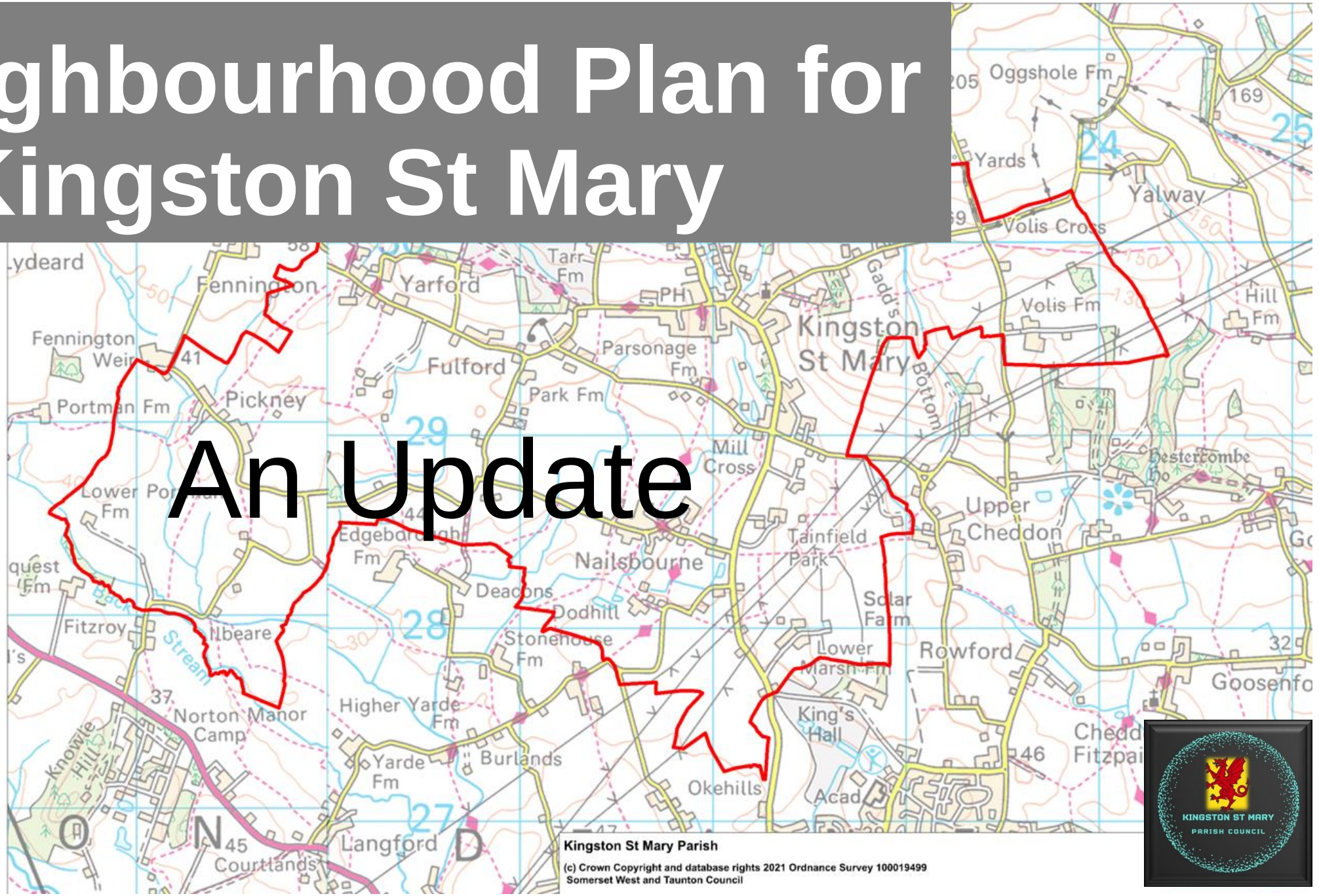
A Neighbourhood Plan for Kingston St Mary

An Update



GROUNDWORK
CHANGING PLACES
CHANGING LIVES

KINGSTON ST MARY
PARISH COUNCIL

Your Neighbourhood Plan (NP)

Neighbourhood Plans are:

- an approach to planning that provides local people with greater say and control over development in their area.
- subject to examination by an independent planning examiner
- subject to **approval by more than 50% of voters at a local referendum**
- adopted by the Local Authority and given statutory authority to use to determine planning applications in Kingston St Mary Parish, and will form part of the Local Plan.

Based on the views expressed, the Plan will provide our community with a powerful tool to guide Kingston's future over the next 10 to 15 years.

WHAT OUR NP CAN DO	WHAT IT CANNOT DO
✓ Develop policies specific to our area, for example, design of new development.	Introduce policies which conflict with national or Local Authority adopted “strategic” planning policies.
✓ Protect the facilities and areas of land that the community values most such as community buildings, playing fields, etc.	Force requirements on developers which make the delivery of development unviable.
	Change regulations / legislation such as Building Regulations or Permitted Development Rights.
✓ Protect areas of land for conservation, biodiversity and landscape value.	Reduce the scale of new housing proposed by the Local Authority.
✓ Influence the type, location and design of development.	Stop all development.
✓ Help to secure additional funding for infrastructure and other projects.	Deal with matters not dealt with through the planning system, for example: • Change traffic speed limits • Increase broadband speeds • Enforce parking restrictions

Who is currently working on the Plan?

Work Stream	Lead	Volunteers so far/ Consultants
Housing	David Stripp	Lorraine Cross
Climate Change	Tom Bedford	
Flood Management	Dixie Darch	Andrew Wilcox
Character Assessment	Paul Townsend	Various - more welcome
Active Travel Route	Marion Nieuwenhuizen	KAPACC, Sustrans
Traffic & Road Safety	David Taylor	Ian Forrest
Consultancy	Stuart Todd Associates	

The Process

a. the initial preparation by the Parish of the draft Plan
b. pre submission publicity and 6 week public consultation (Regulation 14)
c. Submission of the draft plan to the local planning authority to determine whether all relevant legal requirements have been met
d. the independent examination of the draft Plan. An examiner determines whether the Plan satisfies the “basic conditions”
e. Further consultation (Regulation 16)
f. the local planning authority (assuming it accepts the examiner’s recommendation) arranges the referendum.

Subject to more than 50% of those voting are in favour of the Plan, SWT is required to formally ‘make’ the Plan within eight weeks of the date on which the referendum was held.

Once the Plan is formally made, it will form part of the statutory development plan, and so will be able to be used in the determination of planning applications in the Parish of Kingston St Mary.

CHARACTER ASSESSMENT

Conservation Area



Looking to:

Identify the character of Kingston St Mary, and assets which might need to be protected.

Approach: undertake a Character Assessment of the Parish buildings, places, green spaces, and assets of particular value to the community, and dividing the Parish into different character areas to see how those areas have evolved over time, and what that means for their future.

Aim: to gather evidence on the characteristics of the different areas of the village and the hamlets which make up the civil parish of Kingston St Mary and recommend steps, in particular through the planning system, which can best support their protection.

UPDATE : CHARACTER ASSESSMENT

Your Place Matters - Toolkit

Exercise A: First impressions

Overview
This is a warm-up exercise and can be done inside in one or more groups.

With heritage and landscape in mind, work in groups and discuss the following:

1. What makes the place where you live, special to you and your community?

Think about how you feel when you approach home, and about which features are familiar to you. 'Features' could be anything; winding, sunken lanes, the use of a particular type of building material, or a specific view or landmark. Consider which features make your place distinct from another. It is the combination of these features which form the landscape character of your local area.

2. How do buildings contribute to making your place special?

3. What do you think your local area would have looked like 20 years, 50 years and 100 years ago?

4. What would you like it to look like in 50 years time?

Top Tips
This exercise works best if a range of individuals, with a variety of experiences, are represented. If you are concerned that different groups are not represented go out and ask them!

Collate key words and thoughts on paper. This does not have to be a lengthy piece of text, broad statements and even bullet points are fine!

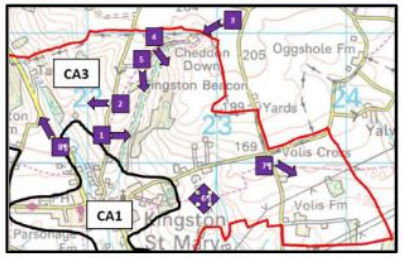
A spokesperson, from each group, can be elected to report back their group's thoughts and ideas.



(180° View looking east from Lodes Lane)



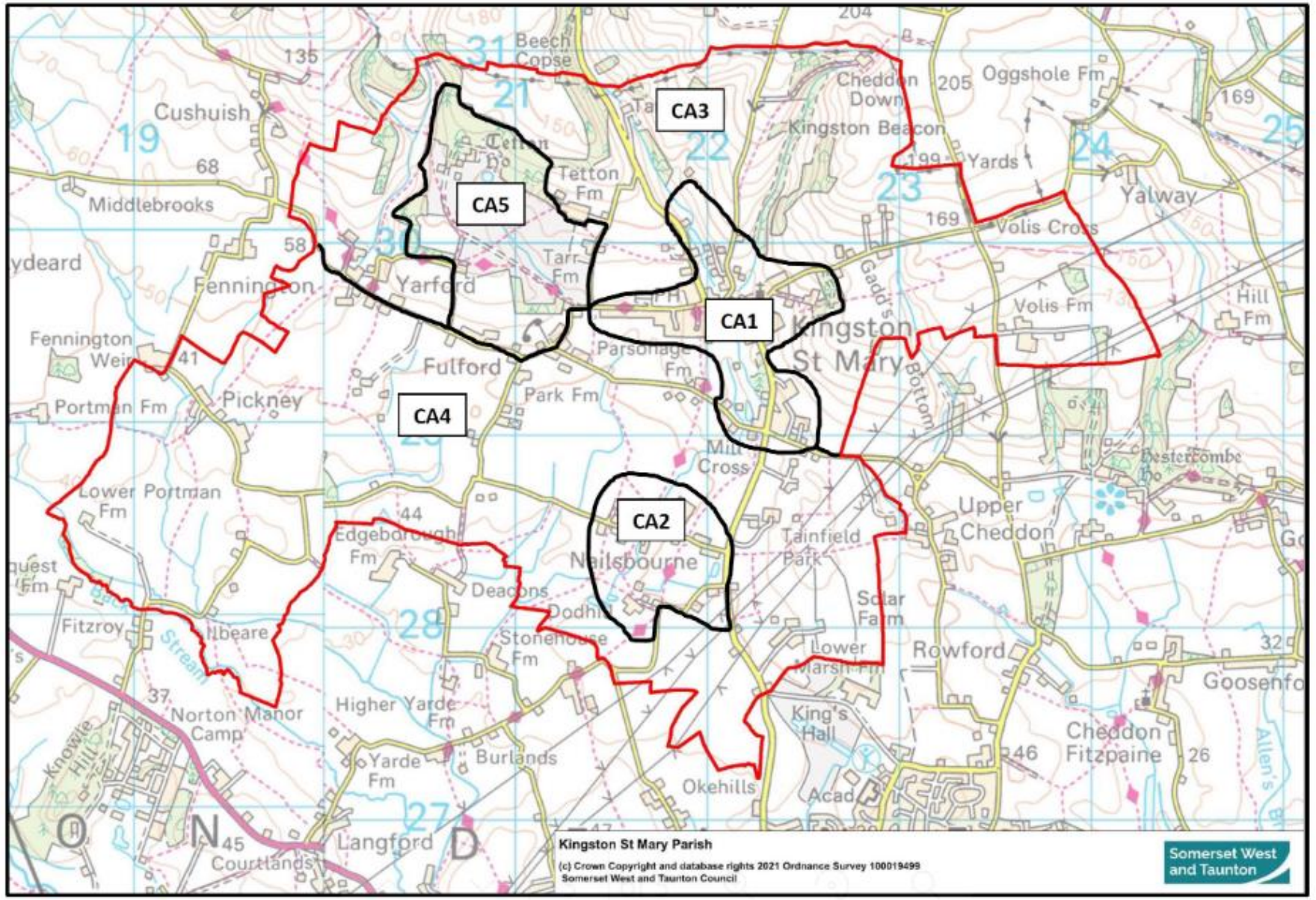




Your Place Matters Exercise A - First Impressions

Character Areas	KSM Village 1	Nailsbourne/Dodhill 2	North of Parish 3	South of Parish 4	Tetton 5
Features	Listed Buildings Grade 1 Church Green Spaces (Spinney/Playing Field) Village Hall Nucleated Quiet and Peaceful Sanctuary from Outside World Conservation Area Trees Surrounded by open countryside Part of AONB	Small Hamlets Quiet and Peaceful Well Maintained Flowing Water Surrounded by open countryside Working Farms Bungalow Land Large Gardens Nucleated Separate from KSM Village	Hills and Combes Working Farms Part of AONB Isolated Farms & Cottages High Hedgerows Sunken Lanes Red Soil Few Lanes/Roads Woodland Views over Taunton Vale Small Irregular Fields Empty space	Isolated Farms & Cottages Working Farms Level Landscape Small Irregular Fields Flowing Streams High Hedgerows Sunken Lanes Few Lanes/Roads Empty space Red Soil Electricity Pylons	Park Land Working Farms Stately Home Rural Activities (shooting) Part of AONB Views to Tetton House Views to KSM Village
Special Buildings	Grade 1 Church The Manor House The Grange The Swan Village Hall Listed Buildings (Locks, Bobetts, etc.) Eco Lodges		Listed Buildings (Yarford) Down Farm	Listed Buildings (2 x Farmhouses)	Tetton House
The Past	Self Sufficient Smaller Footprint Linear Settlement Many Orchards Confined to Conservation Area	Farms & Farm Cottages Orchards	Similar Field Pattern Hills and Combes Working Farms Isolated Farms & Cottages Working Quarries	Similar Field Pattern Isolated Farms & Cottages Working Farms Level Landscape Small Irregular Fields Flowing Streams	Park Land Working Farms Stately Home Views to Tetton House Views to KSM Village
The Future	Self Sufficient Community Shop/Café Improved Village Facilities Well attended School & Nursery More Affordable Housing Working from Home Digital Economy - Super Fast BB Climate Resilient Housing Active Travel Route to Taunton Improved footpath to Nailsbourne Preserve Heritage Assets Preserve KSM Character Limited Sympathetic Development Separate from Taunton Surrounded by open countryside Increased employment opportunities Sustainable Community	Digital Economy - Super Fast BB Climate Resilient Housing Surrounded by open countryside Limited Sympathetic Development Active Travel Route to Taunton Improved footpath to KSM Village Increased employment opportunities	Climate Resilient Farming Farming to Mitigate Climate Change Preserve Heritage Assets Limited Conversion of Agri Building Digital Economy - Super Fast BB Increased employment opportuniti	Climate Resilient Farming Farming to Mitigate Climate Change Preserve Heritage Assets Limited Conversion of Agri Buildings Digital Economy - Super Fast BB Increased employment opportunities	Climate Resilient Farming Farming to Mitigate Climate Chang Preserve Heritage Assets Preserve Tetton's Character Digital Economy - Super Fast BB

CHARACTER ASSESSMENT AREAS





Nailsbourne & Dodhill



Lodes Lane looking north & east

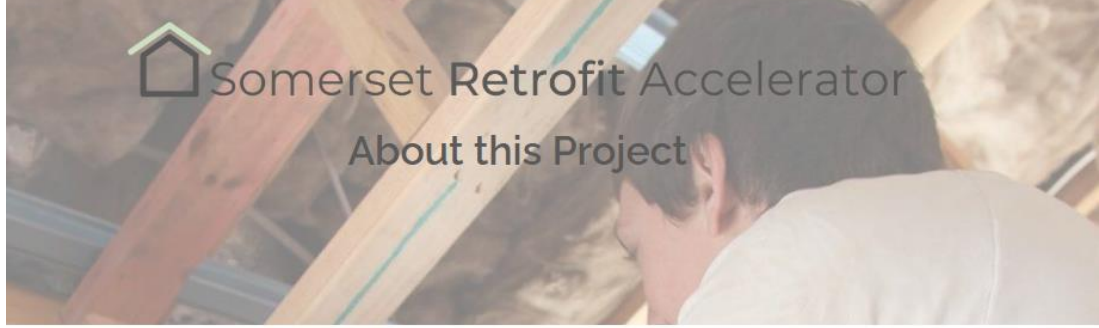


Kestercombe Lane looking east



Tetton Estate





UPDATE:
CLIMATE CHANGE

Somerset Retrofit Accelerator

FUTURE PROOF

Sedgemoor Creating Opportunity

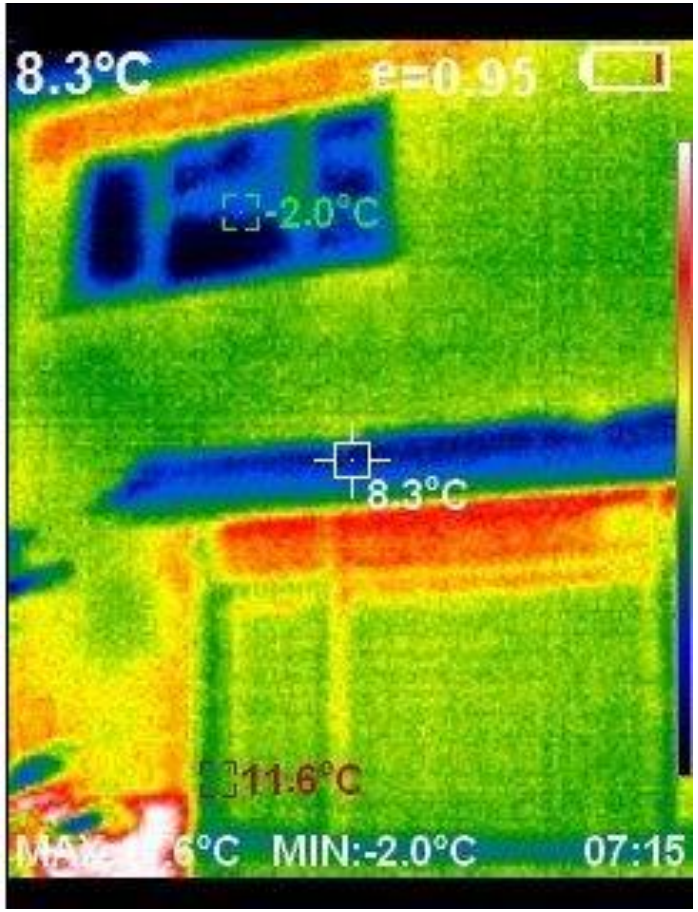
South Somerset District Council

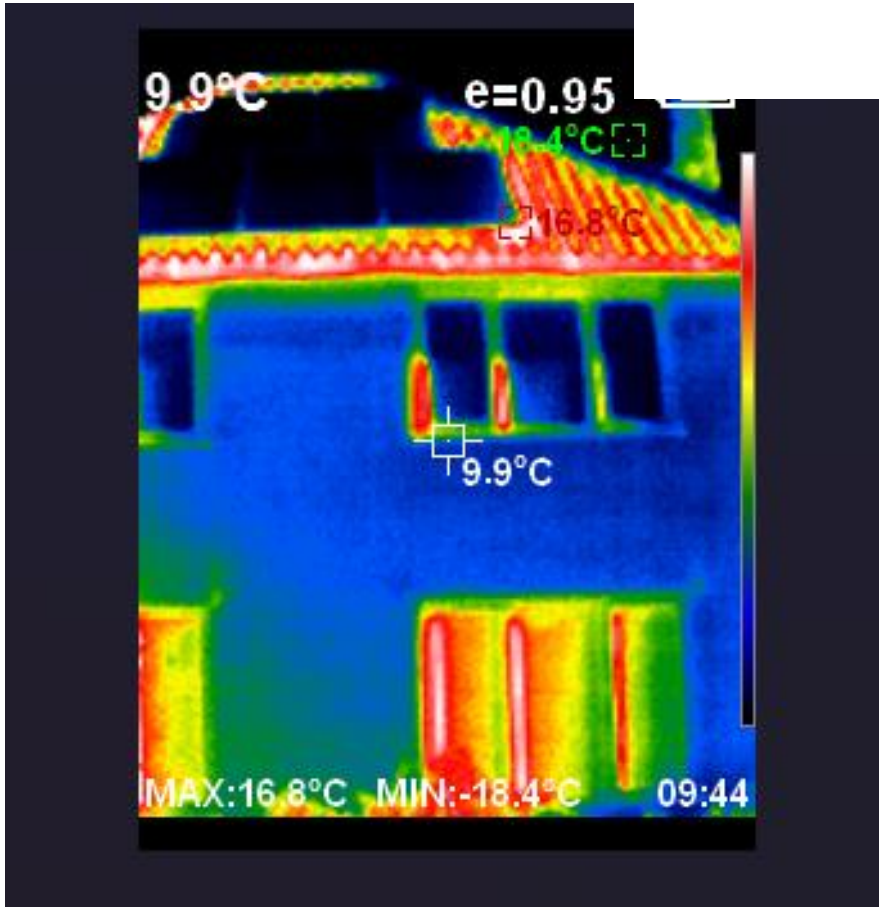
HM Government

MENDIP DISTRICT COUNCIL

Somerset West and Taunton

Thermal Imaging Camera





FLOOD MITIGATION

Identify areas which are at risk of flood, exploring causes and potential mitigation strategies.

Approach: Use local knowledge and existing data from external agencies (e.g. FWAG, EA, Councils, etc.) to identify vulnerable sites, as well as Local Planning Authority recommendations for new development.

Aim: To set policy that will minimise flood risk to new and existing development, as well as building resilience.

ACTIVE TRAVEL ROUTES

Looking to: Identify and survey potential routes for a safe cycle/pedestrian route from Kingston St Mary village to Taunton.

Approach: a feasibility study to be commissioned from an appropriately qualified consultant.



Aim: the feasibility study will be the first step in securing a safe cycle and pedestrian route into Taunton, and provide the basis to negotiate with landowners and to work with planners in creating a route connecting through the new Staplegrove development to town.

UPDATE: ACTIVE TRAVEL ROUTES



Speed Limit[1]	Motor Traffic Flow (pcu/24 hour)[2]	Protected Space for Cycling: Fully Kerbed Cycle Track	Protected Space for Cycling: Stepped Cycle Track	Protected Space for Cycling: Light Segregation	Cycle Lane (mandatory/ advisory)	Mixed Traffic
20mph[2]	0					A
	2000					
	4000					
	6000+					
30mph	0					B
	2000					
	4000					
	6000+					
40mph	Any					C,E
50mph	Any					(D - 60mph)

[1]Appropriate protection from motor traffic on highways
Figure 4.1, LTN 1/20 Cycle Infrastructure Design, UK Department for Transport

TRAFFIC & ROAD SAFETY



Looking at: Increasing traffic volumes and speeds and d
the safety of other road users.

Approach: use volume and speed data from Speed Watch and the Speed Indicator Device over the last two years to analyse trends in vehicle use through the village.

Aim: to identify trends in traffic through the parish and mitigate against increases in volumes and speeds and the consequent dangers to other road users.

HOUSING

Building on the **2021 Housing Needs & Climate Change Surveys** and the **2017 Community Plan** to develop a **Housing Policy** for Kingston St Mary Parish relating to future housing development.

Approach: to establish the preferred types, styles and construction of new development based on the community survey results, the Character Assessment exercise, the Climate Change and Flood Management policies, and National and Local Planning & Design plans.

Aim of the Policy: Not site specific

- to help solve the gaps in Kingston's housing stock
- to help maintain a balanced, vibrant and healthy community
- to support local services
- to allow residents to spend the different stages of their lives within the Parish
- in appropriate climate safe housing

while minimising the impact of new development on the natural and built environment

Consider the benefits of a **Community Land Trust** for Kingston……

UPDATE: Draft Housing Policy

Housing Types to be encouraged:

- **Family, Starter, and Affordable homes**: 2/3 bedroom houses + homeworking space, in Council Tax Bands A to D.
- **Downsizing**: 1/2/3 bed houses/bungalows in Council Tax Bands A to E.
- Or the division of existing housing into smaller units, and other smart solutions…….. ……..**will be encouraged ahead of larger executive housing**, of which there is considered to be sufficient already.

Development Sites:

- There are **no new sites for development within the settlement boundary**.
  So most development is **anticipated within the curtilage of existing properties**.

- Elsewhere in the Parish, i.e. in open countryside, planning applications will be guided by the Local Plan but 2/3 bed houses will be encouraged.

- Some **small scale development/** exception sites can be considered bordering the settlement area around Kingston village, subject to environmental impact, and in line with SWT's planning practice.

Draft Housing Policy (Continued)

Numbers of New Builds

- Planning permissions already granted could provide 15 houses for market sales of Family/Downsizing properties, and for 2 affordable rent.
- A small scale exception site of mixed development (i.e. market housing subsidising affordable housing) would depend on demand from households with a local connection.

Sustainability

- A Biodiversity Net Gain of +20% per new build or a contribution to offset
- Climate Change working group to advise on carbon and renewable heating, electric charging points, bio-diversity measures in the building fabric, green roofs,etc.

Environmental Impact

- Dark Skies
- Flood Mitigation
- Refuse Bin and Cycle Storage
- Tree & Hedge Planting

Community Land Trusts

KSM Parish Council supports the concept of Community Land Trusts as a development option.

UPDATES ON THE PLAN

Will be found on the KSM website @

www.kstm.uk/np

Look out for notices on the website, Facebook pages

and Link Up for future meetings

and **the referendum** – your chance to vote on the Plan.

Alison Ward
Steve Watson
Jay Lambe
Colin McDonald

Community Led Housing Advisers




Port Talbot
Rhossili
The Mumbles
Bridgend
Porthcawl
Cardiff
Penarth
Barry
Newport
Bristol Channel
Weston-super-Mare
Bristol
Yate
Malmesbury
Swindon
Chippenham
Bath
Bradford-on-Avon
Trowbridge
Devizes
Marlborough
Mendip Hills AONB
Brean
Burnham-on-Sea
Wells
Glastonbury
Warminster
Tidworth
Amesbury
Salisbury
Minehead
Watchet
Barnstaple
Bideford
Dulverton
South Molton
Taunton
Wellington
Tiverton
Cullompton
Chard
Crewkerne
Blandford Forum
Ringwood
Bude
Widemouth Bay
Holsworthy
Hatherleigh
Okehampton
Exeter
Sidmouth
Exmouth
Dorset AONB
Wareham
Tintagel
Launceston
Port Isaac
Padstow
Wadebridge
Bodmin
Liskeard
Tavistock
Dartmoor National Park
Tamar Valley AONB
Newton Abbot
Torquay
Paignton
Brixham
Dartmouth
Ivybridge
Plymouth
Saltash
St Austell
Fowey
Looe
Polperro
Kingsbridge

Four Principles of a CLT



1. Not-for-private-profit organisation set up to benefit a specific community.

2. CLTs can own land and other assets which are important to a community – starting with affordable housing.



3. CLTs hold those assets so that they are available and affordable for future generations.

4. A CLT is open to membership by anyone in the community supporting its aims.

Projects undertaken by CLTs





- Affordable homes
- Cohousing
- Land
- Pub
- Shop

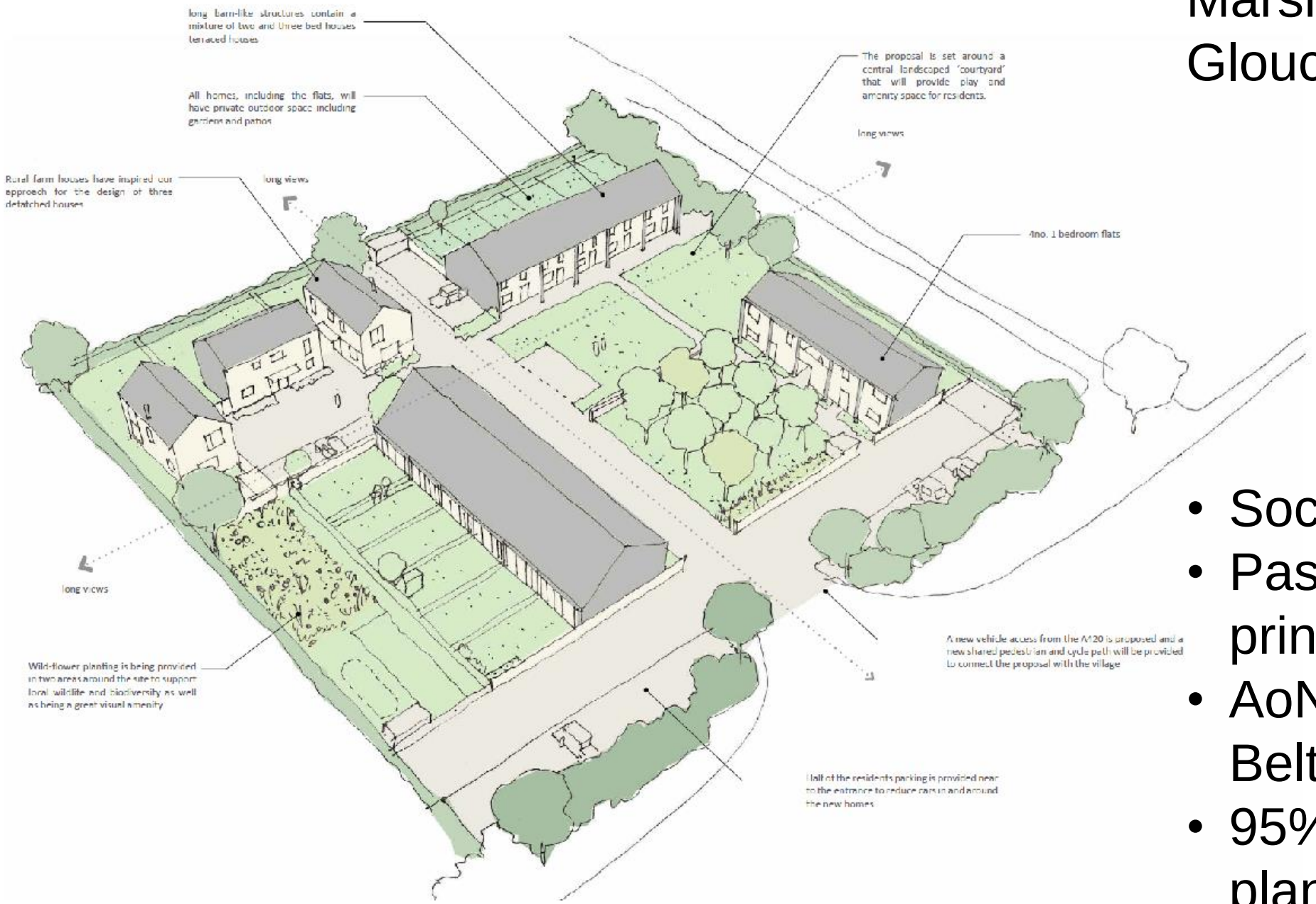
- Car park
- WCs
- Post office
- Allotments
- Land

- Orchard
- Office space
- Workshops
- Solar/hydro power
- Sports facilities

Aspirations

- Prioritised for Local People
- Social Rents
- Low Carbon
- High quality aesthetically
- Locally supported

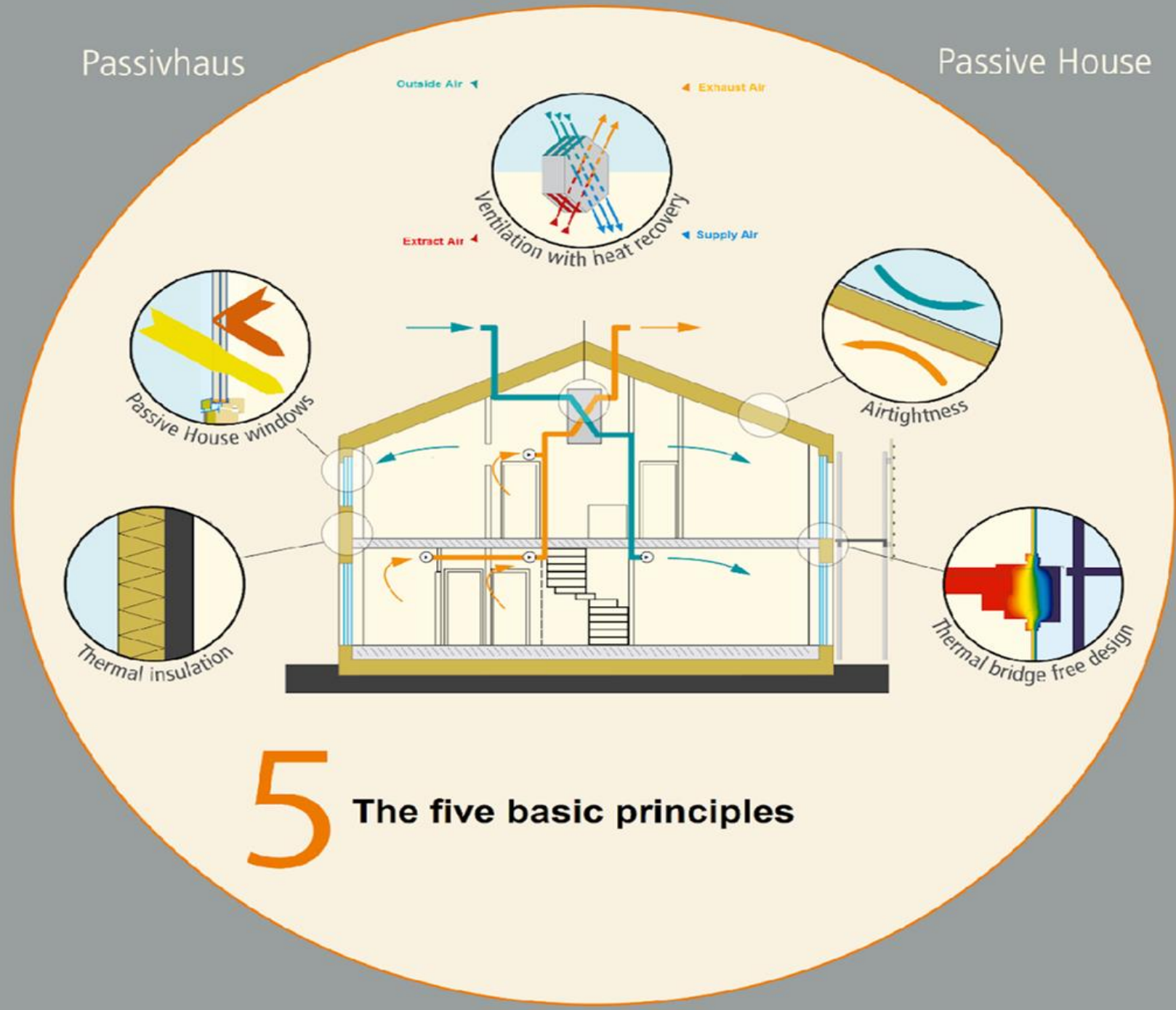
Marshfield CLT, South Gloucestershire



- Social Rent
- Passivhaus principles
- AoNB and Green Belt
- 95% support at planning

Passivhaus

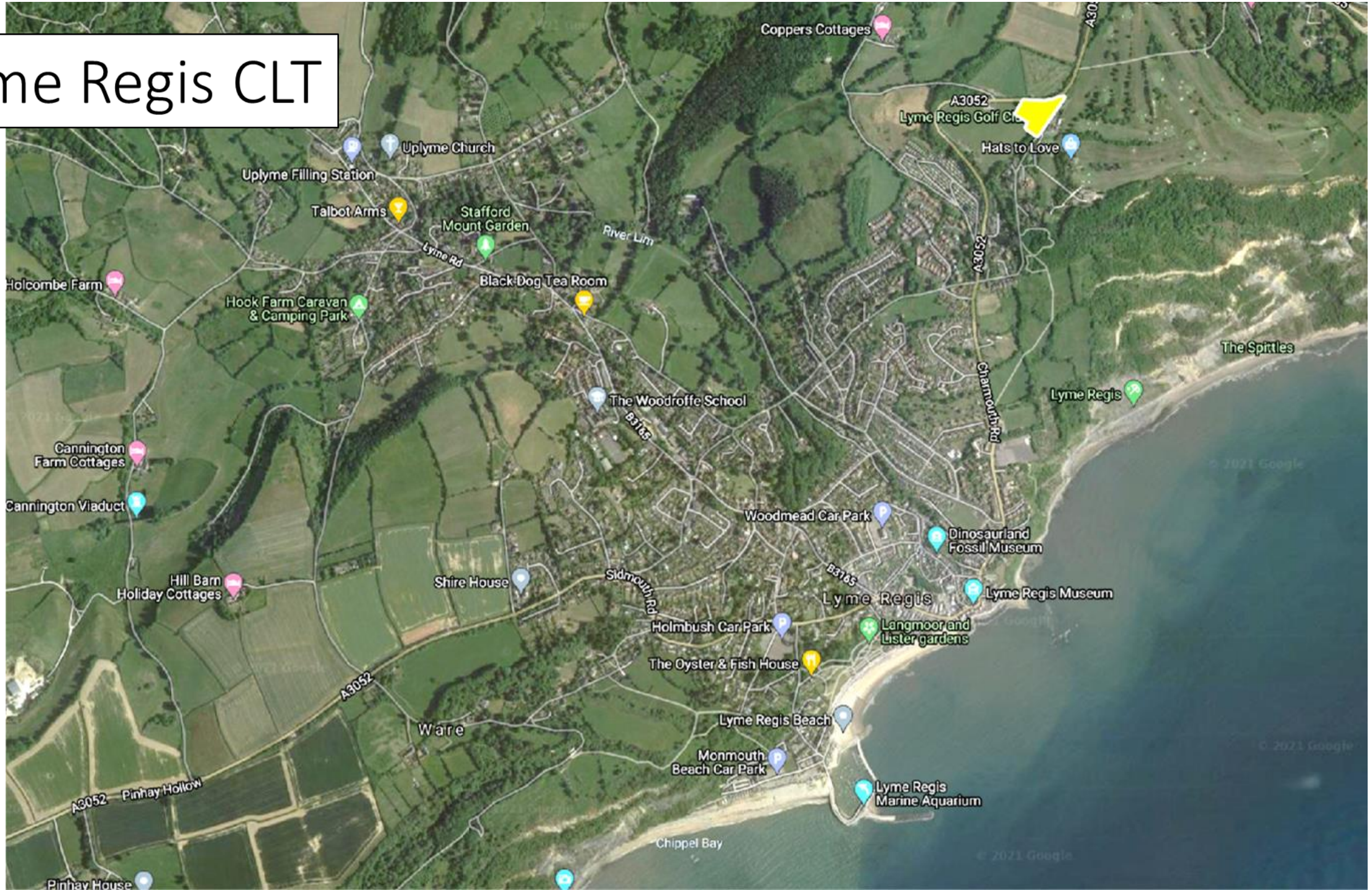
Passive House



5 **The five basic principles**


Lyme Regis
CLT

Lyme Regis CLT





LYME REGIS CLT

15 HOMES







QUEEN CAMEL CLT

20 HOMES



POWERSTOCK & DISTRICT CLT

8 HOMES

Chagford Community Trust

TOLLER PORCORUM C.L.T. LTD

Symene Community Land Trust

BURTON BRADSTOCK COMMUNITY LAND TRUST

DORSET 6D HANDLEY 995172

LRCLT

BRADWORTHY CLT

• Queen Camel • Community Land Trust Ltd

UPPER COLY VALLEY Community Land Trust

COMMUNITY LAND TRUST Colyton & Colyford

Christow Community Land Trust

NORTON SUB HAMDON COMMUNITY LAND TRUST Ltd

P&D CLT

The Corry Valley Community Land Trust

Trust no. 31657R

Oakham House, Dalwood, Devon EX13 7HJ email: sfearnley1@ntlworld.com

South Petherton Community Land Trust

Marshwood Community Land Trust

MARSHFIELD Community Land Trust

Langton Matravers Community Land Trust

Wilmington CLT

PARRACOMBE COMMUNITY TRUST


yarlington
building communities


ASTER
GROUP


Alliance
Homes


STONEWATER


WHITE HORSE
HOUSING


Teign
Housing
CREATING FUTURES TOGETHER


Hastoe
Group


United
communities
more than just a roof




Places
for People









