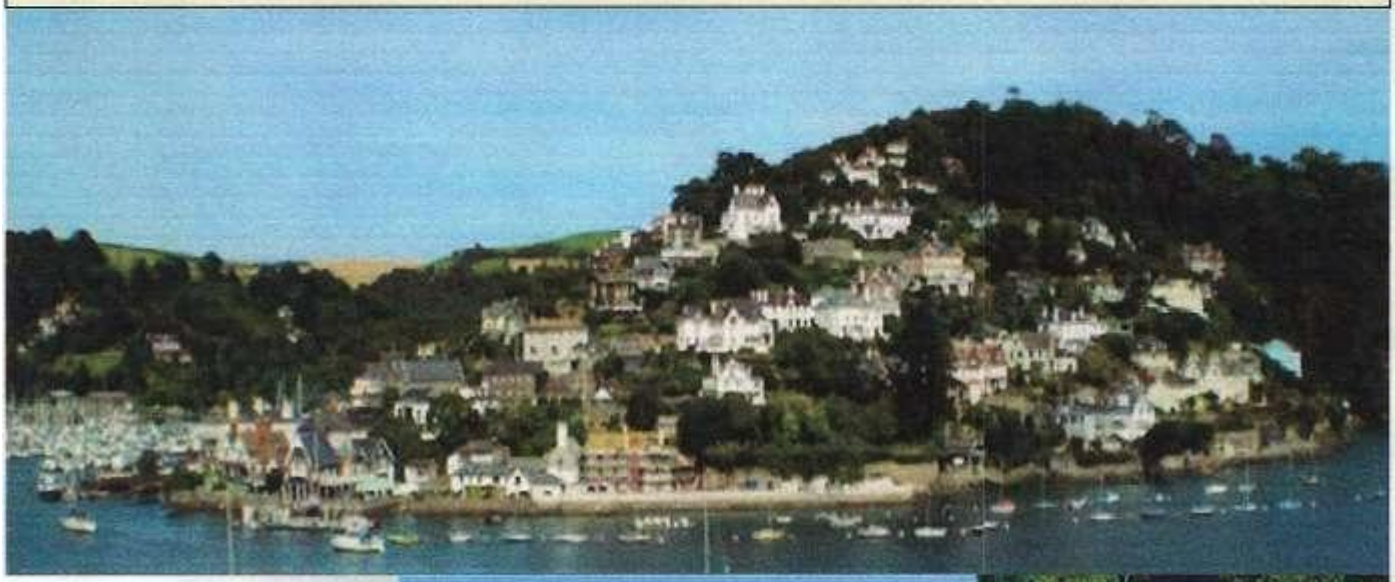
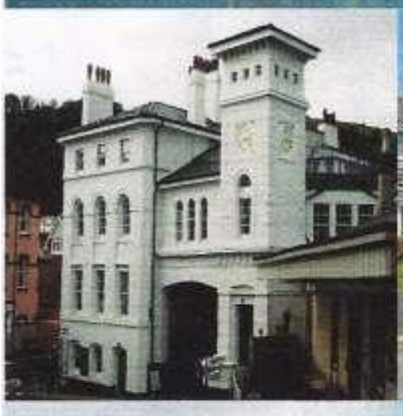
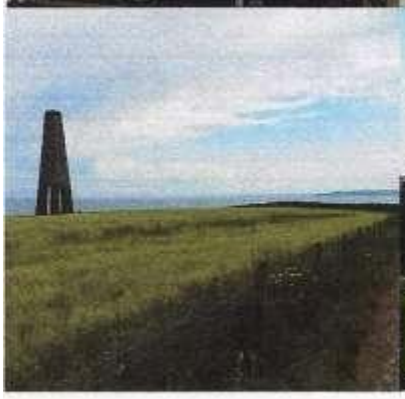
Kingswear Parish Neighbourhood Plan

2019 - 2034



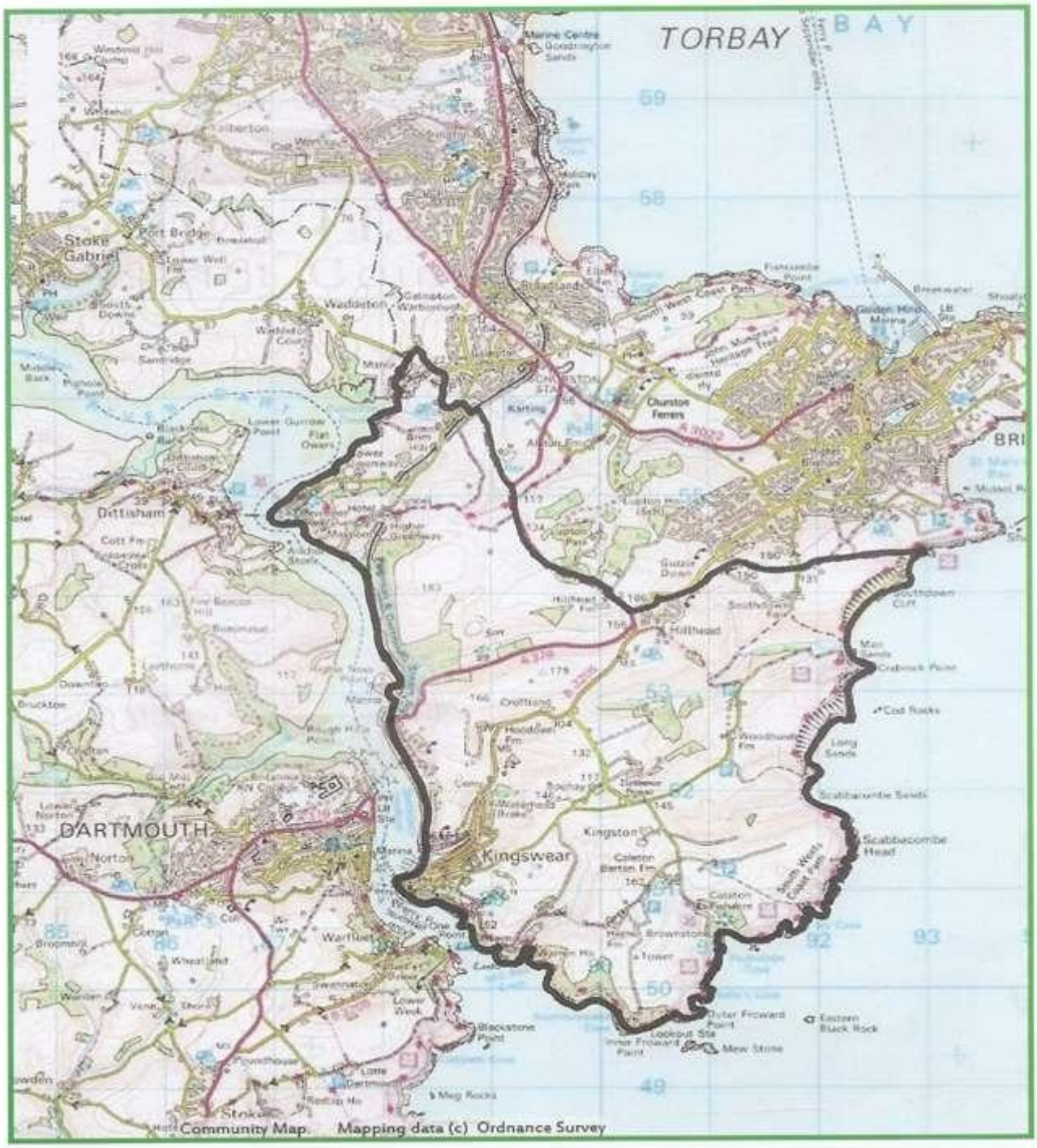




VIEWS OF THE PARISH

PRE-SUBMISSION VERSION JUNE 2019

KINGSWEAR, HILLHEAD and GREENWAY PARISH BOUNDARY.



BOUNDARY MAP OF THE PARISH OF KINGSWEAR

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(Kingswear Parish Council)

Abbreviations used in the text:

JLP: Plymouth and South West Devon Joint Local Plan – currently at examination

KCA: Kingswear Character Assessment

NPPF: National Planning Policy Framework (2018 version)

CAA: Kingswear Conservation Area Appraisal

KNP: Kingswear Neighbourhood Plan

KNPG: Kingswear Neighbourhood Plan Group

SSSI: Site of Special Scientific Interest

1.0 Introduction.

Under the terms of the Localism Act 2011 local councils can draw up Neighbourhood Plans which will establish a framework for planning and development within their area.

Kingswear Parish Council decided to plan so that local residents had an opportunity to have an input in the planning and development of the Parish. A community questionnaire was sent out to gather the opinions of the residents and we have drawn up this plan in response to this questionnaire taking into account the policies in the local plan and National Planning Laws. We believe this plan will provide for the future development and sustainability of the community while protecting the beautiful area in which we live.

Kingswear is a Civil Parish in the South Hams District of Devon. It forms the western half of the Brixham Peninsular. The peninsular is one and half miles wide from Galmpton Creek on the Dart to Broadsands in Torbay. Brixham Cross is where roads from Noss, Galmpton, Brixham and Kingswear meet. Kingswear village has only one major approach road. The whole Parish lies within the South Devon Area of Outstanding Natural Beauty and its sea border is designated as Heritage Coast. The Parish is bordered on the west by the River Dart, on the south by the sea, on the east by the conurbation of Torbay and to the north the Rural South Hams. The Parish is a rural landscape of steep hills and wooded valleys. The protection of the AONB landscape is a major consideration in this plan.

1.1 Kingswear Village.

The main settlement is the ancient village of Kingswear located on the east bank of the mouth of the River Dart opposite the town of Dartmouth. The Dart Harbour provides a deep-water port, very sheltered and capable of navigation by large vessels. Dartmouth is the home to the Royal Naval College. A base for the training of naval officers. Three ferries link the two centres. The lower ferry, that carries cars and passengers run by South Hams District Council, a dedicated passenger ferry owned and run by the Dart Valley Steam Railway Company and the privately-owned Higher Ferry that also carries vehicles and passengers. A small passenger ferry also runs from Greenway Quay to Dittisham in the north of the Parish. The steam railway line from Paignton calling at Churston, Greenway and Kingswear links to the passenger ferry to Dartmouth. Since the closure of the main line by British Rail this has been run as a tourist attraction.

1.1.2 In addition to the Church of St. Thomas of Canterbury the village has two public houses, a post office, two cafés, an estate agent, village store, a marine engineering workshop and a marina. The Royal Dart Yacht Club is situated near to the ferry slip, with the Heritage Steam Railway station and the Village Hall in the heart of the village. There are four small Alms Houses for elderly villagers and a Meeting Hall, The Sarah Roope Trust Room. In addition, there are a further four flats for elderly residents in the Priory donated by Eleanor Carlow, a previous resident of the village. There is also a village Primary School which takes pupils from both within the Parish and outside. At the highest point, with spectacular views, is Kingswear Park a timeshare complex situated on the site of the old Redoubt. This is where in the Civil War the Parliamentarians fought the Royalists Near to the Redoubt is the village playing field. This is one of the two playgrounds in the village, the other is in Jubilee Park at the head of Waterhead Creek. The creek provides a beautiful focal point for the village. Due to the topography most of the village look over the creek and the wooded slopes beyond.

PHOTO 2: View of Kingswear from The Creek

1.1.3 At the time of the 2011 census there were 1,215 people in the Parish with 827 dwellings There were 615 dwellings with at least one resident living in them and 212 having no usual resident. In the village of Kingswear there were 545 people living in 300 households. In the rest of the Parish, mainly at Hillhead, there were 670 people in 315 households. There were 125 children under the age of 16 in the whole of the parish. At present there are 828 household registered for Domestic Council Tax in the whole of the Parish. 180 of these show as being furnished but no -one's main home. There are also 136 listed as business rated assessments of which 64 are listed as apartment/ house.

1.2 The wider Parish.

1.2.1 A second settlement is at Hillhead, developed in the 1970s around the Old Farmhouse of Raddicombe. This settlement has no facilities other than a bus service into Kingswear village and the neighbouring towns of Brixham and Paignton and is a quiet residential area. In the 2011 census 315 household were shown to be outside of the main village of Kingswear with the majority of these at Hillhead. Adjacent to the residential area is the Hillhead Caravan Park owned and run by the Caravan and Camping Club of Great Britain. Provision of community facilities, for example, a playground or community Meeting Room should be considered. Improved footpath links to other parts of the Parish and the Kingswear village will be encouraged and supported. The existing bus service is vital and any extension to this would be supported.

1.2.2 Apart from the two settlements of Kingswear and Hillhead the Parish comprises of scattered farms and hamlets. Farming, marinas and associated small marine business, fishing and tourism are the major sources of employment in the area. The Neighbourhood Plan seeks to protect the environment that supports these while allowing limited targeted development for their improvement. The River Dart plays a very important economic role in the Parish. The Dart Harbour Authority controls development and activity on the River and the ANOB in its Five Estuaries policy gives planning guidance.

1.2.3 At the north of the Parish is Galmpton Creek were there are several small businesses providing services for yachts and boats along with two boat yards. The area of Greenway lies to the south of Galmpton. At Greenway we have one of the two major National Trust houses that are located within the Parish, Greenway House , former home of the authoress Agatha Christie. There are also several houses here along with Lower Greenway Farm. Greenway Farm along with Woodhuish Farm (on the road down to Mansands) were built as model Victorian farms in the 1840s. Close to Greenway lies Maypool, a small hamlet of about twelve houses. Along the road between Galmpton, Maypool and Greenway there is the Galmpton Holiday Park with holiday chalets, caravans and a camping field.

1.2.4 Further south is Noss the site of the old shipyard of Philip and Co. and the present base of the Noss on Dart Marina. This has recently come under new ownership and plans for a big investment and upgrade of the site are underway. This will bring more employment, increased leisure facilities and tourism to the Parish. Traffic flow will need to be considered and the provision of sufficient facilities such as Health Services and school places together with improved pedestrian, ferry and bus links with the village of Kingswear

1.2.5 Going south again you find Hoodown Woods, part of the large swath of land largely owned by the National Trust. The Dart Valley Walking Trail goes through these woods along the river up to Greenway. It links the village of Kingswear to the South West Coastal Path. This path runs right around the southern boundary of the Parish and is a well-used section of the South West Coastal path. Here we find the coastal cliffs with beautiful far reaching views of the coast and out to sea. On the site of the old gun emplacements used in the Second World War we now have a Coast Watch Station manned by volunteers. The beaches of Mansands and Scabbacombe are popular with walkers and sailors. The second National Trust property of Coleton Fishacre former home to the D'Oyly Carte family, with its lovely gardens going down to the sea, lies in the south east of the Parish.

1.3 Progressing the Neighbourhood Plan.

Kingswear Parish Council (KPC)decided to produce a Neighbourhood Plan in November 2015 so that residents could have an input into the planning and development within the Parish. Four councillors were nominated to take the initiative forward.

Following consultation with South Hams District Council (SHDC), terms of reference were agreed. The formal acceptance of the area designation was received in March 2016. In April 2016, leaflets were delivered to every home in the Parish, and letters were sent to major landowners and businesses, inviting participation. Details of an introductory meeting in May were included.

PHOTO 3: Annual Parish meeting May 2016.

AT the Annual Parish Meeting in May 2016 a presentation about making a Neighbourhood Plan was given to the Parish by an officer from SHDC. A call for sites was made. A Kingswear Neighbourhood Planning Group (KNPG) comprising both of Councillors and members of the Parish was formed. A web site was set up and an email address established. Information was put out in the local magazine 'By the Dart 'and Notices were put around the Parish.

During July and September open sessions were held with the community to invite views. The KNPG obtained funding, appointed a consultant (Devon Communities Together (DCT)) and, in conjunction with DCT devised a questionnaire which was distributed to all households in January 2017. The questionnaire sought views on the community's attitude to development, the environment, sports and leisure, footpaths and roads,

recycling, public transport and health provision. Respondents were also able to comment and raise other issues. Responses could be returned on a paper form or by a link on the website. An estimated 45% of all residents responded including at least 50% of adults aged over 16. A very good return rate which gives statistical reliability to the results.

A report was produced in March 2017 entitled 'Kingswear Neighbourhood Plan Community Questionnaire Report' which detailed the answers given to the questions in the questionnaire and drew broad conclusions on the results. Details of the results were presented to the community at open sessions in May 2017.

The KNPG did an analysis of the report on the questionnaire survey and appointed a consultant to assist with the detailed drafting of the Neighbourhood Plan.

Work on gathering evidence has continued and monthly reports have been given to the Parish Council detailing progress and seeking approval as the draft plan has progressed. Visions and objectives were presented to the village at the Parish meeting in May 2018 and open sessions with residents on the contents of the draft plan have been held.

During our consultation with the residents many interesting ideas for improving life in the Parish came forward. As these are not directly linked to planning policies and land use which is the primary role of the neighbourhood plan, these are discussed in Appendix 8. The Parish Council is investigating and hoping to progress some of these ideas. The parking problem is one such idea they are trying to help with.

2.0 History of Kingswear.

The name Kingswear is thought to come from two sources. King from the hamlet of Kingston on the hill above the village, which dates from Saxon times. The Wear may refer to the tidal mill at Waterhead Creek where the water tidal flow was controlled by weirs. One of the earliest records of Kingswear (Kingsmere) was in 1170 when William de Vasci gave half his land at Kingswear to "Richard the Deacon and other succeeding or serving him" After the murder of Thomas a Becket a chapel was built at Kingswear in around 1174 and the church of St. Thomas of Canterbury is still an important feature of the village today. There was also a Priory established close by. In 1845 the church was rebuilt retaining the old tower. Kittery Point became an embarkation point for pilgrims going to visit the shrine of St James of Compostela and for pilgrims disembarking on their way to visit Canterbury.

A ferry was established at Kittery Point (The Lower Ferry) from early times for pilgrims and travellers, with an additional ferry (The Higher Ferry) from Rock Point to Sandquay, being operational from1831. Ferries still run from these places.

In the 18C there are records of ship building being carried out in Kingswear but in 1864 the shipyard was lost when the railway terminus was built. In 1890 a major shipyard and engineering works was established at Noss. This shipyard was bombed with a loss of life in the Second World War. Kingswear played an important role during this war. Boats from the harbour joined in the evacuation of Dunkirk. Part of the Royal Dart Hotel was taken over by the Royal Navy and became HMS Cicala and was established as the Coastal Forces Base. Forces from the Free French Naval forces were stationed in Kingswear and houses such as Longford, Brookhill, Kingswear Court, Inverdart, The Mount, and Ridley House were used as accommodation for the men. Kingswear was awarded the Medaille d'Argent by the French government for its assistance to the Free French in the war. As D Day approached, the river was full of boats and landing craft ready for the invasion. The Daymark a large tower out on the cliffs west of Coleton Fishacre is a visual navigation aid to help to identify the harbour mouth from the sea.

Greenway House, the home of Agatha Christie, had American troops stationed there. Artwork on the walls of this house put there by the American troops is still on view today. The Dart tourist boat tours point out the Boat House on the banks of the river in the Greenway estate. It is known as the Sir Walter Raleigh Boat House. Sir Walter Raleigh (born 1552 and half bother to the Gilberts who were living at Greenway) spent time with them there. The present structure of the boathouse is thought to date from the late Georgian or early Victorian period. The boathouse is an historic reminder of the sailing history of the Dart. Greenway House, along with Coleton Fishacre home to the D'Oyly Carte family built in 1925 designed by Oswald Milne, are major tourist attractions in the Parish.

The beautiful heritage steam railway line runs from Kingswear along the banks of the River Dart through the village of Churston Ferrers and out along the seacoast to Paignton. The railway, arriving in 1864, led to the expansion of Kingswear. It became a coaling station and a departure point for ships sailing to the East. Passengers could join their ships here, arriving by train linked to the main railway networks. Isambard Kingdom Brunel worked as an engineer on the line and since it was opened it has never stopped operating. Hundreds of tourists use it every year.

The Parish today is largely dependent on tourism. Water based activities and business opportunities offered by its river and coastal margins have always been part of its history. With the creation of the AONB in the 1950s and the formation of the South West Coastal Path the village offered more possibilities for walkers and naturalists. The National Trust becoming a landowner has opened further footpaths and added to the tourist attractions when they acquired Greenway House and Coleton Fishacre.

3.0 Vision and Objectives for Kingswear.

3.1 Vision's:

"To promote a thriving and sustainable community while protecting the special charm and character of Kingswear Parish and the AONB for residents and visitors."

3.2 Objectives:

- Recognising the different characteristics of settlements and protecting the different character with appropriate development. Preferring development on brownfield sites.
- Strengthening community ties between Hillhead and Kingswear.
- Promoting tourism that does not adversely impact on the setting of the Parish and its AONB.
- Developing community open spaces and recreational facilities particularly in Hillhead.
- Successful integration of the new development at the Noss Marina into the Parish Community and infrastructure.
- To protect the integrity of the AONB, its wildlife, beauty and vistas.
- Conserving and strengthening local biodiversity including trees and woodland.
- Development within the settlement boundaries to respect local character and not impact adversely on the existing settlements.
- To ensure new development addresses local housing need, both for market and affordable housing.
- To encourage small scale renewable energy where it does not adversely impact on the AONB.
- To protect and improve where possible existing community facilities.
- To promote appropriate small business including live-work units.
- To ensure development protects and enhances the ecological richness and visual beauty of the river estuary and coastal margins.

PHOTO 4: View out to sea of the mouth of the river Dart from Us garden seat.

4.0 Policies for Kingswear.

4.1 Built Environment Policies.

4.1.1 The Settlement Boundary originally set in the 1996 Local Plan has informed the settlement boundary in this Kingswear Neighbourhood Plan (KNP). Where new development has been permitted outside but adjacent to the boundary and does not extend into the countryside, the boundary has been altered to include the site. Waterhead Close has been included as the last part of the settlement heading North which links the village with the facilities of the Creek and Jubilee Park. The allocation of site RA19, which is not included in the Joint Local Plan (JLP), has not been included as an allocation in this Plan either. The site would have necessitated the removal of many mature trees: important for views of Kingswear and its setting from the estuary, as well as biodiversity. Additionally, development on this site would have impacted adversely on the AONB and had substantial gradient problems with any access and site layout.

4.1.2 The JLP encourages Neighbourhood Plans to set development boundaries (page 189).and an accompanying evidence document "Thriving Towns and Villages Settlement Boundary Topic Paper March 2017 – TTVSB0", has suggested boundaries and criteria for drawing them. Our view of this document is that it is seriously flawed, especially with regard to settlements within the AONB. The criteria drawn up are applying across West Devon and South Hams Districts, irrespective of whether they are within an AONB or a Heritage Coast or other protected landscape. The boundaries are determining what land will be treated as countryside, and where – inside the boundary – applications for sustainable development will be considered favourably. On page 2 the document states:

> "Within identified sustainable settlements, the principle of development is broadly accepted, subject to considerations of neighbour amenity and good design."

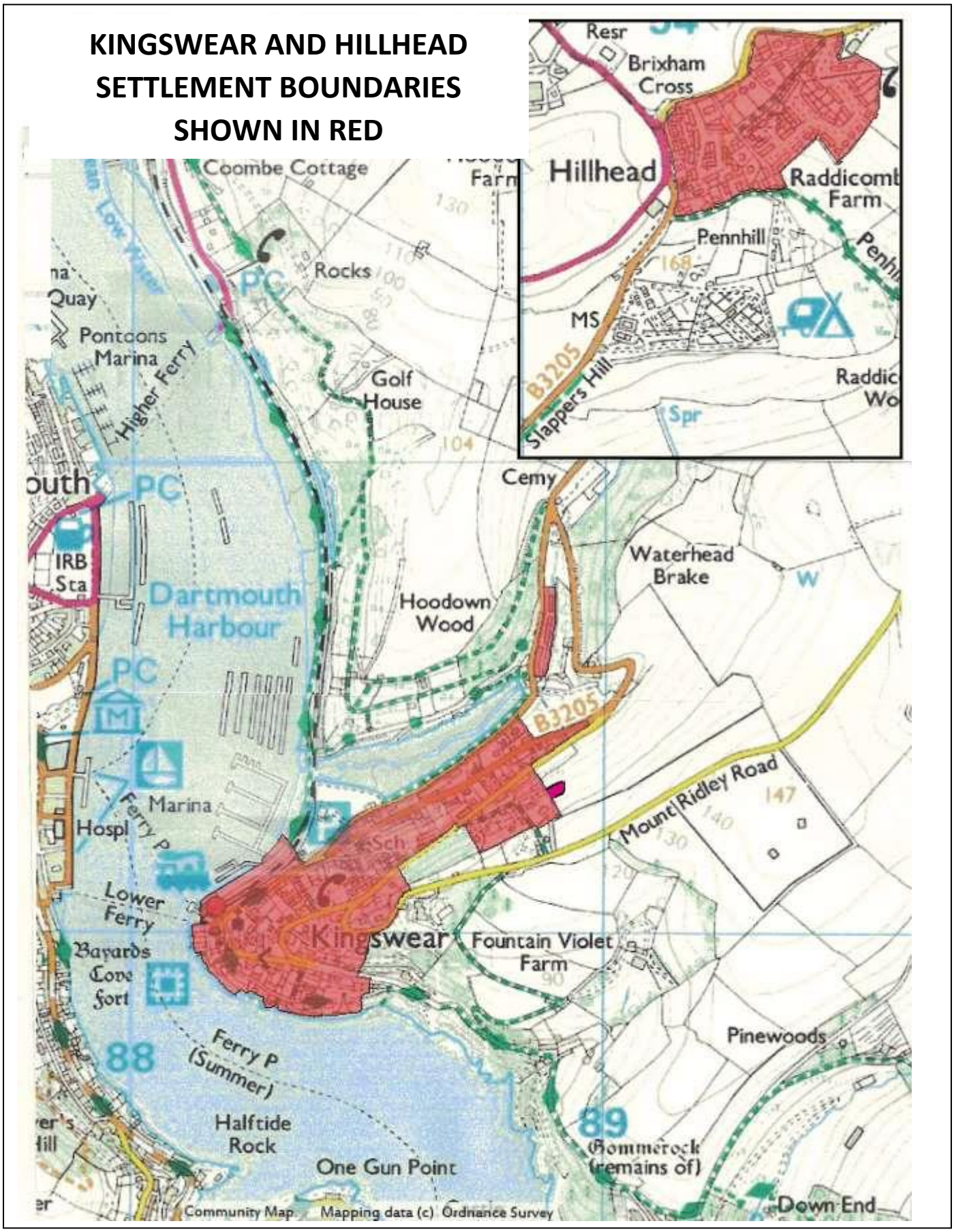
The criteria include all gardens, despite some large gardens extending into the countryside. Other institutions with extensive grounds are generally proposed to be included within a settlement boundary, as well as employment sites due to being "an integral part of how the settlement functions". This means that if the current use ends, redevelopment of the grounds as well as the redundant buildings are encouraged without reference to landscape and other considerations. This is particularly problematic with a settlement that is wholly within the AONB, like Kingswear. The settlement boundaries proposed in this document were not accepted by the Inspectors during the recent examination of the JLP because potential impact on the AONB, in particular, had not been assessed. This is still the case, and our view is that the proposed settlement boundary for Kingswear in the document is seriously flawed in many aspects, including the potential impact on the AONB and iconic views of Kingswear as a village nestled within a woodland setting. The inclusion within the TTVSB proposals of the Kingswear Park Club, despite its very prominent location on the ridge of the headland is a particular concern, as is the inclusion of Kingswear Wood. For this reason, we are proposing a settlement boundary that follows the 1996 boundary, and the criteria used then for drawing it up.

Policy K1: Settlement Boundaries.

Settlement Boundaries have been defined as shown on Figure 1 for Hillhead and Kingswear. Within the settlement boundaries, infill development that complies with the KNP development plan and design guidance in the Kingswear Character Assessment 2019 (KCA) and policy K5, will be supported. Brownfield sites will be preferred for development.

Outside the settlement boundary development will need to comply with Policy TTV1 in the JLP and Policy K2 of this plan and conserve and, where possible, enhance the landscape and biodiversity of the South Devon AONB. The change of use of historic and attractive disused buildings, where the proposed development complies with other policy in the development plan, will be encouraged.

FIG 1: Settlement Boundaries Map of Kingswear and Hillhead.



4.2 Local Housing Need.

4.2.1 The JLP has not designated Kingswear as a sustainable village, due to its sensitive location on a heritage coast and the entire Parish lying within the AONB. Thus, there is no housing allocation for the Parish, although it will-be providing over 100 new homes on the Noss On Dart site which, with planning permission is now a committed site. However, should an exceptional local need be demonstrated for additional affordable housing, then Policy K2 offers criteria to guide any future development of exception sites. Any such provision would need to properly assess the visual and environmental impact on the AONB.

4.2.2 Property prices in the Parish are high. The average price across the South Hams District is given by the Office of National Statistics as £306,147. At 80% of market rate this means a price in the region of £244,917 for assisted purchase of an affordable home, still expensive for the average annual pay (median) in South Hams of £20,898. Affordable rental accommodation is more likely to be of help to the local population in housing need. Policy K2 promotes the provision of local affordable housing and adds detail to Policy TTV27 in the JLP. It will be effectively demonstrated with up to date robust survey evidence of the local population, consideration of the current income/house price ratio and tenure split in the Parish and evidence from Devon Home Choice, the Devon-wide scheme for people to register for social and affordable housing.

4.2.3 The JLP Policy TTV27 allows for exception sites for affordable homes to be developed in rural areas outside of the settlement boundary and this policy K2 extends the policy to Kingswear. Policy TTV27 is allowing up to 40% of homes in any exception site to be for market housing. This Policy K2 has reduced this for the Kingswear context, where viability is felt to be particularly sound, given the desirable location and local residential values.

Policy K2: Exception Sites for Local Needs.

Where evidence of exceptional local need for affordable homes is provided, sites adjacent to the settlement boundary will be considered for the provision of housing built to suit these needs provided they are of suitable tenure, management and accessibility standards. Any such site will need to comply with the following criteria:

An environmental and visual assessment of the impact on the AONB and local wildlife and historic assets will need to be undertaken for any development proposal for an exception site;

The current local need for affordable homes will need to have been demonstrated to the satisfaction of the LPA and should be supported by independent evidence from Devon Home Choice or a successor organisation indicating a significant need for affordable housing in Kingswear from people having a local connection to Kingswear as defined in Policy K3 of this Plan.

Unless viability restraints require some market housing, all dwellings are to be affordable and retained as such in perpetuity. In any case, subject to viability, at least 80% of dwellings on the site are to be affordable, and any market housing proposed must be justified in terms of viability in a report with open access to the Local Planning Authority and the local community in an unredacted form.

Access to the site and traffic generated by it is not to cause significant adverse impact on local roads and residential amenity of neighbouring property;

Any right of way of the site is to be retained and if appropriate new paths and traffic calming measures are to be incorporated;

Off street parking is to be provided within the development in line with policy K7

Sites will normally not be larger than 0.4ha and have no more than 10 dwellings in order that they are in keeping with the scale of Kingswear;

Development Proposals will need to be designed to fit well into the landscape and comply with guidance in the KCA.

4.3 Affordable Homes Local Priority.

4.3.1 Exception sites are provided for local need and so any future provision of affordable homes needs to prioritise people with a local connection first. Policy K3 sets out the hierarchy of local connection that will operate for any future new affordable home provision. The policy has been questioned as not being concerned with land-use issues, but as exception sites require the housing to meet local need, this policy is essential to ensure that happens. Other adopted Local Plans have policies addressing local connection criteria for affordable housing, so that the issue has been agreed in examination of these documents and found to be sound. For example, the East Devon Local Plan (adopted Jan2016) Strategy Policy 35 has local connection criteria included.

Policy K3: Local Connection for Affordable Housing.

New affordable housing provision in the Neighbourhood Area shall be occupied on a preferential basis by persons (and their dependants) whose housing needs are not met by the market and:

a) who have a minimum period of 4 years permanent and continuous residence in the Parish; or

b) who are not now resident in the Parish but have a local connection with the Parish including a period of permanent and continuous residence of 4 years or more within the last 10 years; or

c) who have an essential need to live close to a close relative who has a minimum of 4 years permanent and continuous residence in the Parish, the essential need arising from proven age or medical reasons; or

d) who need to live close to their place of work in the Parish and have a permanent contract for that employment.

Where such a person cannot be found for any of criteria a-d above, affordable housing may be occupied by people and their dependents whose housing needs are not met by the market. These occupancy requirements shall apply in perpetuity and be the subject of a legal agreement negotiated during the planning process on any development of affordable housing.

4.4. Local Character Assessment.

4.4.1 Our Neighbourhood Plan seeks to recognise the different characteristics of the main settlements, supporting sensible and appropriate development whilst protecting unique points of difference. In order to identify the character of the parish and its main settlements of Hillhead and Kingswear a Character Assessment survey and report was undertaken. The results of this work are an important evidence base for this Neighbourhood Plan and can be found in the separate document Kingswear Parish Character Assessment June 2019. This puts local detail on Policy DEV20 in JLP and picks up on guidance from the AONB Unit – particularly for the rural area. The work is also responding to government policy in the NPPF, that local distinctiveness is important to preserve and that neighbourhood plans have an important role in ensuring it is reflected in development (para 125).

4.4.2 The Character Assessment found many of the attributes of buildings in the Kingswear Conservation Area were carried on outside of the CA as well. Chimneys and slate roofs are widespread and very characteristic of Kingswear. In Hillhead, more modern suburbia with open front gardens is the dominant

character. Here development should maintain an open, low-mid density of development, with one or two storeys only.

4.4.3 There are 17 Guidelines in the KCPA, which are summarised below for information. **The Assessment itself should be referenced for applying the guidance:**

General Landscape and Biodiversity Design Guidelines - summary

1. Landscape and Seascape Character Assessments required so that planning decisions respect, maintain and where possible enhance the special qualities of the South Devon AONB.

2. Development proposals should not cause a significant adverse visual impact on the' Important Views' identified in figures 4 and 8 and visible ridges and 'Skyscapes'.

3. Views from the sea and the estuary beyond the neighbourhood area are also important attributes of the AONB, even if they cannot be considered here. They are a key draw for tourists to the area, and any loss of woodland and tree cover would be particularly concerning with regard to them.

4. Wildlife, ecology and the habitats of protected species are particularly important in the AONB, and protection and where possible the enhancement of these will be sought.

5. The use of external lighting is discouraged in order to maintain the dark skies of the Parish and AONB and avoid adverse impact on wildlife.

Kingswear Design Guidelines - summary

6. Existing trees, wooded areas and hedgerows should be retained in any development, and opportunities for new planting taken where possible.

7. Development should not obscure existing 'Important Views' within the village or significantly adversely impact on them.

8. No development should adversely impact the skyline of Kingswear as viewed from the estuary.

9. Roof materials will normally be expected to be slate, and features such as dormer windows and gables should be in scale with the overall roofscape.

10. Elevations should normally be rendered or of local stone. Large picture windows, or uneven fenestration is likely to result in an appearance not in keeping with the village.

11. Existing stone boundary walls should be maintained, and new boundary treatments and retaining walls should normally use natural stone.

12. Any new street should be of a shared surface type and narrow in order to reflect the traditional form of streets and lanes in Kingswear.

13. The height of new development should be in keeping with surrounding buildings, and the site gradient incorporated unobtrusively and imaginatively into the design.

14. Development within the Conservation Area, or those impacting on a listed building or building of local heritage interest, will be required to reference and use the characteristics identified in the Conservation Area Appraisal.

15. No development should be more than 2 storeys high and elevational and roofing treatments should be in keeping with the surrounding built form.

16. Additional dwellings will be expected to provide off-highway parking to Devon County Council standards and include a landscaped front garden area.

17. Boundary treatments coinciding with the settlement boundary should normally be planted with native tree and hedgerow plants for screening in the wider rural landscape.

Policy K4: Design of Development in Kingswear Parish.

> The unique character of the built form in Kingswear village and the wider Parish should be reflected in new development proposals, which should have regard to the guidelines in the Kingswear Character Assessment 2019. Examples of typical and traditional construction in the Kingswear Conservation Appraisal are relevant and should inform design for the built form of Kingswear village as a whole.

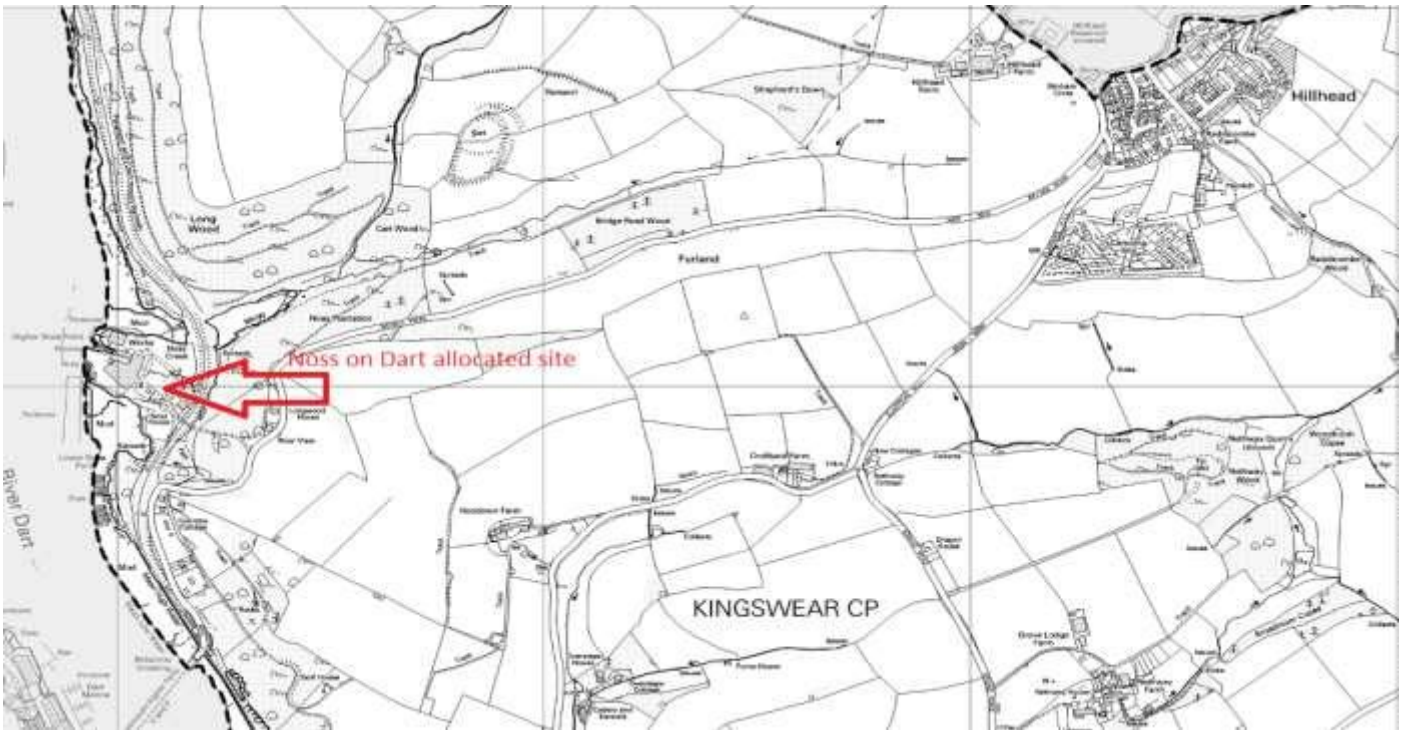
4.5 Second homes in Kingswear.

4.5.1 Tourism is the major employer in Kingswear and the provision of accommodation an important part of the industry. 67 properties are listed for business rates in the Parish, mostly as self-catering holiday units although there is one guest house and one campsite listed. There are 828 properties banded for domestic Council Tax in the Parish as at Jan 2019, and 180 of these dwellings are "furnished and no-one's main home" (Appendix 5) Properties registered for business rates do not pay Council Tax thus the total number of houses used as holiday lets and/or second homes in the Parish is 244 out of a total of 892 properties. (holiday units plus properties paying domestic rates) This means 27% of dwellings in the Parish are not used as primary residence. As the village of Kingswear is felt to have more second homes than the rest of the Parish and Hillhead, the percentage in Kingswear may be nearer 30% The increase in second homes and holiday lets although they do contribute to the economy of the region, are helping to raise house prices and can have a negative impact on community life. At a lesser level the problem is impacting on the entire district. Figures recently released by the Minister of Housing, Communities and Local Government, show that one in every 12 homes in the South Hams District is a second home, the third highest level in a Local Authority in the Country.

4.5.2 When such a significant amount of housing in a settlement is either a second home and/or a holiday home, disadvantages to the settled community become apparent or threatened. The 2011 Census shows a population of 1,215 people usually resident, suggesting an occupancy rate of 1.5 – significantly lower than the national average of 2.4. The occupancy rate is the average number of persons per dwelling in a settlement. If this is notably low, it suggests that more dwellings than usual are not permanently occupied. Whilst tourism can have beneficial impacts for local businesses, an absentee population can weaken the social bonds in a community and leave people isolated. New residential development in Kingswear Parish will, therefore, be required to be for primary residence only, a policy developed in the Lyn Plan in Exmoor and St Ives Neighbourhood Plan in Cornwall, where similarly high levels of second home and holiday homes exist.

4.5.3 Development of the former marina at Noss on Dart will not be required to comply with this policy. This is in compliance with advice given by South Hams District Council. This site is a strategic regeneration site in the JLP and has already been granted outline planning permission. The planning application for the Noss on Dart Strategic site was approved on 10th August 2018 Planning Application number 2161/17/OAP

Main points are full planning permission for: "a new marina of 232 berths with associated infrastructure" "boatyard" "retail/café/commercial/education and training units" "a hotel., 39 residential units (Use class C3) public square, parking and access". Outline planning permission "for up to 91 residential units (Use class3) with car parking ……" The site is on Bridge Road Kingswear near to the Higher Ferry.



Map indicating Noss on Dart allocated site

Policy K5: New homes to be primary residences.

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend most of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when South Hams District Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

4.6 Local Heritage.

4.6.1 The Parish has thirty-two listed buildings, as shown in Appendix 4. This protects many of the important buildings and features. However, the Local Area has many buildings that, while not on the National list of Buildings of Historic and Architectural Interest, are an important asset to Kingswear and the wider parish. Policy DEV22 (number may change) in the JLP protects locally important non-designated heritage assets, and Policy K6 is putting local detail onto this strategic requirement. The buildings and other built features to be protected by the policy as local heritage assets are listed in Appendix 1, which sets out the reasons for inclusion of each designation. Besides the Buildings of Interest noted in the Conservation Area Appraisal, a survey of the rest of the Parish has informed Appendix 1, which also summarises the key interest in the building or feature.

Policy K6: Protection of local heritage assets.

Buildings and structures of significant local architectural and historic interest have been identified and are listed in Appendix 1 of this Plan. These buildings are an important contribution to the distinctiveness of Kingswear and development proposals will be expected to retain and enhance the local distinctiveness of the identified buildings and structures and their setting wherever they are potentially impacted.

PHOTO 5: View of Royal Dart.

4.7 Moving around.

4.7.1 70% of respondents to the initial resident's questionnaire identified unsafe roads as an issue for them and that they would like the KNP to address this. Many of the roads in Kingswear do not have a separate footway for pedestrians, and road widths and other considerations, including the visual character of the village, make it unlikely that off-carriageway facilities for pedestrians can be constructed. Traffic-calming measures include simple constructions and other measures that slow motor vehicles, as well as alterations to the traffic and parking rules within the settlement. Policy K7 promotes safer roads in order that more people are comfortable walking and cycling in the local area and some car journeys will no longer be necessary. The choice of solutions to be implemented in any future work will be determined by the highway authority, in consultation with the local community.

PHOTO 6: View illustrating the parking issues around Kingswear Village.

PARKING PROBLEMS IN KINGSWEAR

Above Redoubt Hill Right Waterhead Terrace

4.7.2 The lack of on-street parking in Kingswear is a generally acknowledged problem, and immediately visible The number of dwellings with no off-street parking provision is likely to be a significant cause, as well as general demand from visitors and owners of yachts moored in the estuary in a village where the topography, and visual sensitivity of the AONB designation does not allow extensive provision of car parking. Due to the greater than usual pressure on the street for parking therefore, any new development is required to provide a minimum of two off-street parking places per residential development and parking provision in line with the highway authority requirements in other cases.

4.7.3 An assessment of parking provision in Kingswear is shown in Table 2. Parking pressure on the streets listed is immediately apparent because of the numbers of dwellings with no off-road provision on streets with no parking possible on them. Where some on-street provision is possible therefore, there is a pressure from residents for space, as well as visitors. Kingswear has two public car parks, both owned by Darthaven Marina for the use of berth holders (there are 270 berths) and the general public. The public need to 'pay and display' for use of the carparks, which with a total space of about 280 vehicles are mainly used by berth holders.

Table 2:

Street	Number of dwellings with no off-street parking provision	Amount of on-street parking provision available
Lower Contour Road	58	59
Fore Street	42	0
Higher Contour Road and Ridley Hill	49	101
Church Hill	6	14
Higher Street	10	0
Totals	**165**	**174**

Policy K7: Traffic Calming and Parking Standards.

Measures to improve pedestrian and cycle safety on the highway will be promoted and supported. Where appropriate, development that generates significant extra journeys will be expected to contribute to measures that implement this policy and encourage sustainable transport by assisting vulnerable road users.

New residential development will be required to provide at least two off-street parking places on site. Dwellings with 3 bedrooms or more will be required to provide a minimum of three off-street parking places on site.

4.8 Natural Environment.

4.8.1 Kingswear Parish is wholly within the South Devon AONB and has two SSSIs within it at Froward Point and Scabbacombe. Much of the Parish is designated as Heritage Coast, and as 'Undeveloped Coast' in the JLP. The AONB designation means that conserving the landscape beauty and ecology of the Parish is paramount. The NPPF gives this 'great weight' and AONB the highest status protection (para172). The character of 'Undeveloped Coast' is also required to be conserved in the NPPF (para 170). The South Devon AONB has produced extremely useful guidance on planning within it: "Planning for the South Devon AONB v1" and updates.

4.8.2 Trees and woodland are a particular feature of the landscape and the Undeveloped Coast, as well as a crucial habitat for protected species found in the Parish and wider area. Devon is the key Northern European site for the Greater Horseshoe Bat, a rare and endangered species with roosts in nearby locations. Devon Greater Horseshoe Bat Project undertaken by The Devon Wildlife Trust has identified five main bat roosts in the Devon area. Kingswear is in the middle of the Dartmouth Roost foraging zone. This project stresses the need for tree planting and hedgerow management for the benefit of these bats. They rely on a connected landscape that includes trees and hedgerows and Kingswear is an important foraging site for the local population. Thus woodland, trees and hedgerows are both visually crucial to the unique character of Kingswear, and an important wildlife habitat. The KCA has identified key woodland areas and trees that provide the wooded views of Kingswear, and Policy K8 adds emphasis to DEV28 in the JLP given the crucial importance of trees and woodlands in Kingswear.

PHOTO 7: View of tree cover:

Policy K8: Protection of Trees and Woodland.

Development requiring planning permission that damages or results in the loss of ancient trees or mature trees or hedgerows of arboriculturally and amenity value will not be permitted.

Development proposals must be designed to retain trees or hedgerows of good arboriculturally and amenity value. Trees and areas of woodlands which are important to the setting of the urban area and views of the Parish from the sea are identified in the Kingswear Character Assessment.

Development proposals should, where appropriate, be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

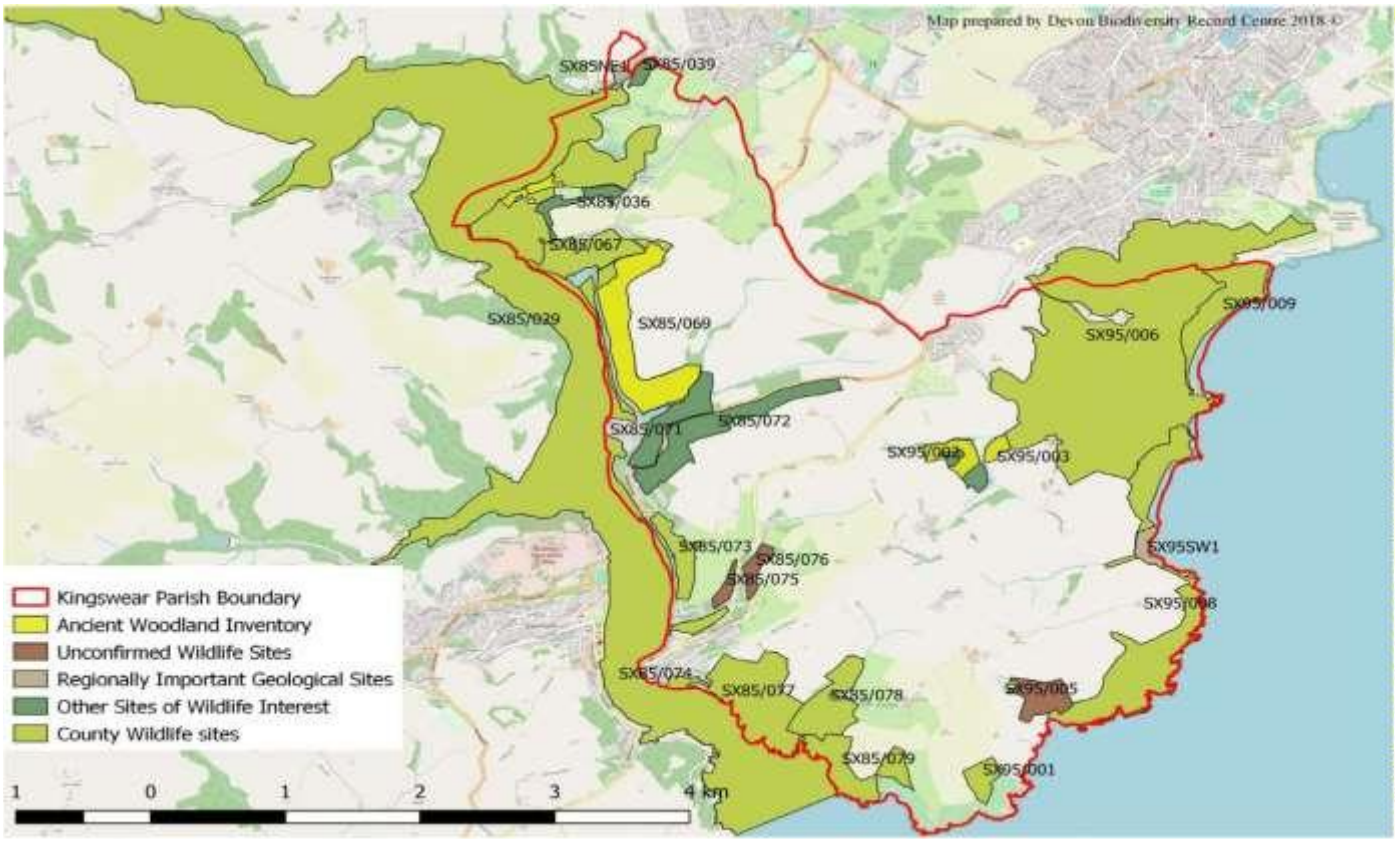
Any TPO tree that is authorised to be removed shall be replaced by a native species as near as possible to the existing location of the removed tree.

4.9 Local Wildlife Sites.

4.9.1 Policies SPT11 and DEV26 of the JLP promote the idea of enhancing a functional green infrastructure network within the Plan area. This Plan had identified the important local network within the Kingswear Parish including County Wildlife Sites. While National Policy does not grant them the same level of protection as nationally designated sites, part of the attraction of the AONB is that the protected landscape also supports the biodiversity of a rich wildlife. Maintaining wildlife corridors is important for wildlife, and the sites identified by the Devon Wildlife Trust and listed in Appendix 3 are mostly semi-natural habitats supporting a rich diversity of wildlife. The Trust advises that ideally development will be sited to avoid these areas. Natural England priority habitats in the Parish include Marine Cliffs and Slopes designation on the coast. The mudflats of the River Dart estuary are another priority habitat, and there is an area of Ancient and semi-natural woodland north of Noss and Nethway Wood. In addition, Ria Oaks have recently been identified around Waterhead Creek.

The Parish area also has recorded Barn Owl nests and a population of Cirl Buntings which should be taken into consideration. The Royal Society for the Protection of Birds can give advice. (RSPB)

FIG 2: Local Wildlife sites in Kingswear Parish.



Policy K9: Local Wildlife Sites and habitats.

Development is required to protect and maintain Priority Habitats as defined by Natural England and the County Wildlife Sites listed in appendix 3 and shown in Figure 2 above. Where adverse impact on the ecological or landscape value of these habitats and sites is considered justified by the benefits of development, then mitigation and compensation will be required to ensure there is no overall loss of biodiversity and long-term landscape beauty.

4.10 Local Green Space.

4.10.1 Local Green Space is a new designation that can be given to areas of green space that are particularly special to a local community. Policy K10 sets out the designations for LGS in Kingswear, and Appendix 2 details why the proposed designations in the Parish are considered to meet the requirements of the NPPF (paras 76-77), and what is special about them. Kingswear is not a Parish with extensive open space provision, partly compensated for by the river and coast.

Policy K10: Local Green Spaces.

The following areas of open space shown on Figure 3a and 3b and detailed in appendix 2 are designated as Local Green Space:

Jubilee Park including the allotments and Community Orchard

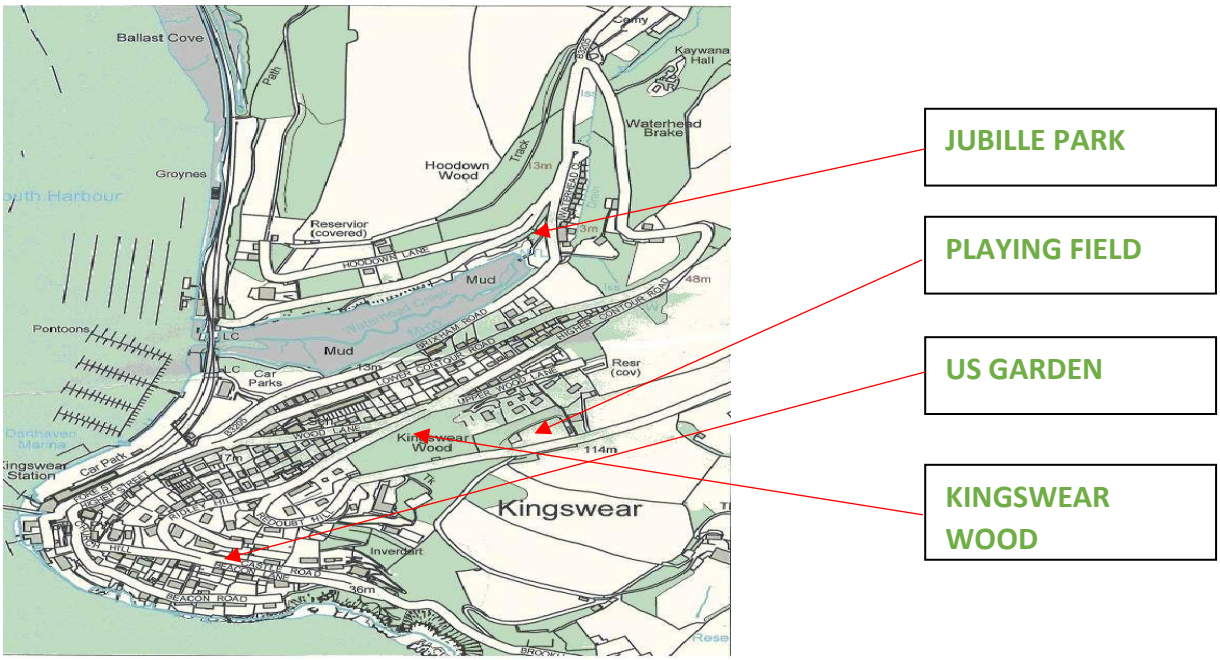
Redoubt Hill Playing Fields

US Garden

Kingswear Wood

Development on Local Green Space will not be permitted unless it preserves and enhances the attributes for which it was designated.

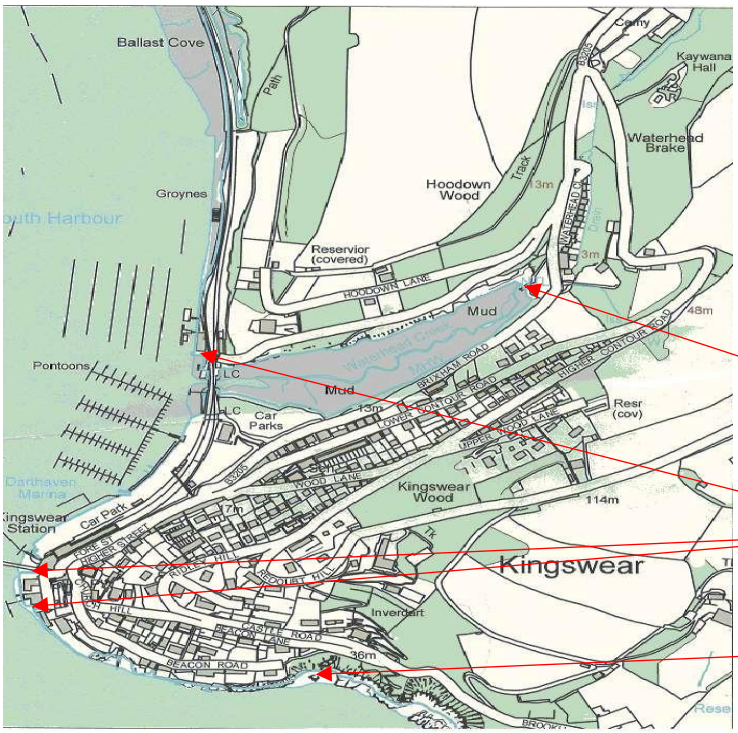
FIG 3a: Local Green Space in Kingswear Parish.



4.11 Open Space.

4.11.1 Other areas of public open space in Kingswear are also worthy of protection, while not having the attributes of local green space. In particular, Kingswear with its proximity to river estuary and coast, needs to protect the existing rather limited public points of access to the water. Hence the Slipways are included.

FIG 3b: Public open space to water in Kingswear Village



Policy K11: Public Open Space and Access to Water.

The areas and facilities shown on figure 3b) are designated as Public Open Space and should continue to remain as such. Any development will be required to promote and improve the existing community use or provide an alternative public space and facility with equal accessibility, size and use.

4.12 Views and Vistas.

4.12.1 A survey of views taken from the village of Kingswear and Hillhead was undertaken as part of the work on the KCA. The views from public places that are particularly special and help give Kingswear its unique character is shown on figure 4. Note: The Parish boundary extends to the centre of the river.

PHOTO 8: View from Higher Contour Road up the River Dart to Noss on The Dart.

PHOTO 9: View of Waterhead Creek.

Policy K12: Protection of Important Public Views and Vistas.

Views and vistas identified on figure 4a) and 4b) are important to the character and local distinctiveness of Kingswear Parish and development is required to maintain the visual beauty of the panorama and viewing points for the future enjoyment of all.

FIG 4a: Important Aspects and Views of Kingswear Village.

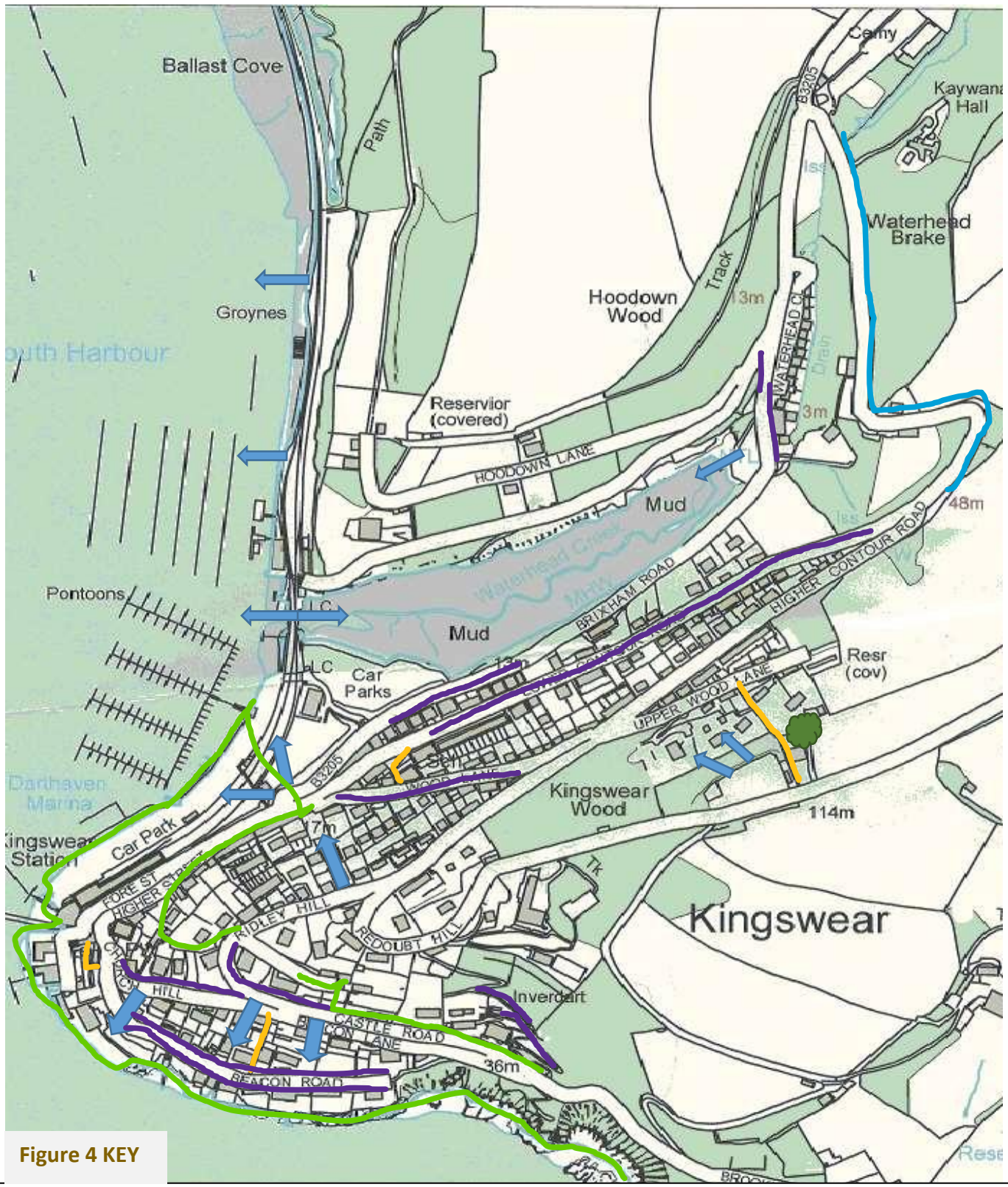


FIG 4b: Important Aspects and Views of Hillhead.

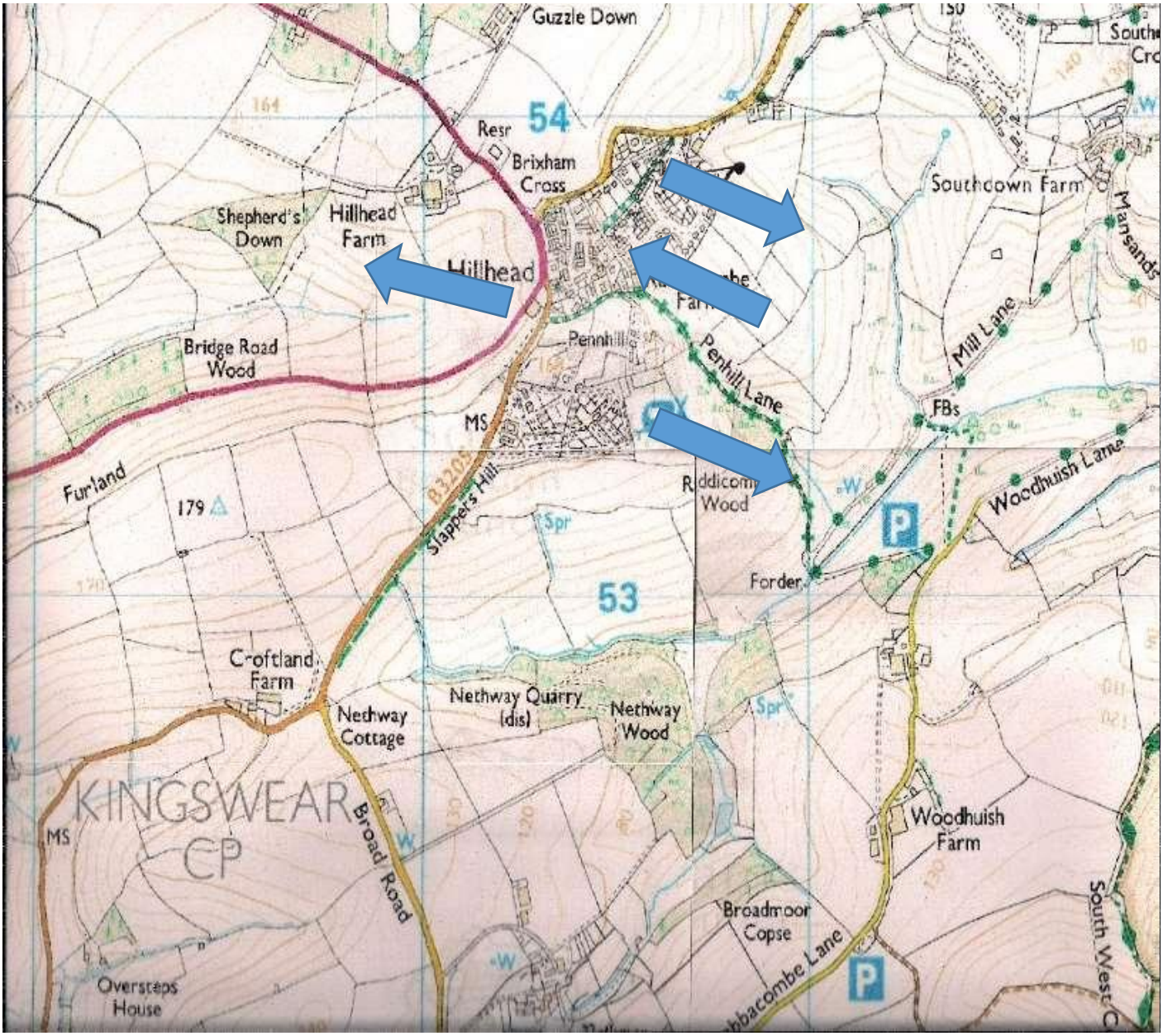


FIG 4b KEY:

IMPORTANT VIEWS

4.13 Rights of Way Network.

4.13.1 The Parish has a useful network of Rights of Way, but sections of highway shared with motor vehicles, and difficult crossings mean that its potential as a facility for sustainable travel as well as recreation is currently not adequately developed for a holiday area and tourist destination. The South Devon AONB Authority has drawn up proposals for improving the network, and this Plan supports these, with policy K13 requiring any development proposals to take them into account. Figure 5 details these proposals

4.13.2 Policy SPT11 in the emerging JLP promotes protecting and extending the Rights of Way network as an essential element of the enjoyment of the natural environment. In previous years the villagers had public use of Lighthouse Beach on the south side of the village in the mouth of the estuary of the Dart. This has a right of way down to it. Use of the beach at the moment has been restricted by the owner of the land but is under consideration by the Planning inspectorate for reopening to the public. It is a valuable addition to village life, giving one of the few access points to the river.

Policy K13: Footpaths and Rights of Way Network.

Development will be expected to protect and, where appropriate, extend and enhance the network of existing and public Rights of Way in the Parish. Specific opportunities to enhance and improve the network have been identified in the South Devon AONB Brixham Kingswear Peninsular Plan supported by the Parish Council and are shown on Figure 5 Development proposals adjacent and impacting on these identified gaps and deficiencies in the network should seek opportunities to implement the improvements as appropriate.

Enhancement of the network should include, wherever possible, making the paths accessible to those with special access needs.

FIG 5: Rights of Way improvements proposed by South Devon AONB.

The Improvements shown are as follows:

1) Noss on Dart to Hillhead BK19

This is identified as BK19 in the AONB document Brixham Kingswear Peninsular Project Delivery Plan (DP). It is an ambition for a traffic free route linking Hillhead to the new Noss development.

2) Hillhead to Higher Brixham BK09

Identified as BK 09 in the DP. It requires the very important, but short, footpath link from Raddicombe Drive to Gattery Lane, thus opening the "green lanes" over Southdown Hill and thus avoiding the desperately narrow stretch of main road down to the start of the pavement in Milton Street.

3) Broad Road, Nethway to Kingswear Via Mount Ridley BK18

The logical extension of the existing Slappers Hill bridle path, avoiding the narrow and busy main road into Kingswear. It is shown as BK18 in the DP. It really only requires a handrail down the steep steps to Upper Wood Lane and several small signs.

4) Slappers Hill to Forder BK12

This is BK12 in the DP and would represent a popular access to the green lanes at Woodhuish. The Caravan Club (CC) campsite has a formidable number of visitors who, judging by the bus queues in the morning, would much appreciate the circular walk that this would create.

5) Brixham Cross to Lupton estate permissive paths BK08

This is an ambition to look for opportunities to better connect Hillhead to the Lupton Estate paths and thus safely connecting to Churston and the Torbay Coastal paths.

6) Repair and Maintenance of Lighthouse Beach ROW steps

The importance to the Parish of maintaining access, via the ROW, to Lighthouse Beach cannot be over emphasised. It is therefore vital that the steps down are repaired and then maintained appropriately, independent of any possible future re-establishment of the Beacon Road cliff fall.

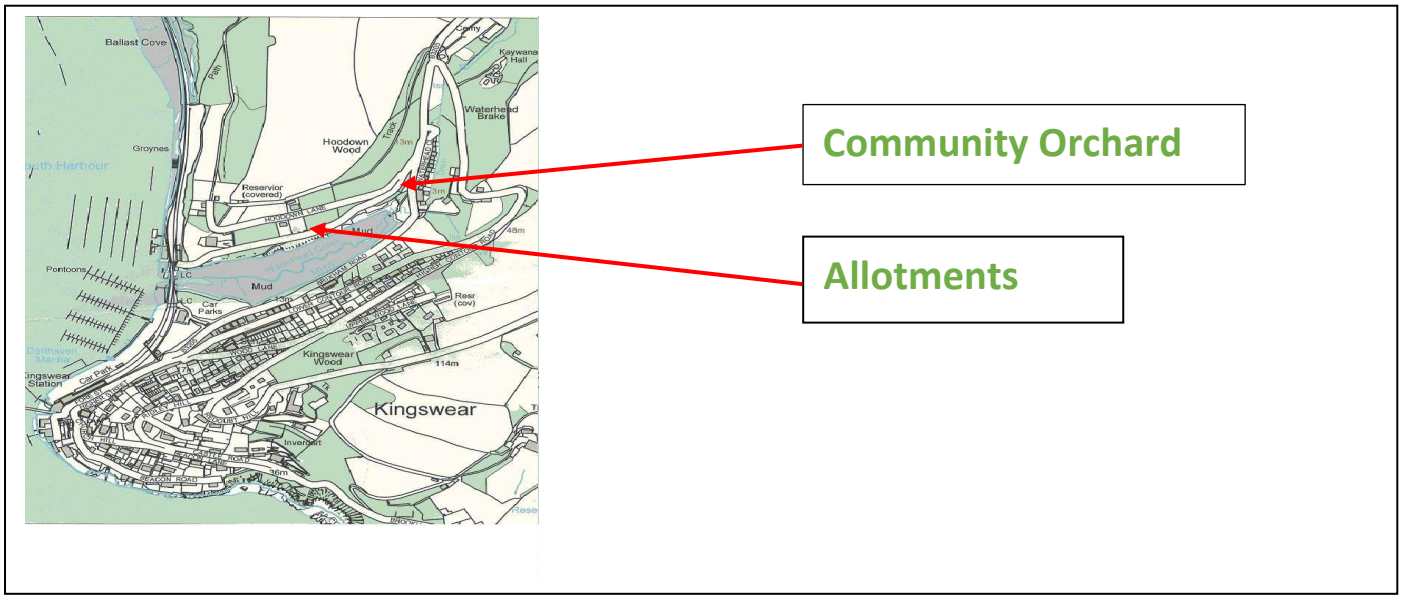
4.14. Community Allotment.

4.14.1 The Allotment site is part of the land owned by the Parish Council around Waterhead Creek and has been in use for many years. There are a number of allotments in use by residents. Interest has increase in recent years. One has also been designated as a site for the Community Orchard and one is being used as a nursery for growing the rare Ria Oaks to enable replanting in different areas in Devon. This is a long term, ongoing use of the allotment. The JLP supports community food growing in policy DEV5.

Policy K14: Allotments and Community Orchard.

The Allotment and Community Orchard site shown on map below is to be maintained as allotments and orchard for community use.

FIG *6: Allotments and Community Orchard***.**



4.15 Renewable Energy

4.15.1 Kingswear is subject to some flooding and sea level rise as a consequence of climate change, as well as difficult to predict changes in vegetation and ecology due to rising temperatures. Reduction in carbon emissions with the promotion of renewable energy is an objective of the Plan. The AONB location and conservation area make the technology visually sensitive in many potential locations, but opportunities are still felt to exist particularly for domestic and farm schemes.

Policy K15: Renewable Energy Policy.

All new housing developments and extensions are encouraged to consider renewable energy infrastructure that can be incorporated as part of the development and contribute to reducing carbon emissions.

Development of renewable energy schemes at the scale suited to households will be encouraged where they are compatible with other policies in the development plan and the AONB designation. Wind turbines will generally not be suitable in the sensitive landscape of Kingswear, but an exception may be made where a small individual turbine (no more than max 15kW power output) for use on a property or by the local community meets visual and environmental standards set out in the development plan.

4.16 Promotion of Local Employment Opportunities.

4.16.1 The present population is predominately retired and to help rebalance the population and support the community by encouraging younger residents, initiatives that provide employment opportunities within the Kingswear village for younger entrepreneurs, for example through a business hub, would be supported.

4.16.2 Census stats indicate a reduction in homeworking in Dartmouth and Kingswear combined from 2001 to 2011, but it is still considerably higher than in the county overall. Kingswear Parish has nearly 22% of the economically active population working as self-employed with no employees according to the 2011 Census, so that it is likely the Parish has above average levels of home working. The main employment opportunities in the area are tourism, agriculture and fishing and marine activities. The policy is also aimed at widening the choice of employment available to residents, as well as reducing commuting out of the Parish. Policy K16 is providing local detail and requirements for Policy DEV15 in the JLP.

4.16.3 Apart from the two settlements of Kingswear and Hillhead the Parish comprises of scattered farms and hamlets. Farming, the marinas and associated small marine businesses, fishing and tourism are the major sources of employment in the area. The plan seeks to protect the environment that supports these while allowing limited targeted development for their improvement.

Policy K16: Minor Employment Development and live/work units.

Proposals for start-up businesses from home, live-work units and other small business developments within residential areas will be supported where the development complies with other policies in the development plan and the following can be demonstrated:

- Existing buildings are reused where possible.
- Employment opportunities are provided, including self-employment, and the development maintains or increases the sustainability of the Parish.
- The proposed design including any signage is in keeping with the scale and character of the surroundings.
- The proposed use will not give rise to harmful impacts on local residential amenities or other neighbouring uses.
- The proposed development ensures that the expected nature and volume of traffic generated by the development and need for parking would not have a detrimental impact on the residential amenity of surrounding neighbours and the area generally.

4.17 Community Facilities.

4.17.1 Policy DEV18 in the JLP resists change of use away from facilities of local community importance, and policy K17 is listing the community facilities that we feel need this protection in Kingswear Parish.

Policy K17: Protecting Community Assets

In order to promote a thriving community for all ages, there will be a strong presumption against the redevelopment of community facilities for non-community uses. Identified Community Facilities are:

1. The Post Office

2.Village Hall

3.The Steam Packet Public House

4. St Thomas of Canterbury Church

5. The Ship Inn

6.Kingswear Village Stores

7.Slipway by The Royal Dart Yacht Club.

8. The Lower Ferry Slip,

9. The slipway by the Dart Harbour Engineering workshop at the head of Waterhead Creek.

10.The public toilets situated at The Square

11.The Kingswear Primary school and Nursery

Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities especially at Hillhead will normally be supported if they comply with other policies in the development plan.

Development proposals that will result in the loss, or significant reduction in the scale and value, of a community facility will be resisted, unless alternative facilities of equal or better accessibility, size and suitability are provided or it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer economically viable typically because the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses and no interest in acquisition has been expressed.

PHOTO 10: Kingswear Village Stores.

4.18 Provision of Play Facilities in Hillhead.

4.18.1 The South Hams audit of Open Space has found Kingswear reasonably well provided for Play facilities. However, this assessment has not looked at the settlement of Hillhead separately, and Hillhead has no play facilities or other recreational facilities. It is therefore an objective of this Plan to improve facilities at Hillhead.

Policy K18: Provision of Play Facilities.

Any future residential development at Hillhead will be expected to include proposals for a small play space at Hillhead in association with the development, subject to meeting other policies in the development plan.

4.19 Identified Priorities

4.19.1 Policy K19 sets out current priorities for community benefit arising from any development in the parish. These are not exclusive and may change over time.

Policy K19: Priorities identified for developer contributions to be spent within the Neighbourhood area.

Financial contributions received by Kingswear Parish Council from the LPA on developments within the NP area will be allocated to community priorities agreed at the time, and may include but not exclusively the projects listed below: -

Improved leisure and exercise facilities.

Transport and road safety improvements

Other developer contributions to be spent in the neighbourhood area are encouraged to consider these priorities

5.0 Review and Implementation of the Neighbourhood Plan.

The Parish Council intend to consider any planning applications against the policies and aspirations of this Plan and respond and make representations to the LPA accordingly. At least bi-annually the Council Meeting will review how the policies of this Plan are working in practice and consider whether or not the Plan needs to be reviewed.

Appendix 1. Buildings and Features of Local Heritage Value.

Building/Feature	**Historic importance**
Horse Trough on Brixham Road Kingswear 8865.7 5130.0	A surviving relic of horse drawn transport and is still functioning filled by a stream.
Wishing Well 8824.5 5106.0	This was once used by part of the village for its water supply, now a tourist feature.
Lime Kiln at the northern end of Waterhead Creek 8872.2 5148.	This has been restored and is part of the recreational area of Jubilee Park.
Victorian Pet cemetery in Gommerock Wood SX88895051	This is of historical interest, particularly social history.
Cottages at Man Sands 9224.0 5331.0	These were old coast guard cottages.
WW11 Pill Box on the north side of Waterhead Creek 8841.0 5141.5	This was used in the war to guard the harbour. Part of the D day fleet was assembled here and the harbour was a base for activities of the Free French. At the moment this is neglected.
From the Conservation Area Appraisal	**Examples of unlisted buildings of interest that contribute to the distinctive character of Kingswear they may have original features, are unique, are part of the historical layout of the village, or are important for the views from the river or Waterhead creek**
Building/Feature	
The old Vicarage Church Hill Kingswear	*As above*
Kingswear Hall Fore Street Kingswear	*As above*
The Royal Dart Yacht Club Priory Lane Kingswear	*As above*
The Mount Ridley Hill Kingswear	*As above*
The Ship Inn Higher Street Kingswear	*As above*
	As above
NonSuch House Church Hill Kingswear	*As above*
Mulberry House Ridley Hill Kingswear	*As above*
Eastney Beacon Lane Kingswear	*As above*
Colonsay Church Hill Kingswear	*As above*
The Keep Church Hill Kingswear	*As above*
Bryne Dart Church Hill Kingswear	*As above*
Kingswear House Church Hill Kingswear	*As above*
The Priory Priory Lane Kingswear	*As above*
The Steam Packet Fore Street Kingswear	*As above*

PHOTO 11: Views in Ship Inn and Lime Kiln.

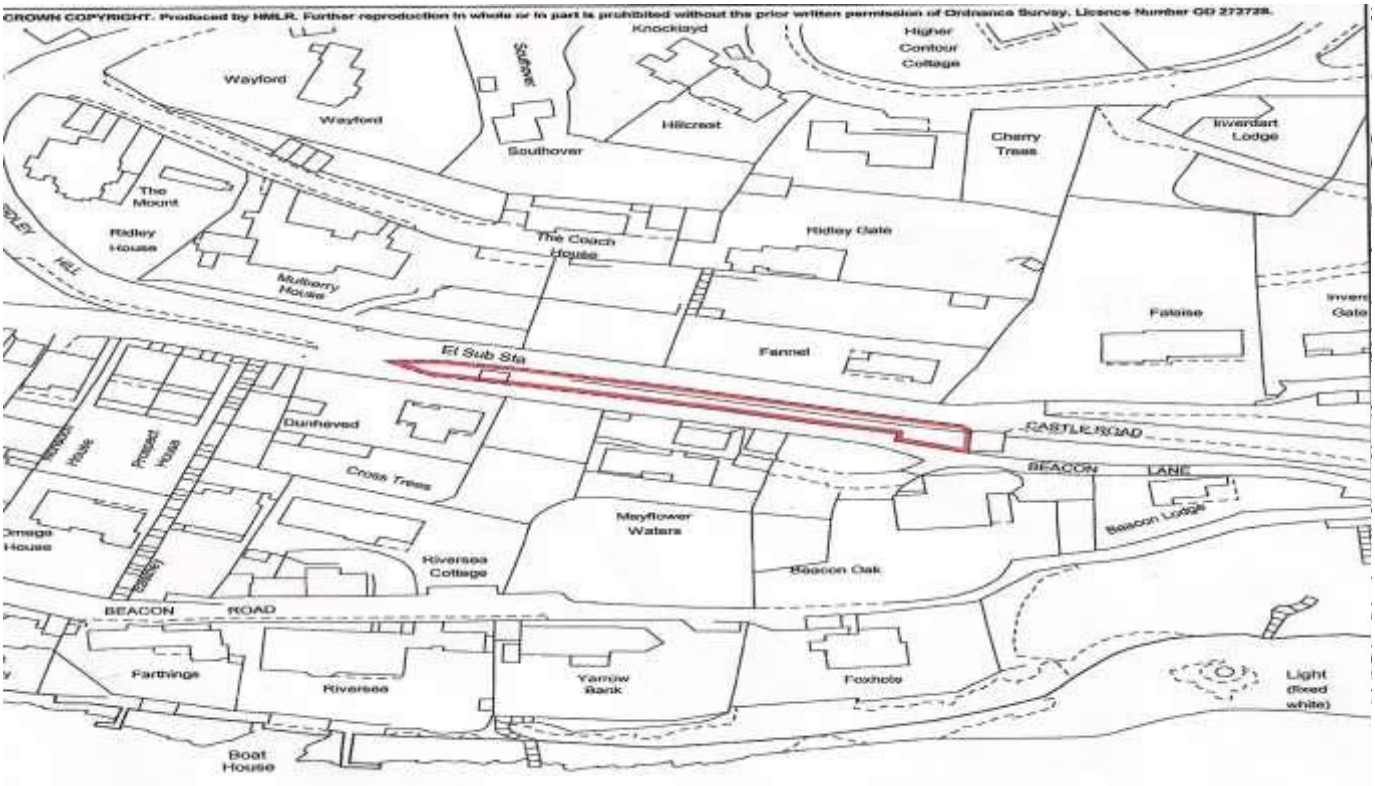
ABOVE: The Lime Kiln, Waterhead Creek
LEFT: Ship Inn

Appendix 2. Local Green Space Designations-Justification Table.

	Photo/plan	Reason for designation
US Garden	See Appendix 2 Fig 1	*US Garden situated at the junction of Castle Road and Beacon Lane Kingswear* This is a small garden donated to the village by former residents. It is owned by the Parish Council It has spectacular beautiful views over the river entrance and out to sea. It is a resting place for walkers It has recreational value
Kingswear Wood	See Appendix 2 Fig 2	*Kingswear Wood between Higher Contour Road and Redoubt Hill* Due to its elevated position overlooking the river Dart valley and the village of Kingswear it is very important to the character, beauty and views of the area. With its mature trees it forms part of the natural tree cover surrounding the village and it is within the AONB. It is centrally located within the Dartmouth Foraging zone for the Dartmouth roost of the Greater Horseshoe Bats a rare and endangered species. It is a wildlife habitat. It is clearly delineated, bounded on the North West by Higher Contour Road and to the South east by Redoubt Hill The site is adjacent to the village and the village playing field.
Redoubt Hill Playing Fields	See Appendix 2 Fig 3	*The Playing Field Redoubt Hill Kingswear* This is the only sports field in the Parish. It is owned by South Hams District Council and was created by residents from a former tip, with help from SHDC and The Sports Council. The field is regularly used by the village school and is important for their curriculum activities health and wellbeing. There is a playground for young children with parking available for access. The site is on the edge of the village. It is bounded by Redoubt Hill to the South East and has fence or hedges on the other boundaries. It is owned by South Hams District Council It has recreational value
Land owned by Kingswear Parish Council	See Appendix 2 Fig 4	*Land owned by Kingswear Parish Council at Brixham Road Kingswear* The head of Waterhead Creek Jubilee park including the allotments and Community Orchard This provides one of only two flat areas in the village for recreational use. It is owned by the Parish Council purchased with money donated by a past resident for the

		recreational use of the villagers. It has water access, play facilities and is used for village social activities such as the Village Day celebrations. It is an important area for walkers as it forms part of circular walks around the village which link into the South West Coastal Path and the River Dart Trail. The creek gives river access for water- based activities and is used by many including the village rowing club. The water at the head of the creek is included in this designation as it is an essential part of this green space. The tidal mud is a rich wildlife habitat. The fundus is owned by the Parish Council. The tree lined banks are beautiful wildlife habitats and have trees identified as rare and internationally important. In the spring bluebells, wild garlic and Devon violets to name but a few grow in profusion. It is home to many water and land creatures and insects. The banks in part have been used for allotments and the community have sited a small community orchard on part of the land. A Nursery for the rearing of endangered Ria Oak Tress has been established Views into and from the Park are very beautiful and are important to the character of the village. It is the green heart of the village. The site is triangular and clearly defined. It is bordered by Brixham Road to the East and Hoodown Lane to the West. The third boundary is indicated by marker post on the banks of the creek. It has recreational, landscape and community value.

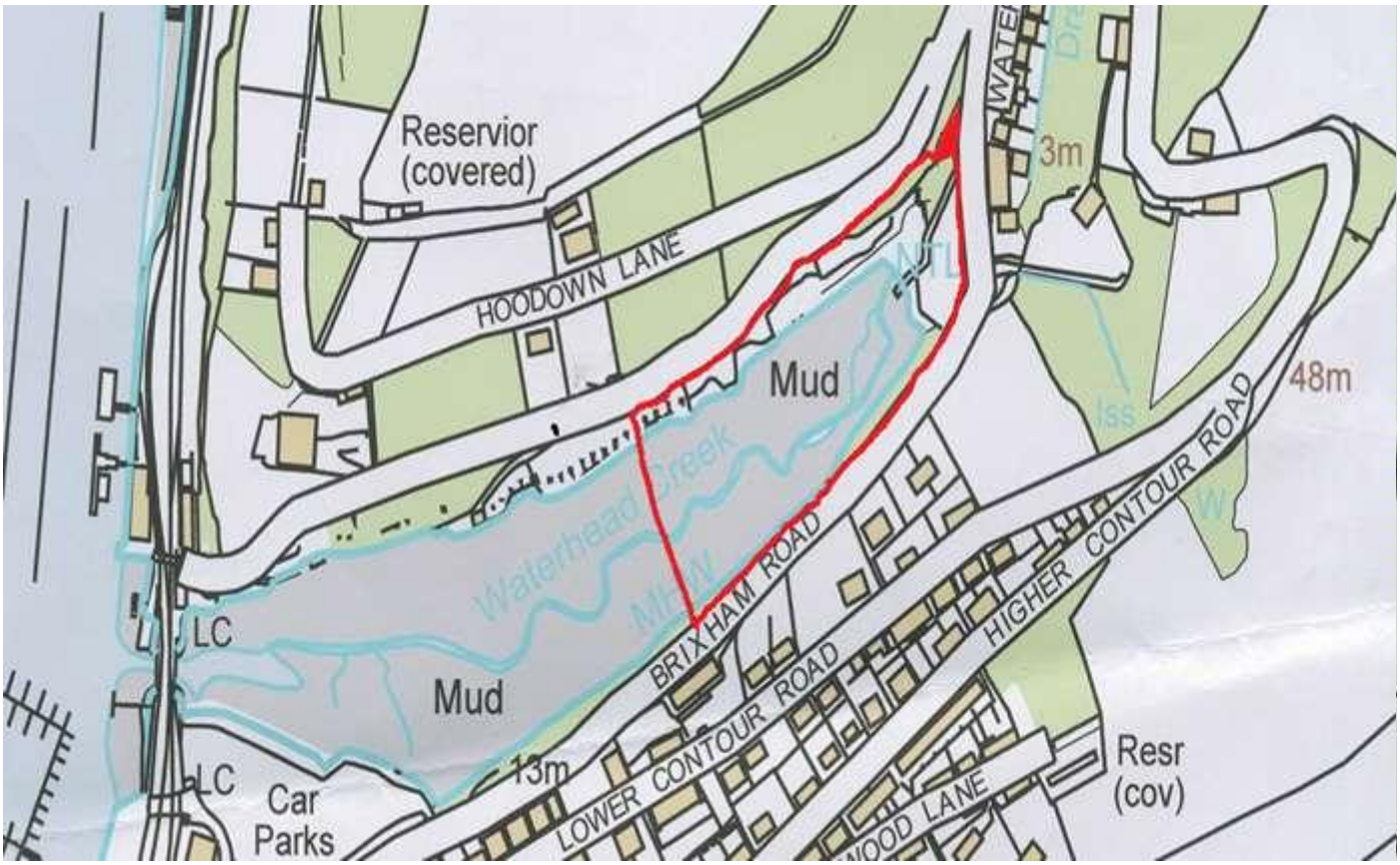
Appendix 2 FIG 1 US Garden



Appendix 2 FIG 2 Kingswear Wood

Appendix 2 FIG 3 Kingswear Playing Fields

Appendix 2 FIG 4 Land owned by Kingswear Parish Council at Waterhead Creek



Appendix 3. Local Wildlife Sites (Source: Devon Biodiversity Records Centre 2018).

Non-statutory sites within Kingswear parish

File Code	Site Name	Grid Reference	Area (ha)	Reason for Designation	Status
SX85/069	Long Wood	SX880539	43.6	Ancient semi-natural woodland (W10)	CWS
SX95/009	Southdown Cliff	SX924533	22	Coastal grassland & scrub	CWS
SX95/001	Tower Fields	SX901501	11.2	Coastal grassland	CWS
SX85/079	The Warren, Kingswear	SX894503	15	Coastal grassland, broadleaved woodland & scrub	CWS
SX95/006	Southdown & Woodhuish	SX917534	250.4	Mixed farmland with bird interest. Supports semi-improved and improved grassland, woodland, marshy grassland, orchard and arable.	CWS
SX85/035	Greenway Estate	SX874551	47.6	Parkland with areas of unimproved neutral grassland and veteran trees. Bat and lichen interest.	CWS
SX95/008	Long Sands to Pudcombe Cove	SX912505	63.5	Coastal grassland & scrub	CWS
SX85/073	Hoodown Wood (W)	SX885520	9.9	Broadleaved woodland & semi-improved neutral grassland	CWS
SX85/029	Dart Estuary	SX869549	741.7	Estuary and associated habitats	CWS
SX85/074	Castle Road	SX885508	2.2	Plant interest	CWS
SX85/077	South Kingswear Coast	SX890507	38.2	Coastal grassland & broadleaved plantation	CWS
SX85/078	Home Farm	SX896506	19.7	Unimproved & semi-improved neutral grassland & scrub	CWS
SX85/067	Maypool	SX877546	17.8	Unimproved neutral grassland, parkland & broadleaved woodland with a heronry	CWS

SX95/005	Collaton Fishacre	SX911507	10.8	Broadleaved & conifer plantation & bracken	UWS
SX85/075	Hoodown Wood (E)	SX887517	2.7	Secondary broadleaved woodland	UWS
SX85/076	Waterhead Brake	SX890518	4.5	Broadleaved woodland	UWS
SX95SW1	Scabbacombe Sands	SX918520	3.9	This coastal section shows a typical section of the Meadfoot beds lithology with associated folding & faulting	RIGS
SX85NE1	Galmpton Quarries	SX881561	1.6	A wide range of lithological & structural geological features associated with the Torquay limestone	RIGS

Other Sites within Kingswear parish

File Code	Site Name	Grid Reference	Area (ha)	Reason for Designation	Status
SX85/071	Cart Wood & Noss Plantation	SX886533	14.8	Secondary broadleaved woodland, broadleaved plantation & scrub	OSWI
SX95/003	Woodhuish Copse	SX908528	2.4	Broadleaved & conifer plantation on an ancient woodland site	OSWI
SX85/072	Furland	SX886530	27.2	Mixed woodland & semi-improved neutral grassland	OSWI
SX85/036	Greenway Wood	SX876550	6.2	Secondary broadleaved woodland	OSWI
SX85/039	Galmpton Creek	SX883561	2.4	Broadleaved woodland scrub	OSWI
SX95/002	Nethway Wood	SX906527	11.2	Mixed plantation on ancient woodland site	OSWI
	LONG WOOD	sx882533	35.8		AWI
	WOODHUISH COPSE	sx908528	2.7		AWI
	WOODHUISH COPSE	sx906527	6.8		AWI
	HARE WOOD	sx875551	1.9		AWI
	HARE WOOD	sx872550	1.4		AWI

Appendix 4: Listed Buildings in the Parish of Kingswear:

Listed Buildings

Listed Buildings in Kingswear, South Hams, Devon

1. II **Ashleigh Flat**
   Kingswear, South Hams, Devon, TQ6

2. II **Bathhouse and Adjoining Boathouse Metres South East of Greenway House**
   Kingswear, South Hams, Devon, TQ5
3. II **Boohay Farmhouse**
   Kingswear, South Hams, Devon, TQ6
4. II **Church of St Thomas of Canterbury**
   Kingswear, South Hams, Devon, TQ6
5. II **Church Park Cottages**
   Kingswear, South Hams, Devon, TQ6

6. II **Coleton Fishacre**
   Kingswear, South Hams, Devon, TQ6

7. II **Farm Buildings Immediately East of Greenway Farmhouse**
   Kingswear, South Hams, Devon, TQ5
8. II **Ferry Cottage**
   Kingswear, South Hams, Devon, TQ5
9. II **Gateway North of the Priory**
   Kingswear, South Hams, Devon, TQ6

10. II* **Greenway House**
    Kingswear, South Hams, Devon, TQ5

11. II **Greenway Viaduct**
    Kingswear, South Hams, Devon, TQ5
12. II **K6 Telephone Kiosk**
    Kingswear, South Hams, Devon, TQ6
13. II **Kennels to Lupton House**
    Kingswear, South Hams, Devon, TQ5
14. II **Kingston Farmhouse**
    Kingswear, South Hams, Devon, TQ6
15. I **Kingswear Castle**
    Kingswear, South Hams, Devon, TQ6
16. II **Kingswear Station**
    Kingswear, South Hams, Devon, TQ6
17. II **Kingswear Torpedo Battery**
    Kingswear, South Hams, Devon, TQ6
18. II **Kittery Court Including Wall and Gateway Adjoining North West**
    Kingswear, South Hams, Devon, TQ6

19. II **Limekiln Approximately 70 Metres North of Coastguard Cottages**
    Kingswear, South Hams, Devon, TQ6

20. II **Lodge, Gate piers and Railings Approximately 330 Metres North East of Greenway House**
    Kingswear, South Hams, Devon, TQ5
21. II **Lower Greenway Farmhouse**
    Kingswear, South Hams, Devon, TQ5
22. II **Lychgate South of Church of St Thomas of Canterbury**
    Kingswear, South Hams, Devon, TQ6

23. II **Mile Post Immediately South of Royal Dart Hotel**
    Kingswear, South Hams, Devon, TQ6
24. II **Milestone Approximately 440 Metres South West of Pennhill**
    Kingswear, South Hams, Devon, TQ5
25. II **Nethway Cottage**
    Kingswear, South Hams, Devon, TQ6
26. II* **Nethway House**
    Kingswear, South Hams, Devon, TQ6

27. II **Royal Dart Hotel**
    Kingswear, South Hams, Devon, TQ6
28. II **Sarah Roope's Almshouses**
    Kingswear, South Hams, Devon, TQ6
29. II **Southdown Farmhouse Including Adjoining Wall to North East**
    Kingswear, South Hams, Devon, TQ5
30. II **Stables and Coach Houses North West of Greenway House**
    Kingswear, South Hams, Devon, TQ5
31. II **The Mill at Mill Bay Cove**
    Kingswear, South Hams, Devon, TQ6

32. II **The Tower**
    Kingswear, South Hams, Devon, TQ6

Link to map

33. https://britishlistedbuildings.co.uk/england/kingswear-south-hams-devon#.XAedpbiaKuI-

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Appendix 5: Second Homes Data

Appendix …5: Evidence for Second Home ownership in Kingswear (South Hams DC statistics)

Two sets of evidence were used to assess the level of second home ownership in the Parish. Firstly, non-Domestic Rates (Business Rates) as at October 2018 show 67 properties listed as holiday accommodation in the Parish. The 2011 Census gives a figure of 827 dwellings in Kingswear, which is the same as the Council Tax records of 2018 show. Thus, it is likely that the Census does not include holiday accommodation as a dwelling. Properties listed for non-domestic rates will not also be liable for Council Tax, so it is quite possible that some of these holiday accommodation businesses were once family homes, but they are not impacting on the Council Tax or Census figures.

Council Tax records show when a property is 'furnished and no-one's sole/main residence'. Whilst in the main they will be what we consider second homes, they could also be furnished properties waiting to be let, or furnished whilst the owner is in a nursing home, etc. They do also rely on the property owner notifying the Local Authority of their use of the property. There is both an element of over-recording and under-recording therefore, this is likely to relatively small. The resulting level of second home ownership in the Parish indicated by this database is 22.1%. For comparison

the 2011 Census showed 212 dwellings with no usual residents, or 25%, both data sets giving comparable indications of the number of second homes in the Parish.

Below are the total number of properties in the Parish by band, (as at October 2018) and in brackets, the number that are showing as furnished and no-one's main home.

Band A – 70 (27)

Band B – 70 (12)

Band C – 259 (53)

Band D – 112 (21)

Band E – 120 (32)

Band F – 69 (11)

Band G – 106 (19)

Band H – 21 (8)

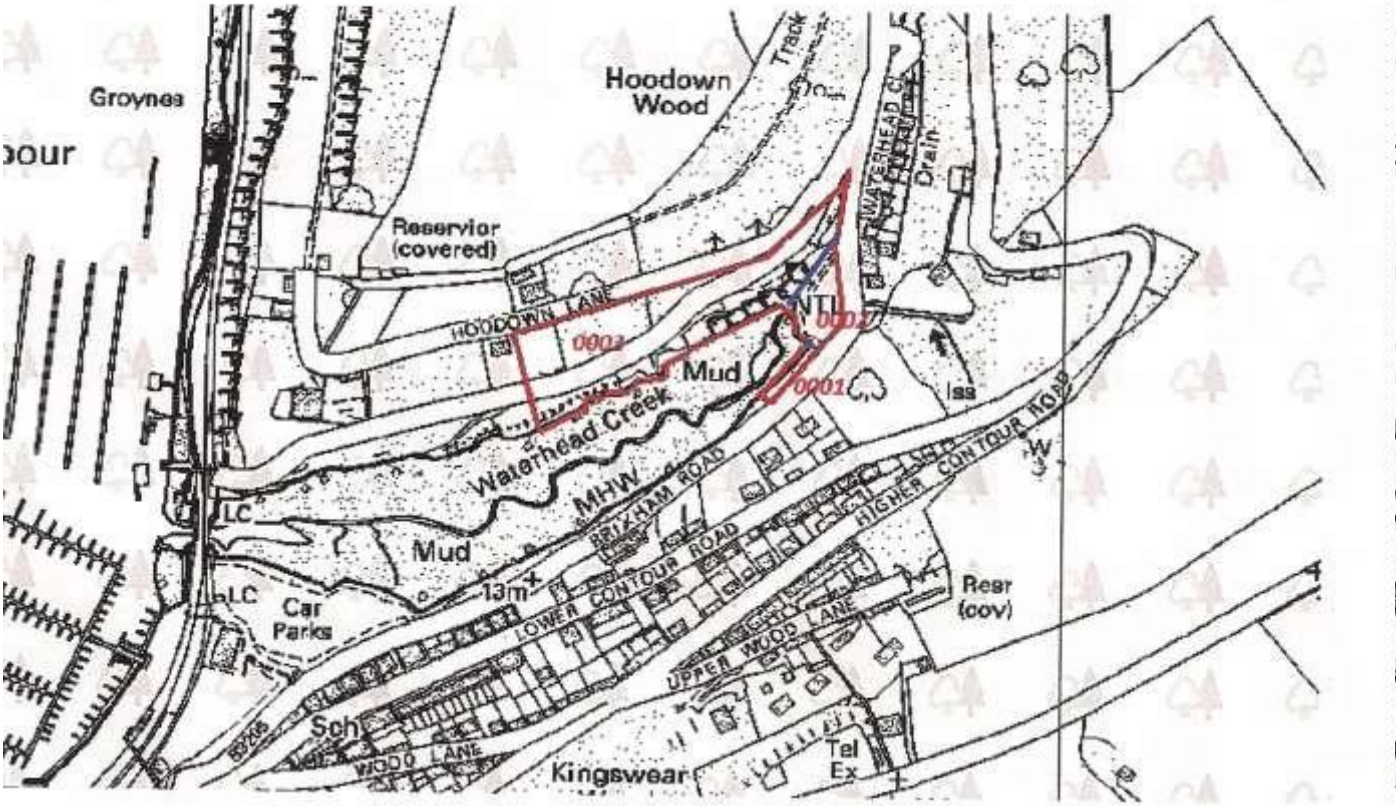
Source: South Hams District Council l West Devon Borough Council

Total properties in the Parish: 827 Registered as not a main home: 183 or 22.1%

YOURTREES
CIC

HOODOWN WOODS

Report April 2018



0001 - Parallel to Brixham Road Footpath

This area is predominantly naturally regenerated species containing few noteworthy species. There are many sycamore (Acer psuedoplatanus) and some Cornish Elms (Ulmus stricta), which due to their standard growth habits, together with DED (Dutch Elm Disease), require a basic annual check to identify and remove limbs which may cause damage to persons or property

It is advised to adopt a replacement strategy to include species of trees specific to the historic woodlands of the Dart Estuary.

In particular:

Sessile Oak (Quercus petraea) at 40%, Wayfaring Tree (Vibrunum Lantana) 10% Holy (IIex aquifolium) 15% Hazel (Corylus aveliana) 20% and Wild Service Tree (Sorbus ormanillis) 15%.

0002 Creek Head Park

This area is predominately 'made round' and can thus be assumed to be classified as technosoil thus any feature management regime can safely fall into parameters of standard amenity practice. The soil will be rich in nitrogen and thus suitable for more sensitive species and unlikely to be tolerated by trees indigenous to the geographical location

I recommend that any proposals to grow fruiting tress should be limited to the far east corner of the plot which needs clearance but no stump removal.

Drainage and salination of the soil will be ongoing issues easily solved by the addition of small 'verti-drains', which are nothing more than narrow holes dug to a depth of 40 – 50cnm and backfilled with clean stone >10cm. These verti-drains can be positioned at every 10m"

0003 Hoodown Woods

This is a very valuable habitat that has been subject to some human intervention in the last couple of centuries, without disturbing some of the key trees and soil which are characteristic of this rare habitat.

The Ria Oak Woodland of the Dart Estuary and other South West England Estuaries of the South Coast are recognised as internationally significant habitats This area contains a few remnant Oaks, which are the principal species for this habitat.

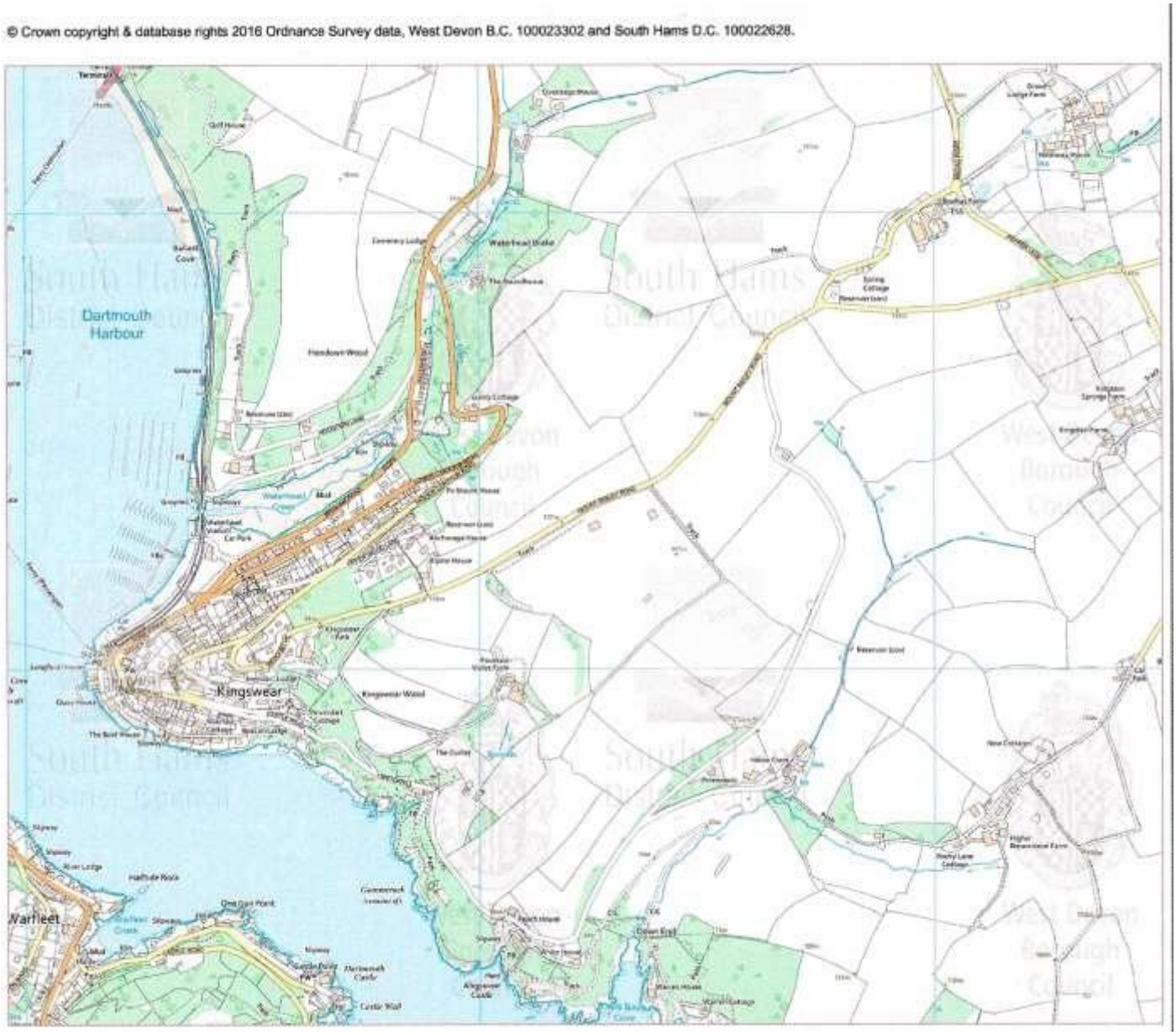
Therefore, despite it being a relatively small woodland it should be considered separately from plots 0001 and 0002 and will be almost certainly be applicable for grant funding. A woodland management plan can be produced in conjunction with a grant application.

The ex-allotment areas have much potential as a nursery to grow on more Rita Oaks and other species specific to the woodland habitat not just replanting in the immediate area – but for other sites in the whole Dart estuary valley area. The Ria Oak woodland is under threat, with no planting at all to reduce the balance (all new planting has been of non-local provenance and varying species mixes), so this is small area offers an opportunity to help an acute problem facing the landscape of the area.

Pip Howard BSc (hons) Silvicultural Surveyor

Director.

Appendix 7: TPO Map and References.



Map showing areas of Tree Preservation orders in the Parish of Kingswear.

Individual tree preservation orders can be found by copying the following link in your web browser

https://www.southhams.gov.uk/article/3487/Tree-Preservation-Orders

Appendix 8: Ideas for the Parish to consider possible development.

1. Community Orchard This idea has already been developed and the land for the orchard has been allocated by the Parish Council.
2. Garden waste facility. Initial investigations into this have met with difficulties but it is still an idea that may in the future be developed.
3. Walk in session with a practice nurse. A flu clinic was held in the village and this is the start of co-operation with the local surgery at Brixham
4. Provision of more leisure and exercise facilities. This is an aim for the future.
5. Household waste facility this is not feasible at the moment.
6. Passing places on the road to Coleton Fishacre. Discussions have been held with residents and approaches made to the National Trust but at the moment no progress has been made.