



Kingsdon Parish Plan 2012 - 2013

Adopted 30 march 2012

Responsibility for this document

Kingsdon Parish Council is responsible for the content and distribution of this document.

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Change history

Version	Date	Notes
2.0	29 Feb 2012	2 nd Draft for Councillors comments
3.0	8 March 2012	Parish Council Meeting
4.0	15 March 2012	Delivery to all residents
5.0	30 March 2012	Amended to take into account village consultation
6.0	30 March 2012	Parish Adopted version

Distribution and archive

The data file for this document is archived on disk with Parish Clerk. Distribution is via the Village web site and SSDC web links. Paper copies available on request from clerk.

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1 Introduction

The Kingsdon Village Design Statement (KVDS) was adopted by the Parish Council in 2007. It has since made a significant contribution to ensuring that development has generally remained in keeping with residents' wishes. The KVDS is often referenced in Planning Applications and is credited with being a major influence on the design of the new-build houses off Lower Road.

In 2011 it was agreed that an update was needed to reflect significant changes in the village. In the light of the forthcoming National Planning Policy Framework it was also agreed that Kingsdon needed to extend the scope of the document to provide comment about development in all areas of the Parish. In addition it was agreed that it would be an appropriate place to list Assets of Community Value as defined under the Localism Act 2011.

The Localism Act requires parishes to create a Neighbourhood Plan. These are intended to have a lifespan of up to 10 years. At present South Somerset District Council are not able to progress requests for Neighbourhood Plans as they are waiting for further guidance from central government.

It was therefore agreed to create an interim 'light touch' Kingsdon Parish Plan to both satisfy immediate needs, and create content that could be carried forward into a future Neighbourhood Plan.

2 Aim

The aim of the 2012 Plan is to:

- **Provide a 2012 Village update.** To outline major changes since 2007, and record residents' wishes with regard to development for the entire parish, for the information of the planning authority, land and property owners and developers.
- **Save content from the 2007 Village Design Statement.** Explicitly state which content is considered to still be current, relevant and 'saved' within this 2012 Plan. (Pages not listed as saved may be considered out of date, but remain of background interest).
- **Propose a list of Assets of Community Value** to be forwarded for consideration by South Somerset District Council. A map will show their location.
- **Record items for broader consideration that arose from the 2011 village consultation** following closure of the Primary School.
- **Create an Action Plan** for the Parish Council to take forward over the next two years.

3 Consultation, adoption and review

This plan is created in consultation with the parishioners. Consultation included:

- Questionnaire August 2011 following closure of the Primary School. See Annex D
- Discussion at 8th March 2012 Parish Council meeting.
- Delivery of draft plan to residents in mid March. Options for feedback included face to face, email, and written responses.
 - This included a surgery in the village hall on Saturday 17th March from 11am - 2pm with Parish Councillors in attendance.
- Adoption by Parish Council by 31 March 2012.
- Parishioners may propose changes through the Parish Council, who will keep the Plan under review through it being a standing agenda item at future Parish Council meetings.



4 Kingsdon Parish Plan 2012-2013

All planning applications received by Kingsdon Parish Council will be evaluated against the criteria set out in this Plan.

The six 'Guides' from the Kingsdon Village Design Statement (KVDS) 2007 are used as a framework for this document.

This Plan is compliant with the South Somerset Draft Core strategy 2010 and will be examined for compliance against the replacement 'Publication Plan' once available.

4.1 Guide 1 Economic and Social Vitality

(An update of page 4 of the KVDS using the same headings in the same order).

Climate change In 2007 it was noted that climate change would be an over-riding issue for the community. The main impact of climate change on the character of the village (so far) is in the broader range of solutions for energy creation now available to residents. In particular new houses have been built with air source heat pumps, and solar panels have also been installed on some village roofs. It is likely that more residents will consider these and other technologies in future.

All energy creation (or energy saving) technology has an impact of some kind. Oil boilers make a noise, may vent into the public space or create an unpleasant smell. Air source heat pumps make a different sort of noise. Residents may have no choice other than to place gas canisters, oil tanks or heat pumps where they create visual impact. Solar panels are silent, but may be considered visually intrusive and replacement double glazing designs still struggle to effectively blend with old stone buildings.

(Comments on page 14 of the KVDS are considered to be 'saved' into this Plan).

Social cohesiveness The location, size and form of the village engender social cohesiveness.

In-village employment opportunities (that cut traffic and carbon emissions relative to commuting) may appear reduced, but although visible work opportunities (such as at the schools) have reduced this may be off-set by the trend for more people to work at home for part or all of the week. The 2011 census statistics will provide a snapshot for the village in due course.

Age Structure There is consensus that we have an aging population in GB, but in Kingsdon there has recently been an influx of new younger residents and the population does not appear to be more aged than in 2007. The number of Primary school age children has risen since the school was closed.

Housing Needs Affordable housing is a national issue with local impact. The cheapest house on sale in Kingsdon in 2012 was marketed at £149,000. Property in the village is markedly more expensive than in nearby Ilchester or Somerton.

Critical businesses Both schools have closed and the village has lost its Post Office. The shop and pub remain essential services. In February 2009 the Pub was partially destroyed by fire, but fortunately it was rebuilt and reopened in November of the same year.

The village shop remains a critical resource for the village, especially for residents who do not drive.

Village Hall The Village Hall is owned by a charitable trust and is a much used facility that covers its own costs at the present time. Consideration needs to be given to promoting its availability and creating a long term plan for its future. This building is to be listed as an Asset of Community Value.

Parish Field The Parish Field is leased from the Kingsdon Estate and will be listed as an Asset of Community Value. Many social events take place on the field and it also provides informal space for sport and recreation. Children's play equipment is located on the field for which the Parish Council is responsible and is inspected weekly.

Allotments The Allotments are leased from the Neal Estate and will be listed as an Asset of Community Value. There is a waiting list for allotments.

Primary School Playing Field This is owned by Somerset County Council. Since the closure of the Primary School residents would like to see this used for the benefit of the parish. The space will be listed as an Asset of Community Value.

Village Clubs Village clubs wax and wane according to the popularity of various activities and there is currently capacity in the village hall for new clubs. All clubs are self-organising, but if a proposed club is likely to have impact on residents the Parish Council will give advice (including where clubs may look for sources of grant funding).

A modest amount of money is ring-fenced in the Children's Fund (under Parish Council control) that a club for youngsters may apply to use.

Parish Church Kingsdon All Saints church is valued by the entire village. It is the focus of many events and activities, including the siting of the Jubilee beacon in 2012. Any resident, of any religion, is entitled to burial and commemoration in the graveyard.



4.2 Guide 2: Development

(perceived boundaries of the village in 2007 KVDS)

Recent and expected development in Kingsdon

In summer 2011 we estimated that there were 290 residents in Kingsdon. Since then the 7 new dwellings in Lower Road have been occupied. Planning permission already exists to convert Langlands Barn and through these new additions at least 20 more residents have, or will join the village.

Development of the former Kingsdon Manor School site will be kept under review. It is expected that a planning application will be put forward for 21 dwellings. Following the closure of Kingsdon Primary School, which is owned by Somerset County Council, plans will be prepared in an attempt to obtain ownership and adapt the school building for the benefit of the community. (See Action Plan at Annex E)

Taking all of these developments together it is clear that Kingsdon village is experiencing a period of considerable growth. The effect of this development will create a village of around 360 people – a 20% increase within a few years.

It is in the context of this recent and expected development and further village growth that the comments below should be taken.



New Houses off Lower Road, built from village stone

The **Conservation Area** covers much of the centre of Kingsdon village and has a considerable influence on what development may be permitted. We will seek confirmation that added protection will remain in place for conservation areas under the new National Planning policy Framework, but it is worth stating that it is the express wish of Kingsdon residents that the existing protections should still be applied to this area.

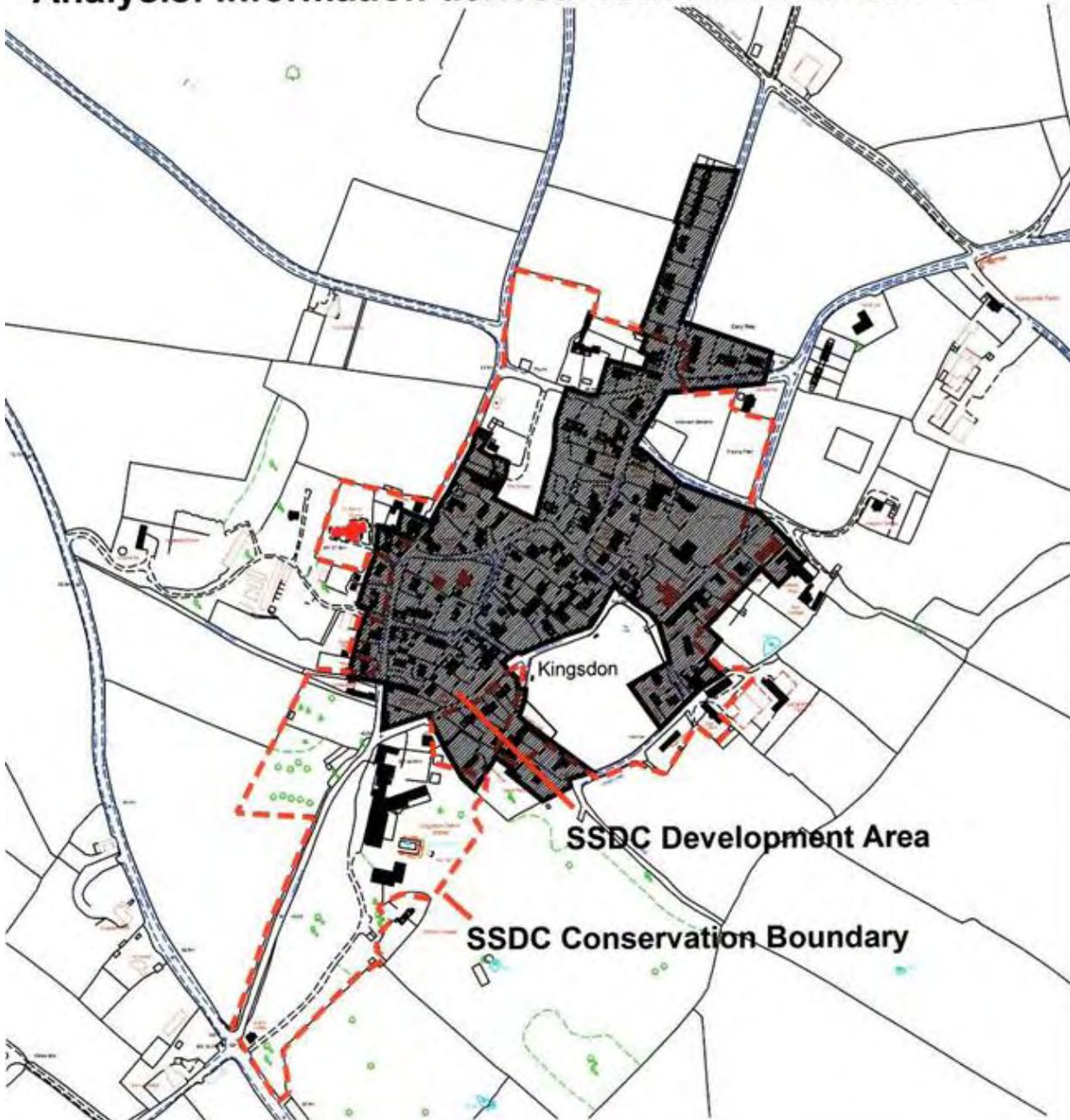
In addition there is a long list of historic Sites and Monuments in the parish, from the duck decoy in the north and Roman remains scattered throughout the area, to circular earthworks in the south of the Parish. Residents completely understand the need for their preservation and the Parish Council assume that land owners, where these are situated, will continue to act as responsible heritage guardians.

The local authority **Development Area** describes an area within which development was permitted to take place. It has been much more difficult for areas outside of that boundary to gain planning permission. The draft National Planning Policy Framework is proposing to relax such constraints.

“Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision... Local planning authorities should grant permission where the plan is absent, silent, indeterminate or where relevant policies are out of date.”

If there is no development area then Kingsdon will become vulnerable to the edges of the village creeping outwards in an uncontrolled manner. There will also be detrimental effects on the wildlife currently supported by the undisturbed track sides and verges, hedges and fields. (see Wildlife Statement at Annex A)

Analysis: Information derived from SSDC Local Plan



(Above is from page 32 of KVDS 'saved' into this Plan)

In the past villages have sometimes lost their individual identity as new buildings have gradually filled the gap between a village and a neighbour. The structure of a village can also become unbalanced if major development is tacked on to one side.

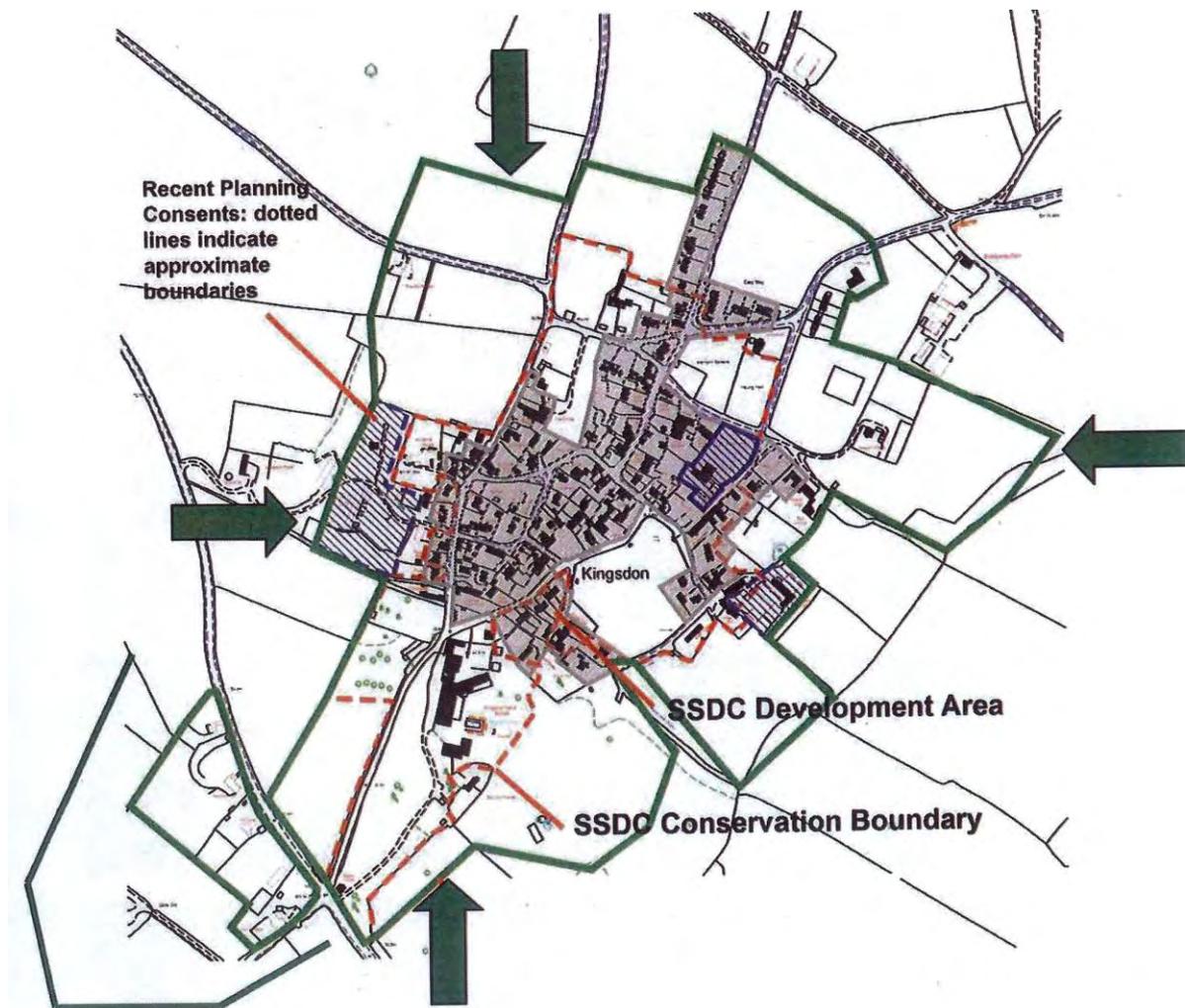
It is therefore the express wish of Kingsdon residents that the existing development boundary should still be given due weight when considering development plans for the village and that development outwith this area should be permitted only when special circumstances apply.

Kingsdon Manor School is an area where special circumstances do apply, because this site is being developed for residential use within the footprint and grounds of the existing former Manor House and School. It is not anticipated that this development will create either of the problems mentioned above. In both its previous incarnations (as a Manor House and school) there was a resident population, so conversion to housing will reinstate the village to around the same number of residents recorded for the village in the 1981 Census.

Parishioner Perceived Boundary

What is the extent of Kingsdon Village? The Development Boundary and Conservation Areas have both been decided by organizations external to the Kingsdon. In 2007 work was undertaken for the KVDS to identify what residents themselves perceived to be the boundary to their village.

The area identified was larger in extent than either the Development Boundary or the Conservation Areas and is felt by residents' to more properly represent what constitutes the village area within the wider parish. The diagram from page 5 (below) and page 29 of the KVDS are 'saved' into this Plan.



Parishioner Perceived Boundary

Kingsdon village has a high proportion of Grade 2 listed buildings and many more of historic interest that are not listed. Over half of all dwellings have some historic value, many date back centuries. (Page 37 of the KVDS shows the location of these buildings and is considered to be 'saved' into this Plan). Many of these buildings are within the Conservation Area, but a significant number fall outside of it. These have all been brought inside of the wider Parish Perceived Boundary.

Residents have strong opinions about proposed developments within the perceived boundary. It is therefore the position of the Parish Council that considerable weight will be given to residents' opinions when considering whether to support planning applications for development within the Parish Perceived Boundary

Under the Localism Act 2011 there will be a new requirement for developers to consult local communities *before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.*

'certain developments' has not yet been defined, but there are suggestions that this would relate to 'larger' developments of over 2 hectares.

Development for each Land Use Category

In order to express the wishes of the residents more clearly the Parish Council has undertaken an exercise to review land use across the Parish and to make statements about each category.

There are several methods of categorizing land use and it was agreed that the summary land use categories below (which are in common useage) were fit for purpose. These give 24 categories of land use. To this we have added two extra sub-categories of particular local interest (orchard and detached gardens)

Fuller explanations of the land use categories are reproduced at Annex B.

LAND USE CATEGORY	CODE	Comment
Residential	R	Property owners' right to change and extend their property is accepted within permitted development guidance, but should be guided by the characteristics of the local architecture and be governed by a respect of neighbours' concerns. Infilling garden spaces with brand new houses or development of outbuildings into separate dwellings will generally be resisted due to a common consensus that villagers do not want to see a further increase in housing density. The exception to this is the former Kingsdon Manor School site where residential use should preserve the historic Manor House buildings, improve existing residences and replace present school buildings (that currently detract from the visual amenity of the site) with architect designed residential properties spaced around the grounds.
Detached Gardens	R1	Detached gardens should remain as garden areas for the sole enjoyment of the house to which they belong and should be regarded in the same way as if they were adjoining the residence. In other words building on these areas will be regarded as garden infill.
Institutional and communal accommodation	Q	None in Kingsdon
Highways and road transport	H	The impact of traffic (and parking) on existing roads will be important when considering development. Adverse impacts are likely to remain a key reason for the Parish Council to recommend that a development should be refused planning permission. Grass verges are a characteristic of the village. Within the confines of the development area these are usually maintained. Outside of the

		<p>development area verges are an important wildlife haven and, with a few acknowledged exceptions, are generally left unmaintained.</p> <p>Residents are keen to preserve an appropriate rural village streetscape and to avoid drift towards an urban or sub-urban appearance through excessive verge protection posts, signage, street furniture and other treatments of highways that may impact on the character of the streets.</p> <p>There is agreement in the village that no further street-lighting is wanted. Security lighting for individual properties should be adjusted to be considerate to neighbours and be proportionate to need.</p>
Transport (other)	T	None in Kingsdon
Utilities	U	We have three utility properties in the Parish, the Kingsdon pumping station, the reservoir and the electricity sub station (in addition to a number of poles and infrastructure required for electricity supply). It is agreed that existing screening vegetation should be retained. Any land within the curtilage of the facilities should remain part of the existing utility and not be used for any other purpose. The trees on top of Kingsdon Hill in the reservoir grounds are a very significant local landmark and require both preservation and a plan for future replacement.
Industry, Offices	I,J	None, except office(s) at Glenda Spooner Farm.
Retailing	K	The village shop, Nursery Garden and Kingsdon Inn are to be listed as Assets of Community Value.
Storage and warehousing	S	None known in Kingsdon
Community buildings	C	The Church and Village Hall are both to be listed as Assets of Community Value. The former Kingsdon Primary School will also be listed. Change to (R) residential use for this building will be resisted as it is the Parish Council's aim to secure this building for community use.
Leisure and recreational Buildings	L	The future cricket pavilion will fall into this category and will be listed as an Asset of Community Value.
Vacant previously Developed and Derelict Land	V, Z	None
Minerals /Landfill Waste	M,Y	None
Defence	D	None
Agricultural land	A	<p>A large proportion of the land area of the parish is under agricultural use. Not all of the land owners/tenants live in the parish. It is the express wish of the parishioners that the existing field patterns remain and that the land remains in agricultural use.</p> <p>The areas of Glenda Spooner Farm used for horse pasture fall into this category.</p>
Forestry and woodland	F	There are significant areas of woodland in the Parish some of which is of historical interest. Three discrete areas have been identified as potential Assets of Community Value. All woodland is valued by residents with a consensus that the area under woodland should not be reduced.
Orchard	A1	There are no working orchards in the parish. Historically orchards were numerous and the remnants of two remain (with trees still producing apples) that were recorded on the 1903 Ordnance Survey plan. These will be listed as Assets of Community Value as parishioners have expressed a strong interest in creating a community orchard.
Agricultural buildings	B	Parishioners prefer that barns and other agricultural buildings (whether currently in use or not) should remain as agricultural buildings. Residents do not want to see remaining agricultural buildings converted into (R) residential use. The exception to this is

		Langlands Barn (which already has planning permission granted) Glenda Spooner Farm has submitted a planning application to alter and extend the purpose of the existing agricultural buildings. This will entail change of use for some buildings.
Outdoor recreation	O	The Cricket Pitch, Parish Field and former Kingsdon Primary School playing field will all be listed as Assets of Community Value with the intention that they should remain used for this category (O). There is particular opposition from residents to change of use to (R) residential use of these areas.
Vacant Urban land not previously developed	X	There is one small area of land in Manor Road that is identified as a potential building plot for a single residential house. The Parish Council would consider a change of land-use to residential (R) subject to the usual planning permission process.
Rough grassland and bracken, Natural and semi-natural land, Water	G,N, W	Every piece of land (except the below) that has not already been defined as belonging to one of the above categories will fall into one of these three categories. All of these are under the ownership of the farms in which they lie. The Parish Council have not attempted to precisely define these areas separately from (A) agricultural land and regard it as a matter for farmers to manage any change of use between G,N,W and A.

4.3 Guide 3: Gateways, paths and biodiversity

(the places one arrives at as one enters the village in 2007 KVDS)

Pages 6, and 15-16 and 34 of the KVDS considers the three vehicular gateways to Kingsdon. This information is considered to be still current and is 'saved' in its entirety to become part of this Plan.

Plans are to be generated to improve the two road junctions for vehicles exiting the village onto the B3151.

Page 34 of the KVDS shows the importance of footpaths and bridleways both of which are important to residents and visitors. These provide car free entry and egress around the parish and access to (sometimes very dramatic and far ranging) views of the countryside. Rambling groups and individual walkers are attracted to the Parish by the opportunity to experience these vistas and local residents, dog walkers, riders and runners use them every day. The network of footpaths contributes greatly to the well-being of residents permitting a variety of walking experiences from open countryside to forest, from arable to farm animals.

The bio-diversity of Kingsdon Parish is extensive. Page 30 of the KVDS is considered to be 'saved' and provides a glimpse of the flora to be seen along the footpaths. In autumn the hedgerows are laden with plenty of berries for the benefit of all.

Grant of planning permission in Kingsdon often requires bat and barn owl surveys to be completed with mitigation required to accommodate their needs. A wildlife statement is included at Annex A

4.4 Guide 4: Open spaces

(the way the village has developed) Pages 7, 17 and 35-36 of the KVDS introduce and consider the concept of the village being spatially organised around two green 'lungs' in the village (and other important green spaces). These pages are considered 'saved' into this Plan.

The plan below is from the KVDS with the lungs highlighted with dotted green lines.

This Plan seeks to continue to stress the importance of these spaces by including each of the separate areas that make up these lungs in the list of proposed Assets of Community Value.



Plan of Kingsdon showing the two 'lungs' and other important Green Spaces (from page 35 of 2007 KVDS)

4.5 Guide 5: Village Streets

This section of the Plan considers the character of the village streets. All of the content from Page 8 and 18 is considered to be 'saved' into this Plan. The three main characteristics were listed were:

- *The narrow streets and enclosed spaces to the village centre are key features of the settlement.*
- *The green spaces found within the village are important with the gardens adding much to the character.*
- *The general absence of street lighting is also a feature of the village.*

4.6 Guide 6: Character of the built environment

This section of the Plan considers the character of the built environment. All of the content on Page 9 (words reproduced in italics below) and pages 19 -22 and page 24 of the KVDS are 'saved' into this Plan.

- *The village is compact and not on any 'through route' from one place to another. The main roads all by-pass the village.*
- *There are a hierarchy of spaces that define the character of the village. The village is organised, on a hill facing south east, about two large open spaces [the allotments / playing field and the Parish field].*
- *The village has the feel of a former 'estate village'. The agrarian heritage dominates the village aesthetics. The former farms and farm buildings are landmarks.*
- *The mix of structural forms from three storey to single storey that cascade down the hill giving a highly articulated built form define the village. More contemporary buildings that do not comply with this aesthetic are easily recognised as being contrary to the village character.*
- *The use of local building materials provides visual continuity: thatch, slate and clay tiles for roofs, local brick and stone for chimneys, lias for walls and boundary features, modest porches and timber windows.*
- *Carefully designed infill housing and suitably converted agricultural buildings, complying with the form and rhythm of the adjacent buildings, add to the village fabric.*

Page 23 of the KVDS displays photographs of agricultural buildings that were not converted at the time. These have now either been converted, or planning permission exists for conversion.



5 Other content 'saved' from 2007 KVDS

The following is also considered 'saved' from the 2007 KVDS into this Plan.

Page 38-44 Old maps and Aerial Photographs

Page 49-52 Listed Buildings and Sites and Monuments list.

6 Statistics

Page 45-48 of the KVDS (statistics from the 2001 census) are considered 'saved into this plan. We will include the 2011 census statistics in this Plan once available.

How many people live in Kingsdon, and how many residents will we have in future?

Understanding the future size of our village is important in terms of assessing the viability of our community facilities. The 2011 Census figures are not yet available, but we estimate that there are about 290 people in the village altogether (including all under 18's). The 2011 census figures are a low point for our population. Numbers could grow by a quarter, from around 290 in 2011 to about 360, by 2017, taking into account the potential development on the Kingsdon Manor School site.

Year	Population	Number of Dwellings
1624	216	
1791	450	
1801	455	
1831	610	
1901	252	
1951	313	
1961	312	
1981 (census)	366	120
1991 (census)	338	139
2001 (census)	363	140
2011 (our estimate)	290	160
2012 (our estimate)	310	161
2017 (our estimate)	360	182

Years prior to 1981 from: 'Parishes: Kingsdon', A History of the County of Somerset: Volume 3 (1974), pp. 111-120. (google 'British history online Kingsdon')

Does Kingsdon have an aging population? We do not know the exact mix of ages in the village at present, but a number of families with young children have joined the village relatively recently.

7 Assets of Community Value

This is a new right under the Localism Act. The following is from South Somerset District Council (SSDC) website.

Every town, village or neighbourhood has buildings that play a vital role in local life. Using new community rights, local community and voluntary bodies, and parish councils, will be able to identify land and buildings that are important to them, such as a village shop, local pub, community centre or a library.

The local authority (council) then maintains the list of nominated assets. If an asset on the list comes up for sale, then the community can request up to six months in order to raise capital and bid to purchase the asset before it goes on the open market. The intention is to help local communities keep much-loved sites in public use and part of local life. There is no requirement upon the owner to sell to the community, only to consider an offer.

This part of the Act has not yet been 'enacted' because local authorities need time to set up the process for creating and maintaining their lists. Enactment is expected on 6th April 2012, but may be later. We have decided to be proactive and to incorporate a proposed list of Assets into the 2012 Kingsdon Parish Plan so that they can be considered for listing by SSDC immediately the process is in place.

.At present we have only the words of the Localism Act itself to guide us. We have noted that:

- The protection is for 5 years from date of listing. (presumably the government may choose to extend this in the future)
- Local authorities may make further regulations about:
 - The form in which the list is to be kept
 - The content of each entry
 - Rules for modifying or removing entries
 - How land is to be included
 - How multiple ownership, or interests in land are to be dealt with
 - What descriptions of land are not eligible to be included
 - Recording unsuccessful nominations
- One reason that nominations may be unsuccessful is where it is clear that the community could not realistically raise the necessary funds to purchase the asset (which is why we have not included the former Kingsdon Manor School in our list)

What is an Asset of Community Value?

Subject to further guidance, it appears that we have a lot of freedom to decide what an Asset of Community Value actually is. The Localism Act gives the following definition:

- Buildings or land where the actual current use furthers the social wellbeing or social interests of the local community, and it is realistic to think that this can continue (whether or not in the same way).
- Buildings or land that were in the recent past used to further the social wellbeing or social interests of the local community, and it is realistic to think that within the next 5 years this could happen again (whether or not in the same way).

‘Social wellbeing’ is not defined further, but ‘Social interests’ is defined as including cultural, recreational and sporting interests. As the SSDC website makes clear, village shops, local pubs, and community centres may all be included.

Kingsdon’s proposed list of Asset of Community Value

This list has been drawn up by the Parish Council taking into account the views of residents.

Kingsdon Parish Council has taken a very broad view of the definition of an Asset of Community Value. Further regulations to be published by SSDC may mean that some of these are deemed ineligible in future. SSDC are required to give written reasons why any asset proposed by the Parish Council may not be included.

SSDC will be responsible for notifying owners and occupiers if their land or building is listed as an Asset of Community Value. There will be a process for them to appeal against inclusion.

Annex B contains the list of Assets of Community Value that Kingsdon Parish Council will propose to SSDC immediately following the adoption of the Parish Plan.

The Parish Plan will be reviewed to reflect the actual list of Assets of Community value accepted by SSDC in due course. It will also record reasons why any proposed were not accepted.



The Parish Field is an Asset of Community Value.

A Kingsdon wildlife statement 2012

Kingsdon has a notable and enviable variety of wildlife species thriving in and around the current village environment. Amongst these are a number of amber and red listed species of birds that are dwindling significantly in other areas.

Three species of British owl are resident throughout the year (**Barn Owl, Little Owl and Tawny Owl**) with all three species nesting and rearing young every year.

As of 2011 there was one nesting pair of **Barn owls** using a site that has been occupied since the mid 1940's. However, there have been years recently when a second (and on rarer occasions a third pair) have nested within the immediate village area. This is directly attributed to the fact that most of the farm land surrounding the village consists of low intensive farming methods, utilising small field structures and with noticeably more hedgerow and field margin than some other local areas. Farming methods and typical traffic movements throughout the village are also relatively low and this too has a positive effect on the successful breeding pattern of these birds year on year. Barn Owls match their breeding cycle, number of eggs laid per clutch and number of clutches per year on food availability and suitability of environment. Notably there have been two recorded cases of Barn Owls successfully rearing chicks as late as November (in 2006 and 2011 respectively) at two regularly used sites within the village.

Tawny Owls enjoy the quieter wooded areas of the village with a population of 2-3 pairs on average (including Kingsdon woods). This is healthy and fairly normal for current Tawny owl population trends. However in times when Tawny owl populations have reduced in other areas, Kingsdon's population has remained constant. In 2010 and 2011 one pair has taken up residence nearer the centre of the village, demonstrating their ability to adapt and move closer to houses and gardens. This is not unusual for the tawny owl species and some town parks can accommodate Tawny owls in good conditions.

The Little owl population, like the barn owl, is very dependent on specific habitat and surroundings (far more so than the Tawny owl). Although not in competition with Barn owl for food or nesting sites, both the Barn Owl and Little owl species depend entirely on the traditional make up of the village structure and environment. Small paddocks, Orchards, sheep and horse grazing, ample hedge rows, field margins, and collections of traditional outbuildings form the basis to a suitable environment to sustain these now rare species. In addition, low traffic levels (human and vehicular) and the restricted spread of building development into green areas outside of the village housing boundary are essential to providing a suitable and stable breeding ground.

Surveys conducted since 1988 have highlighted the decline of these species in many surrounding village locations (district and county wide) where historically numbers have previously been strong. Conversely, all of the evidence shows that Kingsdon (along with a small number of other Somerset villages) has continued to provide a suitable habitat due to the fact it has seen no radical alterations to its' farming and building programs over a considerable spread of years.

The result of this is the provision of a consistent safe environment that provides the correct balance of food and habitat and that actually draws species in from surrounding areas that are becoming over developed, traffic heavy or having their habitat permanently altered .

In 2006 and 2007 wintering **Short eared owls** were recorded on land to the south of the village boundary and several times within the last ten years wintering **Long eared owls** have also been documented in this same area.

Other raptor species that thrive and nest regularly in the immediate Kingsdon surround are **Sparrow hawks** (at least 1 pair) **Kestrels** (at least 1 pair.) **Common Buzzard** (2-3 pairs). This is not unusual but demonstrates the strength of the environment and current habitat and food chain condition within Kingsdon village and its agricultural curtilage.

Other notable rare observations **Peregrine** falcon (1 pair nesting or at least using the area during the breeding season) summer visiting **Hobbies** (1-2 nesting pairs).

In addition a **Red Kite** has been observed over Kingsdon in 2008 and 2009 quartering the fields in the area immediately beyond North Town, Underwood Road and Henley Road and again in May 2010 in fields near Podimore Each time seen at a height of no more than 30 –40 ft. The significance here is that this is typical hunting and territory flying as opposed to higher altitude transiting over the area.

These monitoring and recording observations can be verified by Conservation Officers working for the Hawk and Owl Trust, and nationally recorded ringing programmes for many of the owl nest sites have been officially logged during this period.

Since 2001 a pair of **Ravens** have consistently used the Kingsdon village area as a nesting and foraging ground, these (along with the Red Kites) have probably not been resident or observed regularly in this immediate area since the late 1800's.

Smaller song bird species are very much in abundance in and around the village, again including a number of declining or at risk listed species such as the **Yellow Hammer**. This again is largely attributed to the low intensive farming methods, small mixed use field structure. A very well managed pheasant rearing programme and sensitive wood management is also key to the high number of small bird species in village and immediate area.

The **House Sparrow** population in Kingsdon continues to be strong and greater in number than a number of other local villages were nesting numbers have been better in years past. This is linked directly to the fact that a good number of the house and barn roofs in the village are still tradition in build and unsealed at soffit level. This allows the type of access required for Breeding Sparrows to be successful. Modern sealed roofs and roofing materials make little or no allowance for this necessity.

Nightingales have been less frequent in the last 6-8 years and this is a cause for concern. Similarly the **Cuckoo** has not been recorded in such numbers as over a similar time period. This matches the national trend of reduced or declining numbers of these species in many areas.

Kingsdon also retains a high number of **frogs, toads and newts** in the many clean, streams and local water sources. Many gardens also play host to these species along with good numbers of slow-worms (considered to be on the decline in many areas).

Glow-worms can be seen in a number of areas on both on the outer edges of the village, their more traditional domain (Quarry Road, Mill Lane, Underwood Road) and interestingly in recent years moving inwards to the verge side areas of some inner village roads (Mow Barton Lane, Pitts Lane, Top Street/North town.)

These small elongated beetles with naturally illuminated tail cells (not worms at all) favour lane and trackside verges and are very sensitive to Verge damage, mowing during their breeding season (May-Sept), on verge parking and of course any form chemical spraying for weed control.

Glow-worms were once common in many west-country villages, but are becoming increasingly scarce in many districts.

Bats are frequently observed in and around the Kingsdon village area with **Pipistrelle** and **Noctule** bats and one type of **Horseshoe** bat being recorded in recent years.

All of the above act as a very strong indicator of the high quality habitat that the whole of Kingsdon provides for this vast range of species. Any significant increase in traffic levels or extended development of the village will alter the balance that is critical to allowing these species to thrive and migrate in from other areas where habitat is under threat or already diminishing.



B Kingsdon parish, list of proposed Assets of Community Value

Item	Asset	Asset description	Reason for inclusion	Date submitted to SSDC	Date accepted/rejected by SSDC	SSDC Reason for rejection
A	Village Hall	Village Hall building and land in which it is sited. Owned by charitable trust.	Asset in constant current use for community social wellbeing and interests. A War Memorial commemorating the names of the fallen from both world wars is mounted on an inside wall.	10/4/2012		
B	Village Hall Greens	Land adjacent to Village Hall site including wide grass verge and triangular island.	Visual amenity for village contributing to social well being as it includes a significant oak tree. Community involved in upkeep, planted with daffodils late 2011.	10/4/2012		
C	Former Primary School playing field	Enclosed level green owned by Somerset County Council (SCC)	Until May 2011 used as playing field for former Primary School. Previous historical use was allotments. In August 2011 consultation villagers expressed interest in maintaining this as a sporting amenity for the village, returning it to allotments or creating other community amenity (such as community orchard). Letter written to SCC dated expressing parish interest in the land.	10/4/2012		
D	Allotments	Allotments leased by Parish Council from Neal Estate	Asset in constant use as allotments. Waiting list of residents.	10/4/2012		
E	Kingsdon Nursery	Kingsdon plant nursery and garden	Specialist nursery with national reputation. Attracts visitors to the village to buy plants or to visit during garden open days.	10/4/2012		
F	Pound	Village Pound owned by Kingsdon Parish Council	Historic listed structure open to the community. Contains seat.	10/4/2012		
G	Church and Graveyard	Kingsdon All Saints church and associated walled	Historic Parish Church with listed monuments, recent and historic graves (including war	10/4/2012		

		graveyard	commission graves) and several memorial seats.			
H	Village shop	Village shop in Top Street	This is the only shop in the village	10/4/2012		
I	Former Village Primary School	Grade 2 listed building, playground with further grassed play area	Currently empty. Negotiation begun in 2011 with Somerset County Council for the building to be transferred to community ownership for the purposes of creating a community facility including a café.	10/4/2012		
J	Verges and 'triangle' near former school	Small but significant areas of open space.	Site of the village heritage telephone box and seat. Upkeep undertaken by community. Area planted with daffodils late 2011.	10/4/2012		
K	Kingsdon Inn	Thatched Village pub including accommodation in two rooms.	Occupying a dominant position off the Parish Field this pub is well known in the area for quality food and drink and attracts tourists and locals alike. Provides in-village employment opportunities.	10/4/2012		
L	Parish Field	Field opposite Kingsdon Inn (approx 2.9 acres)	Field leased from Neal Estate with parish responsible for maintenance and repair. Fulfils all the function of a village green being the site of fetes and activities. Contains children's play equipment, goal posts and several seats. Major asset for the community.	10/4/2012		
M	Cricket Field	In grounds of Kingsdon Manor	On a new 999 year lease to the Cricket Club from Kingsdon Manor.	10/4/2012		
N	Field below Park Cottage	Field containing two footpaths	Field of considerable recreational and community value to the village due to its position. This field forms the lower half of the more southerly 'green lung' of the village previously identified in the 2007 Village Design Statement as warranting special protection. This field in particular permits an elevated view from the Parish Field into the open countryside beyond and makes a considerable contribution to the essential character of the village. In addition the field is used daily for	10/4/2012		

			recreation particularly for walking and in autumn for collecting berries.			
O	Quarry Field	Field containing orchard remains and old lime kilns (approx 6.3 acres)	This field has a unique character with many interesting features resulting from its historic use for quarrying and lime burning. Accessible by public footpath the field is in daily use by walkers. A number of old orchard trees are still productive and in autumn fruit available also includes blackberries and sloes. This field forms part of the more northerly 'green lung' of the village. As ploughing is not possible in this field, wildlife is exceptionally diverse providing opportunities for local families to experience nature at first hand.	10/4/2012		
P	Field opposite former primary School playing field	Pasture on south side of the road (approx 2.54 acres)	Within living memory (but not within the last 5 years) this field was used for recreational use by villagers. It forms the middle section of the more northerly 'green lung' of the village. Historically it was orchard. In the August 2011 consultation villagers expressed interest in the creation of a community orchard and this would be a suitable position for such an enterprise.	10/4/2012		
Q	Field in which the Pound is sited	Field bounded by old walls and listed buildings and barns. (approx 1.4 acres)	A major feature of this field is that mature lime trees run parallel to the boundary wall. Should this field become available villagers would consider continuing the current practice of grazing sheep in order to maintain the current balance of biodiversity (Glow worms inhabit this area of the village).	10/4/2012		
R	Field with old orchard	Field bounded by hedge at corner of Kingsdon Hill and Top Street. (approx 3.56 acres)	This sloping field bears the remnants of an old orchard. In the August 2011 consultation villagers expressed interest in the creation of a community orchard and it would be possible to restore this field to its former use.	10/4/2012		
S	Glebeland	Field north of Top Street	Part of the field belongs to the church and part to the Neal Estate. The parish council has planted a	10/4/2012		

			row of lime trees in lower part of the field. A number of significant ancient and mature trees are a feature of the field which also contains the remains of an ancient manor house and an old well. There are stunning views across the countryside from the upper portion of this field.			
T	Broadlee Plantation	Woodland	This area of predominantly mixed deciduous woodland could be managed as a community wood	10/4/2012		
U	Nut Hill Plantation	Woodland	This area of predominantly mixed deciduous woodland could be managed as a community wood	10/4/2012		



Apple tree in Quarry Field (see O in above list)



Kingsdon Inn (see K in above list)

C Land use categories – additional explanation

Previously Developed Land

Residential (R) Houses, flats, sheltered accommodation where residences have separate front entrances and adjoining garages, gardens, estate roads and pathways.

Institutional and Communal Accommodation (Q) Buildings that provide communal accommodation including residential institutions that are not classified as Community Buildings (C) or Leisure and Recreational Buildings (L). Included are hotels, hostels, old people's homes, children's homes, monasteries and convents, etc.

Highways and Road Transport (H) Roads as through routes, including distributor roads in housing estates, bus stations and public car parks. (Note - Roads in housing or industrial estates that are primarily a means of access to properties are classified as Residential (R) or Industry (I) as appropriate. Car parks not open to the public are classified with the buildings or activities they serve).

Transport (other) (T) Non-highway transport routes and places, e.g. railways, airports and dockland, including all installations within the perimeter of the establishment, e.g. warehouses, dry docks, wharves, internal roads etc. (Note - Canals and rivers are classified as Water (W). Warehousing and industrial sites built on former dockland are classified as Storage and Warehousing (S) or Industry (I) as appropriate).

Utilities (U) Facilities for post and telecommunications, the production and distribution of gas and electricity, the treatment and disposal of sewage, and cemeteries and crematoria. It includes power stations, water works, gas works, refuse disposal places (except those in Landfill Waste Disposal (Y)), TV masts and electricity sub-stations etc.

Industry (I) Works, refineries, shipbuilding yards, mills and other industrial sites. (Note - Where these are part of a public utility, e.g. gas works or water works, they are classified as Utilities (U)).

Offices (J) Local and central government offices, banks, building societies and other offices.

Retailing (K) Shops, garages, public houses, restaurants, post offices etc. (d) Storage and Warehousing (S) Depots, scrap and timber yards, warehousing etc.

Community Buildings (C) Health, educational, community and religious buildings and police stations, prisons, fire stations, etc.

Leisure and Recreational Buildings (L) Buildings associated with leisure and recreation such as museums, cinemas, theatres, bowling alleys, sports halls, holiday camps, amusement arcades, etc and buildings associated with outdoor recreation.

Vacant Land previously developed (V) Land that was previously developed and is now vacant which could be developed without further demolition or treatment. For example, cleared sites with no fixed structures or building foundations. Includes cleared sites used as temporary car parks or playgrounds, provided no work has been done to facilitate their temporary use and there are no permanent fixtures or structures.

Derelict Land (Z) Land previously developed but currently unused which requires some demolition work or other treatment before it could be developed. For example, a derelict site that needs to be cleared, leveled or have foundations removed.

Minerals (M) Areas of surface mineral working including spoil tips together with all buildings and installations for surface and underground mineral workings.

Landfill Waste Disposal (Y) Rubbish tips and former mineral workings which are used for land being reclaimed by the tipping of domestic and industrial waste and land being reclaimed by infill. (Note - Waste transfer stations, incinerators and household waste sites where these are used purely for transit or processing are classified as Utilities (U)).

Defence (D) Defence establishment land, barracks, buildings, airfields and firing ranges which are shown as such on the OS map. (Note - Married quarters are classified as Residential (R)).

Non-previously developed land

Agricultural Land (A) Areas of crops, grassland, hop fields and fruit bushes etc, corresponding to "white" areas without symbol or annotations on the OS map. Orchards and nurseries shown by annotations on the OS map.

Agricultural Buildings (B) Buildings and hard surface areas and farm roads found on farm holdings. (Note - farmhouses are classified as Residential (R) and farm shops are classified as Retailing (K)).

Forestry/Woodland (F) Areas marked with woodland annotations on the OS map including woodland on farm holdings and woodland used for recreation.

Rough Grassland and Bracken (G) Areas of rough grassland and bracken shown by annotation or symbol on the OS map and areas of scrub, with no other woodland classification, occurring outside areas of forestry and woodland. This category includes such land used for recreation.

Natural and Semi-natural Land (N) Land which is not being cultivated or grazed and which has never been used for development, including scree, cliff, dunes, marsh and beach and land reclaimed from the sea or estuaries which has not yet been grazed or developed. This category includes such land used for recreation.

Water (W) Water features including lakes, canals, reservoirs etc whether man made or occurring naturally and including those used for recreation. (Note - Water filled gravel pits where extraction is still taking place are included in Minerals (M)).

Outdoor Recreation (O) Outdoor recreation areas such as playing fields and sports grounds, including those in schools and industrial sites, football pitches, golf courses, country parks and allotment gardens. (Note - Buildings, such as stables, clubhouses and pavilions, associated with Outdoor Recreation are classified as Leisure and Recreational Buildings (L). If an area is designated as a nature reserve, the land use grouping is unaffected - any changes within these areas are classified in the normal way).

Vacant Land - Urban Land not previously developed (X) Land in built-up areas which has not been developed previously and which is not currently used for agriculture which is shown on the OS map as a 'white' area without annotation. (Note - If it was not in a built-up area (or if it was being used for agriculture), such land would be classified as Agricultural Land (A)).



Agricultural building (B)

D Village consultation August 2011

A questionnaire was circulated to the village in August 2011 specifically to gauge the level of support for community use of the former Kingsdon Primary School which had closed in May 2011.



The questionnaire results were published in the Kingsdon Chronicle, September 2011. The response rate was 158 returns representing 63% of residents. 11% of respondents had lived in Kingsdon for less than one year, (31% for less than five years). At the other end of the scale 54% had lived here 11 years or longer, (27% for more than 20 years).

The Primary question was: **Do you agree that Kingsdon Primary School and grounds should be owned and run by the village for community use?** Over 80% agreed that the school should be owned and run by the village for community use. Building on an earlier informal survey (that had highlighted that the most popular suggestion for use of the building was to create a community café with room for other activities to take place) the questionnaire went on to ask if residents would be interested in volunteering.

- 44 individuals said they would be interested in making cakes or preserves for a café and
- 53 said they would be willing to offer unpaid volunteer hours to work in the café.

The overall sentiment from the village was for no new residential buildings on the school site. Comments were made about *'maintaining open feel to centre of village.'* and an end to *'wall to wall infilling'* Some of the under 18s wanted *use of school playground for netball and meeting friends.*

What should the former school playing field in Mow Barton Road be used for? 78% of all responses wanted to keep it as a green space. And 86% were against any building on the field. (The field is outside of the Development Area of the village).

What were the wider village planning implications arising from this consultation? A number of themes emerged that had wider implications for the village and it was agreed to look at these during the revision of the Kingsdon Village Design Statement.

1. There is a waiting list for allotments and the number of residents is expanding, so it seems clear that we don't have enough. Allotment holders from further afield need somewhere to park.

See item 9 in the Action Plan at Annex E

2. Topical suggestions include an area to be set aside for a *'Queen's Jubilee community garden'* providing a tranquil social space for the village.

Commemorative tree(s) to be considered

3. There is considerable support for a community orchard project.

These ambitions are reflected in the list of Assets of Community Value

4. There remains a concern that houses in the village are too expensive.

This is noted in the Plan, but there is little that the Parish Council can do

5. There is significant support for maintaining biodiversity within the village

A Wildlife statement is included at Annex A of this Plan. See also Action Plan item 8 regarding trees.

E Action Plan 2012-2013

ITEM	ACTION	OWNER	WHEN
1	Improve village communications and promotion of village facilities (such as the Village Hall) by setting up a village website	Parish Council sub group - web	From March 2012 onwards
2	Support Jubilee trust to make this a memorable event for all residents	Parish Council	Until after event
3	Investigate transfer of the former Kingsdon Primary School to community ownership and use	Parish Council sub committee (Kingsdon Community Centre Committee)	ongoing
4	Investigate long term lease of former village Primary School playing field to Parish Council control	Parish Council	ongoing
5	Monitor development proposals for former Manor School site on behalf of village residents.	Parish Council	ongoing
6	Seek improvements to the two road junctions for vehicles exiting the village onto the B3151.	Parish Council	ongoing
7	Complete programme of maintenance to boundary walls and fences of Parish Field	Parish Council	By end March 2013
8	Review of village trees and implement tree planting programme	Parish Council	2012/13
9	To examine whether more allotments are required and, if so, where they might be sited.	Parish Council	2012/13

