings	2
Wreck	1

Locally Listed Assets 0

Assets on the Heritage at Risk Register 0

Undesignated Heritage Assets approx. 123

2. **Local Context, Vision and Objectives**

1. Mention location of Kingston within South Hams and three miles southwest of Modbury.

Reference to South Hams included on title page. No mention of Modbury. The mention of nearby towns may help people who were unfamiliar with the location of Kingston.

2.2 It includes two Conservation Areas with several listed buildings: You could add the church date at this point (14th century). Also add the recorded heritage assets, include the indicators of prehistoric settlement. These additions immediately give the area of Kingston a sense of place and history.

Just the reference to the two conservation areas with several listed buildings. No additions, see above.

2.10 Protect the historic environment of the parish by conserving and enhancing heritage assets which are of special local and **national interest**

Reference to national interest not added

5 Perhaps title this Natural Environment rather than Environment and Heritage and renumber Heritage and Conservation as 6 rather than an addition to the Natural Environment, this will give Heritage more emphasis. Also consider renaming Heritage and Conservation – Historic Environment?

Section 5 original title retained. No separate section for heritage.

Section 5.18 simply states that the parish has a long and rich history. The historical development of the parish is given in the Character Assessment. There is a link to the Character Assessment from section 1.9 but not from the references to it in Section 5 or Appendix 1. Suggest that the link also be included in these sections to make it easier for people reading the document on line.

NB the table of prehistoric finds in the character assessment still refers to Historic England.

There are 25 listed buildings in total. Note that there are two Grade II* listed buildings, the 14th century church and Wonwell Court, a large 16th century farmhouse. An image of the church and street scene would be nice at this point as all your images of the buildings are at the beginning or end. Good to keep reminding the readers of how characterful your village is.

A map showing the registered park and garden, listed buildings and the Scheduled Iron Age Hillfort could be added. The Scheduled Iron Age hillfort is not within Kingston but there may be some very important vistas to the hillfort from Kingston which will be considered when development is proposed and what effect it has on the setting of the hillfort.

5.17-5.21 Note the early documented history of Kingston. Kingston was included in the hundred manor of Ermington (Ermentone), in Domesday. This was held by Walter of Douai. Before the conquest it was held by Ansgar the hunchback.

Also mention the two caves thought to have been used by smugglers. Consider adding these to the local list (see below) as adds to the cultural history of the parish.

You can expand on the range of recorded non-designated heritage assets which have monument IDs, e.g., MDV12356 as you mention but these have been recorded by the Devon Historic Environment Team not Historic England as you state. (Suggest rewording: A range of archaeological finds and other historic features and buildings, including both designated and undesignated heritage assets, is recorded on the Devon Historic Environment Record, hosted by Devon County Council)

Section 5.20 has been reworded to include reference to the HER

Earliest indicators of activity in the wider landscape date to the Neolithic, exemplified by artefact scatters of worked flint, in particular, a leaf-shaped arrowhead (MDV56698, MDV28866). Enclosures visible as cropmarks may be associated with Iron Age or Romano-British settlement (MDV118291, MDV40100, MDV40099, MDV40097).

A mention of the Historic Landscape Characterisation where remnants of medieval and post-medieval field systems, woodlands including ancient woodlands, Barton Field and orchards, may still survive. These can be considered when development is proposed. Further information on the Historic Landscape Characterisation can be followed via link <https://new.devon.gov.uk/historicenvironment/the-devon-historic-environmentrecord/historic-landscape-characterisation/> or mention this in **5.9**

Hedgebanks with a reference to HLC now section 5.10

There are no locally listed heritage assets within the parish, although you do draw up a list of a few assets that make a positive contribution to the special character of the parish. The Neighbourhood Plan could be used as a starting point for the community to get together and draw up a local list. Once a local list is agreed, the Historic Environment Team can add each of the sites to its database. This will emphasise the importance of the asset and ensure it is considered in planning.

Refer to NPPF section 16. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.20 Would perhaps be better after the 5.18. In line 2, 'has' should be 'have'.

6.8 Open Spaces

You could add the historic environment to this part. Promoting public awareness of and enjoyment of the historic environment. Many aspects of the parish could be emphasised using heritage trails. The trails can help connect the urban and rural settings. The trails could be in any form such as a guide book, signage, engraved stones and public art. The heritage trails bring together community participation, encourage 'ownership' of the area and adds to community development. Developers should be asked to include appropriate enhancement of trails within the design of new developments and/or through the contributions to developing the 'virtual' trail. This can also cross over into the Green Infrastructure of the Parish promoting walking and cycling routes. Cycle/walking trails can link up dispersed green spaces such as woodland, parkland areas and historic trails.

Appendix I

The listed buildings do have a unique number given to them by Historic England. Other non-designated recorded features are given MDV monument numbers by the Historic Environment Team

Heritage assets that are officially designated have statutory protection.

Better distinction between HE and HER made. Note that the Gabberwell has been dropped for some reason.

Further suggestions

Many towns and villages around the country are reinstating some of their orchards and creating community orchards, which a parish such as Modbury could benefit from. The Orchard Project works in partnership with communities to plant, manage, restore and harvest orchards in community areas. This link provides further information <http://www.theorchardproject.org.uk/>.

Marrina Neophytou & Susan Watts
Historic Environment Officers
Historic Environment Team
Planning, Transportation and Environment
Devon County Council
AB3 Lucombe House
Topsham Road
Exeter
EX2 4QD
01392 38 2246

08/09/2020

07 SEP 2020

**Scobbiscombe House
Kingston
Devon
TQ7 4EU**

4th September 2020

Neighbourhood Planning department

South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Sir/Madam

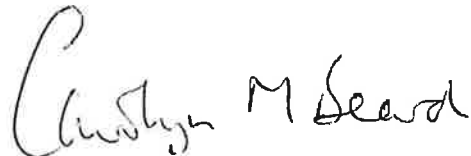
We write each to record our individual support for the Kingston Neighbourhood Plan recently submitted to you by Kingston Parish Council.

We are clear that the Plan meets the needs of the Parish of Kingston and most importantly that it should afford protection for the farming community; for the exceptional landscape within which the Parish sits; and as a clear example of a quintessential Devon village.

Yours faithfully



Robert Beard.



Carolyn Beard.

From: jtmodbury@aol.com
Sent: 07 September 2020 14:38
To: SW-Neighbourhood Planning
Subject: KINGSTON NEIGHBOURHOOD PLAN

This is a fantastic piece of work and huge congratulations are due the team that drove this to conclusion. Four years of hard work have paid off- we now have a creditable and worthy plan for Kingston's future.
John Taylor.
Wayside,
KINGSTON TQ7 4PP

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

From: John Taylor <jtmodbury19@btinternet.com>
Sent: 04 September 2020 12:23
To: SW-Neighbourhood Planning
Subject: KINGSTON NEIGHBOURHOOD PLAN - RESENDING!

***I sent this back in August but never received a confirmation that it had been registered. can you please confirm that my comments have been noted?

Thanks - John Taylor.

This is a fantastic piece of work and huge congratulations are due to the team that drove this to completion. Four years of hard work have paid off - we now have a creditable and worthy plan for Kingston's future.

John Taylor,
Wayside,
Kingston TQ7 4PP.

Sent from my iPad

From: Andrew Cole <andrew@farinocole.com>
Sent: 03 September 2020 15:42
To: SW-Neighbourhood Planning
Subject: FW: DRAFT KINGSTON NEIGHBOURHOOD PLAN 2019-2034
(2020 CONSULTATION)

I am a shareholder of Vicarage Park Limited, owners of a freehold site in Kingston.

During the gestation period of the Draft Neighbourhood Plan we have made several comments, representations and attended Parish meetings to discuss the Vicarage Park site which we feel is suitable for development as an exception site and capable of providing private and affordable housing.

I have the following comments to make on the 2020 consultation;

- 1) KNP1 recognises that limited development of smaller market priced housing is needed to perpetuate a “living country village” and there is a requirement for affordable homes to enable younger people and families to remain in or move to the village. The two are interlinked given the development of individual or a small group of affordable homes is not financially viable without some element of market housing. In all respects, the proposed development by Vicarage Park satisfies this requirement.
- 2) KNP1 goes further to suggest that exception sites (outside the tightly drawn settlement boundary) which provides for the type and style of development above should be considered positively, see parag 2 of KNP1
- 3) In both the initial and second Planning Applications by Vicarage Park Limited the organised, manipulated and coordinated objections to the Vicarage Park site included adverse comments about additional traffic into the Village, which because of the position of the entrance adjacent to Westerntown is patently not the case. However, the “new” exception site proposed in the revised KNP is much further into the Village than the Vicarage Park site and would be much more intrusive.
- 4) The development of Vicarage Park brings forward additional benefits which the other site cannot, namely, a much more concealed and secluded impact and less visibility, secondly, a large area of public open space is given over to the Village, thirdly, closure of the northern access and, finally, a new PROW link to the north.
- 5) I would question whether the new proposed exception site has been exposed to the same tests as that of Vicarage Park, namely, how viewed from the adjoining landscape, it’s imposition on views elsewhere within the Village, how is access achieved and at what cost, the visual impact on the street scene, destruction of an established stone wall, etc. Does this new site offer any additional “free” land like Vicarage Park?
- 6) It is not clear where access into the new proposed exception site is made. The Neighbourhood Plan supports the preservation and protection of landscape assets and requires any new development to “preserve the special character of the area”, street scenes are to be respected, however it would appear access into this proposed new site would involve the demolition of an historic stone wall and possibly an adjoining residential property. The Highways Authority have already approved (without reservation) access into the Vicarage site.
- 7) Has this proposed new exception site been examined in detail by the LPA, have there been checks and examination of ecology, archaeology, wildlife, soil, etc, even views from adjoining houses? It would appear this new site has been proposed as “anything but Vicarage Park” given its inferior location and greater prominence to the Village.

In conclusion, the Vicarage Park site offers more potential and benefit with less harm to Kingston than the proposed exception site, there are no genuine reasons why Vicarage Park should not be included within the Village boundary and given consent for development.

Andy Cole

Andrew Cole MSc MRICS

ddi: 020 8181 1012 | m: 07795 668491 | e: andrew@farinocole.com

6 Castle Business Village, Station Road, Hampton, Middlesex TW12 2BX
t: 020 8181 1010 | w: farinocole.com

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All emails relating to available properties are sent on a subject to contract basis

From: hardings@care4free.net
Sent: 02 September 2020 16:38
To: SW-Neighbourhood Planning
Subject: Kingston Parish Neighbourhood Development Plan

To Whom It May Concern

I fully support the Plan for Kingston Village and have every confidence that it will be effective in improving the lives of the Community and sustaining and supporting the local area.

Yours Sincerely

Katherine Harding

Springfield

Kingston

Devon

From: hardings@care4free.net
Sent: 02 September 2020 16:32
To: SW-Neighbourhood Planning
Subject: Kingston Parish Neighbourhood Development Plan

Dear Sir/Madam

As a resident of Kingston, I fully approve of the Neighbourhood Plan and have every confidence it will improve the quality of life for both residents and visitors and also go a long way towards supporting and sustaining the community.

Yours sincerely

Mark Harding

Springfield

Kingston

Devon

From: Duncan Smith
Sent: 24 August 2020 10:36
To: Phil Baker; Sarah Packham
Subject: RE: post Neighbourhood 7 letters

Thanks Phil

Sarah....I think Richard Grant sent these to us but put them on the Kingston file in any event....Ta...D

From: Phil Baker
Sent: 24 August 2020 10:20
To: Sarah Packham ; Duncan Smith
Subject: FW: post Neighbourhood 7 letters
Importance: High

FYI – not sure if you have seen these?

From: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Sent: 12 August 2020 16:50
To: JLP Team <JLPTeam@swdevon.gov.uk>
Subject: FW: post Neighbourhood 7 letters
Importance: High

Afternoon All

Are these letters of support supposed to come your way?

Thanks
Steph

From: Olga Edwards
Sent: 11 August 2020 11:30
To: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Subject: post Neighbourhood 7 letters

Kind Regards

Olga Edwards | Digital Mail & Print Team Member
South Hams District Council | West Devon Borough Council
Email: olga.edwards@swdevon.gov.uk
Tel: 01803 862214



South Hams
District Council



West Devon
Borough Council *Working together*



www.southhams.gov.uk



www.westdevon.gov.uk

From: Canon7280i@swdevon.gov.uk [mailto:Canon7280i@swdevon.gov.uk]

Sent: 11 August 2020 10:58

To: Olga Edwards <Olga.Edwards@swdevon.gov.uk>

Subject: Attached Image

From: Sarah Lorimer Turner <sarahlt@logic.bm>
Sent: 19 August 2020 12:29
To: SW-Neighbourhood Planning
Subject: I agree with the plan.

Well done everyone who wrote this. Tons of hard work.

Best regards

Sarah Lorimer-Turner
1 and 2 Wheel Row Cottages
TQ7 4PN

From: Duncan Smith
Sent: 17 August 2020 13:06
To: Sarah Packham; SW-Neighbourhood Planning
Subject: FW: post Neighbourhood 7 letters
Attachments: 0763_001.pdf

Importance: High

fyi

From: Development Management (South Hams & West Devon)
Sent: 13 August 2020 13:01
To: Duncan Smith
Subject: FW: post Neighbourhood 7 letters
Importance: High

Hi Duncan

can you deal with these letters?

thanks
Steph

From: Grant, Richard [<mailto:Richard.Grant@plymouth.gov.uk>]
Sent: 12 August 2020 18:48
To: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Cc: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: FW: post Neighbourhood 7 letters
Importance: High

OFFICIAL:SENSITIVE

Hi Steph

No, these aren't JLP letters – they are related to the Kingsbridge Neighbourhood Plan.

Duncan – do you know who is processing these?

Richard

Richard Grant
Strategic Planning Manager (Joint Local Plan)
Strategic Planning and Infrastructure
Plymouth City Council
Ballard House
West Hoe Road
Plymouth
PL1 3BJ

T +441752304331
E richard.grant@plymouth.gov.uk

www.plymouth.gov.uk

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Carl Firminger
Larchfield
Kingston
Devon
TQ7 4PU

6 August 2010

Neighbourhood Planning, South Hams District Council
Follaton House
Plymouth Road
Totnes TQ9 5NE

Dear Sirs

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Yours sincerely

Carl Firminger

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Jean Moore
Appletree Wyke
Kingston
Devon
TQ7 4PY

10 August 2020
Neighbourhood Planning
South Hams District Council
Follaton House, Plymouth Road
Totnes

TQ9 5NE

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Please accept my formal agreement of the above. The Plan reflects my own views and is appropriate for the needs of Kingston.

Yours sincerely

Jean Moore

Irene Hornby
Larchfield
Kingston
Devon
TQ7 4PU

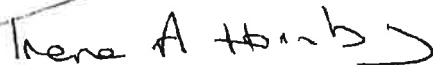
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Irene Hornby

Neville Thomas

Bracondale
Kingston
TQ7 4PU

August 4 2020

South Hams District Council
Neighbourhood Planning

South Hams District Council
Follaton House
Plymouth Road
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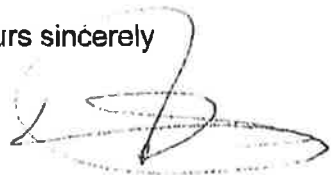
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The Plan supports the wishes of Kingston residents and will ensure that any new development is appropriate and that the special characteristics of the Parish and its setting in the Area of Outstanding Natural Beauty are preserved.

Devon needs to protect its beautiful towns and small villages

Yours sincerely

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Neville Thomas

Cider Barn
Kingston
Devon
TQ7 4PU

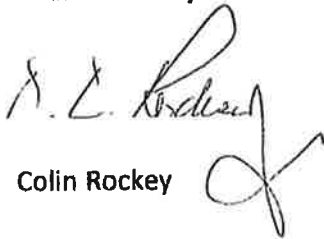
4 August 2020

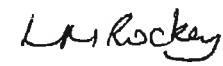
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South Hams District Council
Follaton House
Plymouth Road
Totnes TQ9 5NE

Dear Team

We both wish to support the recently submitted Neighbourhood Plan for Kingston. This is a very important document for us, and our community and we are pleased it has reached this stage in the process.

Yours sincerely


Colin Rockey


Linda Rockey

Nicholas Oatway Helps
The Old School
Kingston Devon
TQ7 4PU

31 July 2020

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Planners

Kingston Neighbourhood Plan

Please note that I agree fully with Kingston Parish Council's plan proposal submitted to South Hams District Council for their designated Neighbourhood Development Plan Area. The plan proposal is based on full consultation with the community.

Yours faithfully

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Nicholas Oatway Helps.

Richard McGee
Rock Cottage
Kingston
Devon
TQ7 4PS

Sarah Hargreaves
Rock Cottage
Kingston
Devon
TQ7 4PS

5 August 2020

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We write to give individual (each of us) support for the plan proposal submitted by Kingston Parish Council.

The plan has been developed through full involvement of the community, resulting in a document which will meet foreseeable need; and which will underpin protection of the many features which make Kingston one of South West Devon's iconic villages.

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Sarah Hargreaves.

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Sent: 17 August 2020 07:37
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Subject: post Neighbourhood 7 letters
Attachments: 0763_001.pdf

Kind Regards

Olga Edwards | Digital Mail & Print Team Member
South Hams District Council | West Devon Borough Council
Email: olga.edwards@swdevon.gov.uk
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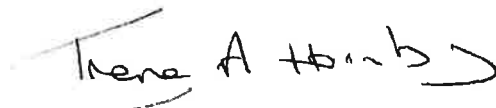
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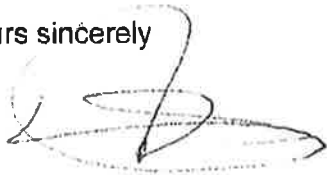
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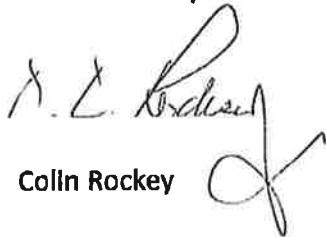
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Sent: 14 August 2020 13:59
To: Sarah Packham; SW-Neighbourhood Planning
Subject: FW: Attached Image
Attachments: 0814_001.pdf

Sarah...Another one for Kingston Reg 16...Ta D

From: Development Management (South Hams & West Devon)
Sent: 14 August 2020 10:13
To: Duncan Smith
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Duncan here is another letter re Kingston

thanks
Steph

From: Richard Ashford
Sent: 14 August 2020 08:47
To: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Subject: FW: Attached Image

Please see attached

From: Canon7280i@swdevon.gov.uk <Canon7280i@swdevon.gov.uk>
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Jean Moore
Appletree Wyke
Kingston
Devon
TQ7 4PY

10 August 2020
Neighbourhood Planning
South Hams District Council
Follaton House, Plymouth Road
Totnes

TQ9 5NE

14 AUG 2020

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Carl Firminger
Larchfield
Kingston
Devon
TQ7 4PU

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Plymouth Road
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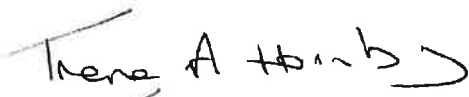
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Irene Hornby

Neville Thomas

Bracondale
Kingston
TQ7 4PU

August 4 2020

South Hams District Council
Neighbourhood Planning

South Hams District Council
Follaton House
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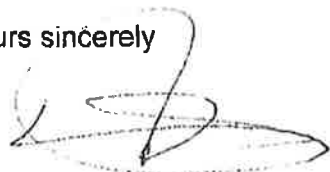
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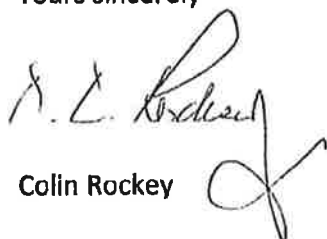
4 August 2020


To: Neighbourhood Planning Team
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Follaton House
Plymouth Road
Totnes TQ9 5NE

Dear Team

We both wish to support the recently submitted Neighbourhood Plan for Kingston. This is a very important document for us, and our community and we are pleased it has reached this stage in the process.

Yours sincerely


Colin Rockey


Linda Rockey

Nicholas Oatway Helps
The Old School
Kingston Devon
TQ7 4PU

31 July 2020

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Planners

Kingston Neighbourhood Plan

Please note that I agree fully with Kingston Parish Council's plan proposal submitted to South Hams District Council for their designated Neighbourhood Development Plan Area. The plan proposal is based on full consultation with the community.

Yours faithfully

A handwritten signature in black ink that reads "Nicholas Oatway Helps". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Oatway Helps.

Richard McGee
Rock Cottage
Kingston
Devon
TQ7 4PS

Sarah Hargreaves
Rock Cottage
Kingston
Devon
TQ7 4PS

5 August 2020

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Kingston Neighbourhood Plan

We write to give individual (each of us) support for the plan proposal submitted by Kingston Parish Council.

The plan has been developed through full involvement of the community, resulting in a document which will meet foreseeable need; and which will underpin protection of the many features which make Kingston one of South West Devon's iconic villages.

Yours faithfully



Richard McGee



Sarah Hargreaves.

From: Duncan Smith
Sent: 13 August 2020 10:47
To: Sarah Packham
Cc: SW-Neighbourhood Planning
Subject: FW: post Neighbourhood 7 letters
Attachments: 0763__001.pdf

Importance: High

Sarah...Can you put this with the Kingston Reg 16 replies....Ta D

From: Grant, Richard
Sent: 12 August 2020 18:48
To: Development Management (South Hams & West Devon)
Cc: Duncan Smith
Subject: FW: post Neighbourhood 7 letters
Importance: High

OFFICIAL:SENSITIVE

Hi Steph

No, these aren't JLP letters – they are related to the Kingsbridge Neighbourhood Plan.

Duncan – do you know who is processing these?

Richard

Richard Grant
Strategic Planning Manager (Joint Local Plan)
Strategic Planning and Infrastructure
Plymouth City Council
Ballard House
West Hoe Road
Plymouth
PL1 3BJ

T +441752304331
E richard.grant@plymouth.gov.uk
www.plymouth.gov.uk

From: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Sent: 12 August 2020 16:50
To: JLP Team <JLPTeam@swdevon.gov.uk>
Subject: FW: post Neighbourhood 7 letters
Importance: High

Afternoon All

Are these letters of support supposed to come your way?

Thanks
Steph

From: Olga Edwards
Sent: 11 August 2020 11:30
To: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Subject: post Neighbourhood 7 letters

Kind Regards

Olga Edwards | Digital Mail & Print Team Member
South Hams District Council | West Devon Borough Council
Email: olga.edwards@swdevon.gov.uk
Tel: 01803 862214



South Hams
District Council



West Devon
Borough Council *Working together*



www.southhams.gov.uk



www.westdevon.gov.uk

From: Canon7280i@swdevon.gov.uk [<mailto:Canon7280i@swdevon.gov.uk>]
Sent: 11 August 2020 10:58
To: Olga Edwards <Olga.Edwards@swdevon.gov.uk>
Subject: Attached Image

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Carl Firminger
Larchfield
Kingston
Devon
TQ7 4PU

6 August 2010

Neighbourhood Planning, South Hams District Council
Follaton House
Plymouth Road
Totnes TQ9 5NE

Dear Sirs

I fully support the Kingston Neighbourhood Plan proposal as submitted by Kingston Parish Council. It is based on detailed consultation and community involvement and reflects Parish needs and wishes. It gives due importance to the AONB and surrounding countryside. It is important too for the local farming community, which is an important part of Parish activity as well as a source of work for some of our young people.

Yours sincerely

Carl Firminger

A handwritten signature in black ink, appearing to read "C Firminger". The signature is written in a cursive style with a long horizontal stroke at the end.

**Jean Moore
Appletree Wyke
Kingston
Devon
TQ7 4PY**

**10 August 2020
Neighbourhood Planning
South Hams District Council
Follaton House, Plymouth Road
Totnes**

TQ9 5NE

Designated plan proposal for Kingston Devon

Please accept my formal agreement of the above. The Plan reflects my own views and is appropriate for the needs of Kingston.

Yours sincerely

Jean Moore

Irene Hornby
Larchfield
Kingston
Devon
TQ7 4PU

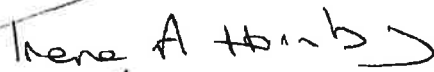
6 August 2010

Neighbourhood Planning, South Hams District Council

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I fully support the Kingston Neighbourhood Plan proposal as submitted by Kingston Parish Council. It is based on detailed consultation and community involvement and reflects Parish needs and wishes. It gives due importance to the AONB and surrounding countryside.

Yours sincerely

A handwritten signature in black ink that reads "Irene A Hornby". The signature is written in a cursive style with a long horizontal stroke at the end.

Irene Hornby

Neville Thomas

Bracondale
Kingston
TQ7 4PU

August 4 2020

South Hams District Council
Neighbourhood Planning

South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon TQ9 5NE

Dear Sir/Madam

Please accept my formal support for the Kingston Neighbourhood Plan submitted by Kingston Parish Council.

The Plan supports the wishes of Kingston residents and will ensure that any new development is appropriate and that the special characteristics of the Parish and its setting in the Area of Outstanding Natural Beauty are preserved.

Devon needs to protect its beautiful towns and small villages

Yours sincerely

A handwritten signature in black ink, appearing to be 'Neville Thomas', written over a faint, dotted-line signature guide.

Neville Thomas

Cider Barn
Kingston
Devon
TQ7 4PU

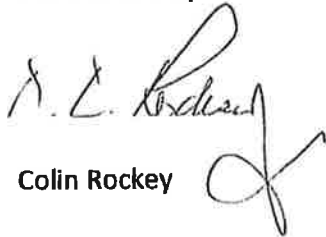
4 August 2020


To: Neighbourhood Planning Team
South Hams District Council
Follaton House
Plymouth Road
Totnes TQ9 5NE

Dear Team

We both wish to support the recently submitted Neighbourhood Plan for Kingston. This is a very important document for us, and our community and we are pleased it has reached this stage in the process.

Yours sincerely


Colin Rockey


Linda Rockey

Nicholas Oatway Helps
The Old School
Kingston Devon
TQ7 4PU

31 July 2020

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Planners

Kingston Neighbourhood Plan

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Yours faithfully

A handwritten signature in black ink that reads "Nicholas Oatway Helps". The signature is written in a cursive style with a long horizontal stroke at the end.

Nicholas Oatway Helps.

Richard McGee
Rock Cottage
Kingston
Devon
TQ7 4PS

Sarah Hargreaves
Rock Cottage
Kingston
Devon
TQ7 4PS

5 August 2020

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South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

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We write to give individual (each of us) support for the plan proposal submitted by Kingston Parish Council.

The plan has been developed through full involvement of the community, resulting in a document which will meet foreseeable need; and which will underpin protection of the many features which make Kingston one of South West Devon's iconic villages.

Yours faithfully



Richard McGee



Sarah Hargreaves.

From: Sandy & Peter <sandy@homecroftcollies.plus.com>
Sent: 10 August 2020 16:27
To: SW-Neighbourhood Planning
Subject: Kingston neighbourhood plan

Dear Sirs,

We have been following all the work that has gone into producing the village plan and would like to say that we approve of the plan and hope it goes ahead

Sandra Thompson and Peter Bratton
Homecroft
Kingston TQ7 4QD

From: Development Management (South Hams & West Devon)
Sent: 10 August 2020 14:03
To: SW-Neighbourhood Planning
Subject: Kingston
Attachments: Kingston Neighbourhood.tif

We think this is one for you

Regards

Case Management Team – Development Management

South Hams District Council | West Devon Borough Council
Email: dm@swdevon.gov.uk
Tel: 01803 861234



South Hams
District Council



West Devon
Borough Council

Working together

SOUTH HAMS D.C

05 AUG 2020

REC-10-20-20000000

The Planning Officer,
Neighbourhood Planning,
South Hams District Council,

John Douglas Whalley
THE VINEY,
1, ARNOLDS CLOSE,
Kingston,
TQ7 4QF.
3rd August 2020.

KINGSTON NEIGHBOURHOOD PLAN
2020 CONSULTATION, REGULATION 16.

I support this Plan, and congratulate
all involved, in bringing this Plan to
Fruition.

Yours faithfully
J. D. Whalley

From: John Taylor <jtmodbury19@btinternet.com>
Sent: 08 August 2020 14:18
To: SW-Neighbourhood Planning
Subject: KINGSTON NEIGHBOURHOOD PLAN

This is a fantastic piece of work and huge congratulations are due to the team that drove this to completion. Four years of hard work have paid off - we now have a creditable and worthy plan for Kingston's future.

JohnTaylor,
Wayside,
Kingston TQ7 4PP.

Sent from my iPad

From: Kingston Tree Warden
Sent: 08 August 2020 14:17
To: SW-Neighbourhood Planning
Subject: Kingston Neighbourhood plan

Dear Sir/Madam,

I am sending this email to totally support this plan that has taken individuals in the village 4 years of hard work. They have done a brilliant job.

This is the plan for our community to ensure that any development in Kingston Parish meets both current and future needs. It also makes it clear that the community wishes to maintain the special characteristics of the village, with its 2 conservation areas, and emphasises the continuing need of protecting Kingston's position within the South Hams AONB.

Best wishes,
Dr Thelma Rumsey
Wayside,
Kingston

From: jennifer stanley <stanz@stanz.plus.com>
Sent: 08 August 2020 10:02
To: SW-Neighbourhood Planning
Subject: Response to Kingston Neighbourhood plan
Attachments: Stanz pro fORMA LET.pdf

Dear Sir/Madam

I'm resending this response because I'm not sure if you received my original one

Regards

Jennifer Stanley

**Brae Cottage
Kingston
Kingsbridge
TQ7 4PU**

08/07/20

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Sir/Madam

Re: Kingston Parish Council Plan proposal for Kingston's plan proposal for the designated Neighbourhood Plan Development Plan Area.

I fully support this proposal, which reflects our community's needs and aspirations for the future.

I agree with the Plan proposal and believe that it will ensure the appropriate development and maintenance of the Parish as well as protection of the surrounding countryside – coast and AONB.

Yours sincerely

Jennifer Susan Stanley

From: Bob Musk <bob.musk@btinternet.com>
Sent: 06 August 2020 11:48
To: SW-Neighbourhood Planning
Subject: Kingston Neighbourhood Plan support

I fully support the Kingston Neighbourhood Plan proposal submitted to you by Kingston Parish Council.

Regards,
Bob Musk

Robins Farm

Kingston

Kingsbridge

Devon

TQ7 4PL

United Kingdom

Tel: +44 (0) 1548 810824

Mobile: +44 (0) 7554 429114

Email: bob.musk@btopenworld.com

From: Jenny Ebsworth <j.ebsworth582@btinternet.com>
Sent: 28 July 2020 12:05
To: SW-Neighbourhood Planning
Subject: Kingston Neighbourhood Plan

To whom it may concern, I fully support the Kingston plan in its entirety.
J E Ebsworth and J M Ebsworth
The Old Bakery
Kingston



This email has been checked for viruses by AVG antivirus software.
www.avg.com

From: jenniferstanley <jenniferstanley41@icloud.com>
Sent: 05 August 2020 12:17
To: SW-Neighbourhood Planning
Subject: Agreement for Kingston Parish Council Plan
Attachments: Stanz pro fORMA LET.docx

Dear Sir/Madam
Herewith my letter for your immediate attention.
Jennifer Stanley

**Brae Cottage
Kingston
Kingsbridge
TQ7 4PU**

05/07/20

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Sir/Madam

Re: Kingston Parish Council Plan proposal for Kingston's plan proposal for the designated Neighbourhood Plan Development Plan Area.

I fully support this proposal, which reflects our community's needs and aspirations for the future.

I agree with the Plan proposal and believe that it will ensure the appropriate development and maintenance of the Parish as well as protection of the surrounding countryside – coast and AONB.

Yours sincerely

Jennifer Susan Stanley

From: stanz@stanz.plus.com
Sent: 05 August 2020 12:31
To: SW-Neighbourhood Planning
Subject: Kingston Neighbourhood Plan
Attachments: Stanz pro fORMA LET HJS.pdf

Dear Sir/ Madam

Herewith my letter of agreement for Kingston Neighbourhood Planning document.

Regards

Hugh J Stanley

**Brae Cottage
Kingston
Kingsbridge
TQ7 4PU
stanz@stanz.plus.com**

August 5th 2020

Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
TQ9 5NE

Dear Sir/Madam

Re: Kingston Parish Council Plan's proposal for the designated Neighbourhood Plan Development Area.

I fully support this proposal, which reflects our community's needs and aspirations for future years to come.

I agree with the Plan proposal and believe that it will ensure the appropriate development and maintenance of the Parish as well as protection of the surrounding countryside our coastal region and the AONB.

Yours sincerely

Hugh John Stanley

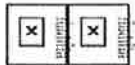
From: Parker-Stephenson, Stephanie <Stephanie.Parker-Stephenson@naturalengland.org.uk>
Sent: 05 August 2020 12:28
To: SW-Neighbourhood Planning
Cc: Duncan Smith
Subject: Kingston Neighbourhood Plan - Reg 16 consultation
Attachments: Picture (Device Independent Bitmap) 1.jpg; 323737 Kingston Neighbourhood Development Plan_Reg 16.pdf

Dear Sir/Madam,
Please find attached Natural England's comments on the Reg 16 consultation for the Kingston Neighbourhood Plan.

If you have any queries about the response please don't hesitate to contact me.

Kind regards

Stephanie Parker-Stephenson
Lead Adviser (Sustainable Development)
Devon, Cornwall and Isles of Scilly
Natural England, Sterling House, Dix's Field
Exeter, EX1 1QA, 07799438517
www.gov.uk/natural-england



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Date: 5th August 2020
Our Ref:: 323737
Your Ref: Kingston Neighbourhood Plan Regulation 16 consultation



Sarah Packham
Neighbourhood Planning Senior Case Manager
South Hams District and West Devon Borough Councils

Natural England,
Sterling House,
Dix's Field,
Exeter,
EX1 1QA

BY EMAIL ONLY
NeighbourhoodPlan@swdevon.gov.uk

T: 0300 060 3900

Dear Ms Packham,

Kingston Neighbourhood Plan Regulation 16 consultation

Thank you for your consultation on the above dated 16th July 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the emerging Neighbourhood Plan and would like to make the following comment.

We note that the Plan incorporates the Development Boundary that was proposed (but not adopted) in a topic paper prepared for the Plymouth and South West Devon Joint Local Plan (Thriving Towns and Villages Topic Paper, March 2017), rather than the Settlement Boundary that was included at the Reg 14 stage. We are concerned that the proposed Development Boundary contains a parcel of land with potential for development (see Fig. 1 below) that i) has not been subject to the 2017 Site Assessment process, and ii) does not meet the criteria set out in paragraph 3.4 of the Plan. The parcel of land appears to be a curtilage that is functionally separate from the dwelling and that has the capacity to extend the built form of the village.

We advise that the neighbourhood planning group needs to prepare the necessary evidence (which may already exist elsewhere) to justify the inclusion of this site within the

development boundary, which will need to include an assessment of the impact of development on the landscape and on the AONB in particular. This will also help inform the measures or layout that may be required to mitigate any significant impacts on the South Devon AONB.

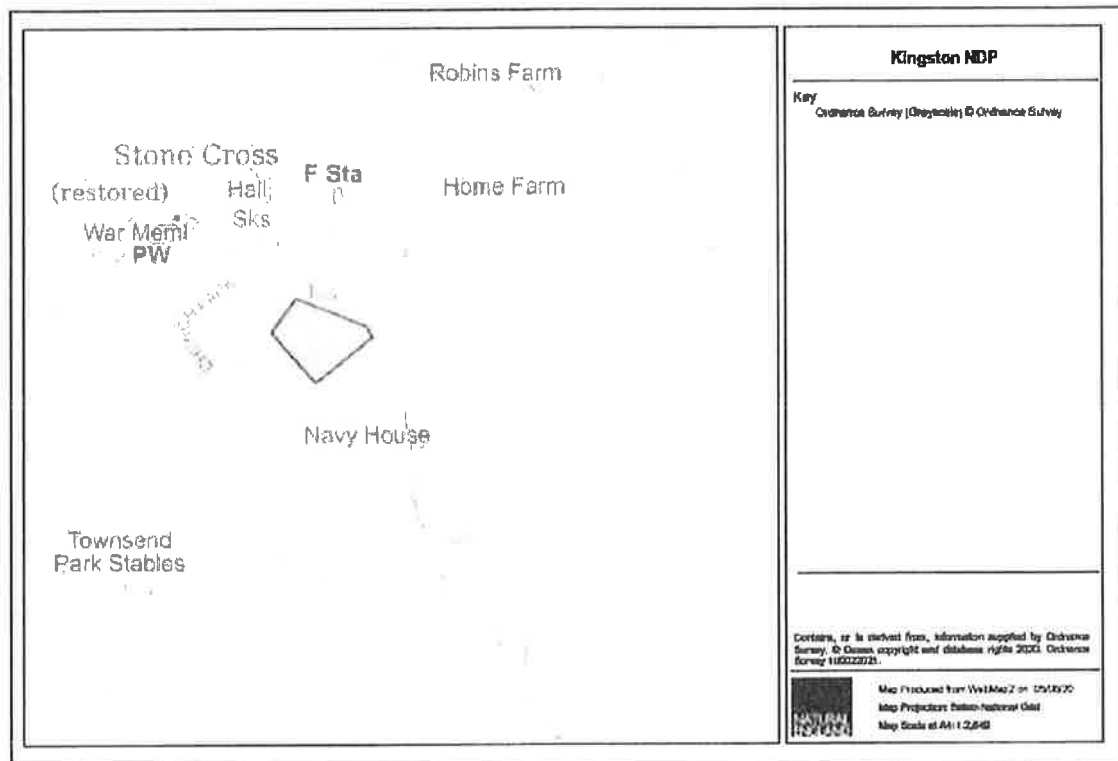
We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Stephanie Parker-Stephenson on 07799438517. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Stephanie Parker-Stephenson
Lead Adviser (Sustainable Development)
Devon, Cornwall and Isles of Scilly

Figure 1. Land to the East of Farthing Mead



From: Developer Services Planning
<DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 04 August 2020 12:59
To: SW-Neighbourhood Planning
Subject: RE: Kingston NP - reg 16

Sarah regarding the above the content is noted especially that relating to drainage and upon which we have no comment.

Regards

Martyn Dunn Pre-Development Technical Advisor



South West Water

D: 01392 443702

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

From: SW-Neighbourhood Planning [mailto:NeighbourhoodPlan@swdevon.gov.uk]
Sent: 16 July 2020 21:42
Subject: Kingston NP - reg 16

EXTERNAL EMAIL - This email is from an external source.

Dear Consultee,

As a consultee to the Kingston Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Kingston Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 3rd August 2020 to Monday 14th September 2020.

The consultation will take place during a period when Government restrictions relating to COVID 19 will be in place. The Government have issued guidance regarding consultation process during these difficult times which can be accessed on the following link <https://www.gov.uk/guidance/neighbourhood-planning--2# covid-19>

Having considered this advice South Hams District Council, following discussions with Kingston Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make

hard copies of the Plan available (to those without access to the web) if requested subject to necessary Covid19 precautions being adhered to. Please contact by mail or telephone if you wish to obtain a copy (details below):-

Name: Alan Coleman-Smith (until September 7th)
Address: Tewkesbury, Kingston, Kingsbridge, Devon, TQ7 4QD
Phone: 01548 811277 or 07966 438746

Name: Don Kelly (from September 8th)
Address: Little Barn, Home Farm Close, Kingston, Kingsbridge, Devon, TQ7 4PU
Phone: 01548 810358

Please respond to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 14th September 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website or the Neighbourhood Plan websites: <https://kingstonplan.org/>

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



South Hams
District Council



West Devon
Borough Council

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Registered Office:
Peninsula House
Rydon Lane
Exeter
Devon EX2 7HR

From: ian seeley <ian46seeley@btinternet.com>
Sent: 03 August 2020 11:21
To: SW-Neighbourhood Planning
Subject: Kingston Neighbourhood Plan 2019-34 Affirmation

To: Planning Adviser South Hams District Council Follaton House Plymouth Road. Totnes TQ9 5NE

Dear Sirs,

In consideration of the upcoming consultation regarding the Kingston Neighbourhood Plan, I wish to record that I most heartily endorse this plan and fully support it.

I would like to be advised of any future decisions or public notices that you may be able to share on this subject, which has been worked on so very hard for the benefit of the Kingston community

Thank you.

A handwritten signature in black ink that reads "Ian Seeley". The signature is written in a cursive style with a large, sweeping initial 'I' and a long, horizontal flourish at the end.

Ian Seeley
Ben's Barn
Kingston, Devon
TQ7 4EU
01548-810-445

From: Rae Wallin <raewallin@gmail.com>
Sent: 30 July 2020 09:50
To: SW-Neighbourhood Planning
Subject: Kingston Neighbour Plan proposal.

I support fully the Kingston Neighbourhood Plan on the basis of the plan proposal submitted to you by Kingston Parish Council. The Plan reflects the needs and wishes of the community and affords protection for the AONB and the iconic character of Kingston Parish.

Rachel Bridget Musk
Robins Farm Kingston

From: Ian Fallon <ian.fallon@btinternet.com>
Sent: 25 July 2020 18:15
To: SW-Neighbourhood Planning
Subject: Kingston Local Plan

I have seen and support this plan as containing valuable criteria in considering future planning applications in Kingston.

Ian Fallon

From: ceejaygrs1@btinternet.com
Sent: 25 July 2020 12:43
To: SW-Neighbourhood Planning
Subject: KINGSTON NEIGHBOURHOOD PLAN

We support the Kingston Neighbourhood Plan

C. J & G. R. SMITH
2 CHERRY TREE CLOSE
KINGSTON
TQ7 4PT

Sent from [Mail](#) for Windows 10

From: Enquiries, Unit <enquiries@environment-agency.gov.uk>
Sent: 20 July 2020 16:28
To: SW-Neighbourhood Planning
Subject: 200720/DM07 Kingston NP - reg 16
Attachments: Public Notice - kingston.pdf

Dear Sarah

I have passed your e-mail to the local customer team who will deal with your request.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days, but we aim to respond to all enquiries as quickly as we can.

You can find more information about our service commitment by clicking on the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

You can contact our customer team directly on the contact details below, or call the National Customer Contact Centre on 03708 506506 who will transfer you to the area team.

Please quote your enquiry reference 200720/DM07 in any correspondence with us regarding this matter.

Customers and Engagement
Environment Agency
Devon, Cornwall and the Isles of Scilly Area
Manley House
Kestrel Way
Exeter.
EX2 7LQ

Kind regards,

Dominic Murphy

National Customer Contact Centre
Environment Agency




Tel: 03708 506 506

Web Site: www.gov.uk/environment-agency

Click an icon to keep in touch with us:-



CORONAVIRUS
PROTECT YOURSELF & OTHERS

For the latest guidance:  Environment Agency
- INTRANET.EA.GOV
- NHS.UK/coronavirus
- GOV.UK/coronavirus

From: SW-Neighbourhood Planning [mailto:NeighbourhoodPlan@swdevon.gov.uk]

Sent: 16 July 2020 21:42

To: Cllr Bernard Taylor ; Cllr Hilary Bastone ; Cllr Judy Pearce ; Roger English ; BT open reach ; COAL authority ; ee ; Enquiries, Unit ; SPDC ; Exeter City Council NP Dept ; Gas - Wales & west ; General inbox Historic England ; Highways England ; Highways England Gaynor ; Historic England (David.Stuart@historicengland.org.uk) ; Homes England ; SM-MMO-Consultations (MMO) ; Mono Consultants ; SM-NE-Enquiries (NE) ; SM-NE-Consultations (NE) ; network rail ; New Devon CCG ; NHS ; Roger English ; CVS ; South West Water ; three ; vodafone & o2 ; West Devon CVS ; WESTERN POWFR ; Adam Davidson ; Alex Rehaag ; Alex Whish ; Alexis Huggins ; Andy Wellington ; Anna Henderson-Smith ; Cassandra Harrison ; Chris Brook ; Claire Fryer ; Communications ; David Parkes ; Duncan Smith ; Elections ; Estates ; forwardplanning@dartmoor.gov.uk ; Graham Lawrence ; Graham Swiss ; Kate Cantwell ; Katherine Jones ; Land Charges ; Lee Marshall ; Liz Tucker ; Patrick Whymer ; Phil Baker ; Richard Gage ; Rob Ellis ; Rob Sekula ; SW-Neighbourhood Planning ; Thomas Jones ; Tom Morris

Subject: 200720/DM07 Kingston NP - reg 16

Dear Consultee,

As a consultee to the Kingston Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Kingston Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 3rd August 2020 to Monday 14th September 2020.

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Name: Alan Coleman-Smith (until September 7th)

Address: Tewkesbury, Kingston, Kingsbridge, Devon, TQ7 4QD

Phone: 01548 811277 or 07966 438746

Name: Don Kelly (from September 8th)

Address: Little Barn, Home Farm Close, Kingston, Kingsbridge, Devon, TQ7 4PU

Phone: 01548 810358

Please respond to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 14th September 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website or the Neighbourhood Plan websites: <https://kingstonplan.org/>

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



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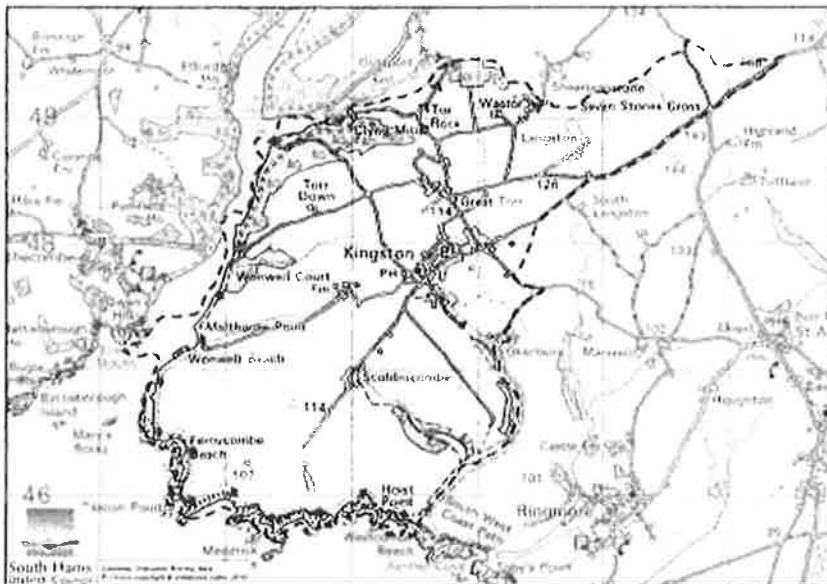


Kingston Parish Council has submitted their plan proposal to South Hams District Council for their designated Neighbourhood Development Plan Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

South Hams District Council is consulting residents and other interested stakeholders on the plan proposal for the Kingston Parish Neighbourhood Development Plan Area.

Consultation will run for 6 weeks between Monday 3rd August 2020 Monday 14th September 2020.

To view the full plan proposal please visit: <https://www.neighbourhoodplanning.swdevon.gov.uk/kingston> or <https://kingstonplan.org/>



Please note: Any comments made about the proposed plan area cannot be treated as confidential and may be made publicly available at the Council's offices and on the website. Your personal information will be held securely by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998

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Having considered this advice South Hams Council, following discussions with Kingston Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available if requested subject to necessary Covid19 precautions being adhered to. Please contact:

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Phone: 01548 811277 or 07966 438746

Name: Don Kelly (from September 8th)
Address: Little Barn, Home Farm Close, Kingston, Kingsbridge, Devon, TQ7 4PU
Phone: 01548 810358

You can comment by emailing us at neighbourhood.planning@swdevon.gov.uk, or send us your response in writing to: Neighbourhood Planning, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.

Please make any representations to the Council by 14th September 2020.

If you wish to be notified of the local planning authority's decision under Regulation 19 (the outcome of the independent examination of the plan), please clearly request this when you make comment.

From: Parish, Sally <Sally.Parish@highwaysengland.co.uk>
Sent: 20 July 2020 12:30
To: SW-Neighbourhood Planning
Cc: Garnier, Chrystèle
Subject: Kingston Neighbourhood Plan Regulation 16 consultation - Highways England Response

Dear SW-Neighbourhood Planning,

Thank you for providing Highways England with the opportunity to comment on the Kingston Neighbourhood Plan Regulation 16 consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A38 which runs approximately 7km north of the Parish.

We note that the formal consultation period commences on 3 August, however we have reviewed the submission draft and are satisfied that the Plan's proposed policies are unlikely to result in development which will adversely impact on the SRN and we therefore have no specific comments to make.

These comments do not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

Kind regards,

Sally

Sally Parish, Planning Manager (Highways Development Management), Operations
Highways England | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB
Phone: 07834 974215
Web: <http://www.highways.gov.uk>

Please note I am currently working from home and can be contacted by phone on the above mobile number

PLANNING AWARDS 2020 SHORTLIST

From: SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]

Sent: 16 July 2020 21:42

To: Cllr Bernard Taylor <cllr.Bernard.Taylor@southhams.gov.uk>; Cllr Hilary Bastone <cllr.Hilary.Bastone@southhams.gov.uk>; Cllr Judy Pearce <cllr.Judy.Pearce@southhams.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Environment agency <enquiries@environment-agency.gov.uk>; Environment Agency (2) <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox Historic England <southwestcasework@historicensland.org.uk>; Highways England <Info@highwaysengland.co.uk>; Gallacher, Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England (David.Stuart@historicensland.org.uk) <David.Stuart@historicensland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; Marine Management UK (Consultations.mmo@marinemanagement.org.uk) <Consultations.mmo@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; Natural England <enquiries@naturalengland.org.uk>; Natural England (2) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS

<cvs@southhams.gov.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevon.gov.uk>; wESTERN POWER <pelsen@westernpower.co.uk>; Adam Davidson <adam.davison@southdevon.gov.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Communications <Communications@swdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; Elections <Elections@southhams.gov.uk>; Estates <Estates@swdevon.gov.uk>; forwardplanning@dartmoor.gov.uk <forwardplanning@dartmoor.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>

Subject: Kingston NP - reg 16

Dear Consultee,

As a consultee to the Kingston Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Kingston Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 3rd August 2020 to Monday 14th September 2020.

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Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

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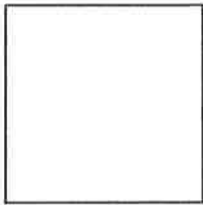
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From: SW-Neighbourhood Planning
Sent: 24 September 2020 10:53
To: Sarah Packham
Subject: FW: Kingston Neighbourhood Plan

This was in the Modbury responses can you send on to Deborah....thanks D

From: Moore <moorecurlew1@googlemail.com>
Sent: 13 September 2020 19:10
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Fwd: Kingston Neighbourhood Plan

Dear Sir/Madam,

We would like to register our support for the Kingston Neighbourhood plan and to register our appreciation of all the hard work that has gone into this.

Kind regards,

Colin and Anita Moore
Curlew Cottage,
Kingston
TQ7 4QD

From: SW-Neighbourhood Planning
Sent: 24 September 2020 11:07
To: Sarah Packham
Subject: FW: Kingston Neighbourhood Plan 2019-2034 - comments

Sarah....Another one to send on to Deborah....D

From: paulbatho@btconnect.com <paulbatho@btconnect.com>
Sent: 11 September 2020 12:49
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Kingston Neighbourhood Plan 2019-2034 - comments

Dear Sirs

Kingston Neighbourhood Plan 2019-2034

I write to submit my comments on the draft Kingston Neighbourhood Plan which is currently going through the consultation process.

My interest in this is as a director of Vicarage Park Ltd. (VPL), which owns a piece of land in the parish of Kingston. An application for planning permission for the development of housing on part of this site was made to South Hams District Council on 30 November 2017 (ref 4068/17/OPA). Permission was refused on 4 March 2019. A subsequent application for a revised development was made on 5 March 2020 (ref 0761/20/OPA); this has yet to be determined.

My comments on the Neighbourhood Plan are as follows:

1. Plan vision and objectives

A priority of the Plan is to ensure that Kingston remains a sustainable community. At the same time, the beauty, special character and heritage of the parish should be protected. Policy KNP1 recognises that limited development is needed to perpetuate a 'living country village' and specifically identifies a requirement for affordable homes and smaller market-prices houses to enable younger people and families to remain in or move to the village. I support these objectives.

2. Development Boundary alteration

The Plan proposes that development within the Development Boundary will be supported. Outside the Development Boundary, development will be supported only where it can be delivered sustainably and requires a countryside location or where it meets a proven local housing need that cannot be met inside the Boundary.

The original Development Boundary tightly followed the existing built envelope of the village and therefore provided no realistic space for a development which could meet the requirements of the Plan. The new Plan includes a proposed change to the Development Boundary by incorporating two small fields in the south west part of the village. It seems likely this change has been made to provide possible space for new development within the Boundary.

This site appears to be much less suitable than the VPL site for a small development incorporating a significant affordable housing element, for the following reasons:

- a) Traffic approaching the site will have to come through the centre of the village. In the light of objections to the VPL's proposals, this is likely to be a major concern to villagers. The VPL site has much more direct access which does not involve driving through most of the village. One of the Plan's objectives is to 'Create a safe environment without undue traffic impact and danger on our roads'.

- b) Access on to the site itself is extremely restricted. The adjoining roads are very narrow (less than two cars' width) and creating an access would appear to require either the demolition of a substantial stone wall and the excavation of a wide entrance or the demolition of existing housing.
- c) The area is within the AONB. As such, it cannot be considered a feasible option unless a landscape impact assessment has demonstrated that its impact is as least as low as that of the VPL site.
- d) VPL's development proposals occupy only about 25% of the land owned. The remainder has been offered to the Parish Council to provide a substantial amenity for the whole village, something the alternative site does not appear to provide.

KNP1 proposes that exception sites (i.e. sites outside the Development Boundary) which meet a proven local need could be considered positively. In this context it is suggested that VPL's development proposals, which have been designed to take account of the identified local need for housing, meet these requirements better than the new site created by the change in the Development Boundary.

3. Site assessment

The evidence base on the Kingston Plan web site includes a site assessment report prepared by Lee Bray, an independent planning consultant, in November 2017. This is referred to in paragraphs 4.14 to 4.17 of the Plan.

The assessment examined eleven sites in the village promoted by local landowners and developers, only three of which were considered acceptable. Its assessment of VPL's site is inaccurate and misleading because it assumed the entire area could be developed to accommodate 50-60 dwellings. VPL have never considered that a development on this scale is either desirable or feasible.

The current proposal for 12 houses is the result of extensive consultation with the village and there is no intention of expanding this further, as is demonstrated by the proposal that the remaining land could be donated to the village as amenity space. Nevertheless, it is evident from responses to the planning application that many in the village are under the mistaken impression that the whole site will eventually be developed.

Many thanks for taking these points into consideration

Yours sincerely

Paul Batho

Paul Batho MA FRICS FRGS
Tel: 01235 851251
Mob: 07794 239775
Web: www.paulbatho.co.uk