



Ab Kettleby Parish

NEIGHBOURHOOD PLAN

2018 – 2036

Submission version



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Foreword from the Chair of Ab Kettleby Neighbourhood Plan Advisory Committee

In October 2016, Ab Kettleby Parish Council formed an Advisory Committee to prepare and deliver a Neighbourhood Plan for the Parish.

The Parish Council wanted the communities of Ab Kettleby, Holwell and Wartnaby to have a say in all aspects of the future of the Parish.

The Advisory Committee comprised Parish Councillors and local residents who have at all times been working under the oversight of the Parish Council.

The Plan sets the objectives on key issues such as housing, important open spaces and community facilities. The Parish Council believes that by working together to implement the plan it will make the Parish a better place to live, work and enjoy. The Neighbourhood Plan



provides a series of planning policies which, once 'Made' and following a Parish referendum, will form part of the Development Plan for the area. The Plan also identifies a series of Community Actions. These are aspirations that will benefit the Parish and will be considered and progressed as far as practical by the Parish Council.

We appreciate this document contains a lot of information and detail, but we urge everyone to read it. We want to emphasise that although prepared by the Parish Council through its Advisory Committee, this is YOUR plan. It is a Plan for the whole community.

We are grateful to Officers from Melton Borough Council who have supported us through the process and to our community for engaging in the process and making this the community document we hoped it would be.

Bill Musson

Chair

Ab Kettleby Neighbourhood Plan Advisory Committee

August 2018

1. Introduction

This is the Submission version of the Neighbourhood Plan for Ab Kettleby Parish. It has been prepared by the Ab Kettleby Neighbourhood Plan Advisory Committee, which brings together members of the local community and Parish Councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

As the Plain English Guide to the Localism Act 2011 states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

Comments received through the pre-submission consultation process have been taken on board and the Neighbourhood Plan amended where appropriate, it is now ready to be submitted to Melton Borough Council who will consult on it further and arrange for an independent examiner to consider conformity with the basic conditions before passing it through for a referendum of everyone on the electoral roll in the Parish who will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by Melton Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Local Plan and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

2. How the Neighbourhood Plan fits into the Planning System

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Melton) planning policies.

For Ab Kettleby, the most significant planning document is the Melton Local Plan 2011-2036. This sets out the strategic planning framework for the Borough's future development through that period. It contains a number of policies and objectives which are relevant to Ab Kettleby and with which the Plan must be in general conformity. These policies and objectives span issues such as the provision and location of new housing; providing sustainable transport; promoting design and protecting and enhancing the built environment and green infrastructure. The Neighbourhood Plan is in general conformity with the policies contained in these documents.

Also important is the National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to promote sustainable development and details three dimensions to that development:

- An economic dimension – they should contribute to economic development;
- A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality built environment with accessible local services;
- An environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.

In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Melton Local Plan and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement (Appendix 2). The Neighbourhood Plan is therefore intended to support the strategic policies contained in the

Melton Local Plan and the Submission Version Local Plan and the requirements of the NPPF. It works in conjunction with these requirements to give additional, more detailed, Parish-wide specific policies that help to clarify and achieve the community's vision.

These policies will be specific to Ab Kettleby Parish and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but will do so without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be primarily based on the Borough's policies rather than local criteria.

3. The Plan, its vision, objectives and what we want it to achieve

The Plan area encompasses the whole of the Parish of Ab Kettleby and covers the period up to 2036, a timescale which deliberately mirrors that for the Melton Local Plan.

Our vision as agreed by the community is as follows:

The Parish of Ab Kettleby lies at the western end of the ironstone ridge above the Vale of Belvoir. Ab Kettleby, the middle of the parish's three settlements, contains a flourishing primary school, community centre and public house. Some two miles to the east lies Holwell, a prosperous and energetic ward. To the west and much closer is the smaller village of Wartnaby. The majority of parish land is arable, with some stock farming. Several businesses provide employment and there is significant home working, but the majority of people travel further afield to work.

With our Neighbourhood Plan, we seek to shape the future development of Ab Kettleby, Holwell and Wartnaby in order to:

- Diversify our rural economy without developing new business or industrial estates
- Increase levels of home-based working
- Improve our community facilities by creating outdoor play area(s) and indoor community meeting space(s)
- Create more off-street parking and protect our villages and our increasingly busy rural, single track lanes from unnecessary levels of through traffic
- Create more housing in sustainable, proportionate developments that prioritise smaller, starter and single storey homes, each designed in keeping with the existing

buildings around them

- Facilitate access to and protect in perpetuity our special open spaces from any built development
- Restore the historical and practical links between our villages, such as returning Wartnaby back into Ab Kettleby school's catchment area.

The Plan will be kept under review.

4. How the Plan was prepared

This Neighbourhood Plan was prepared under the direction of the Parish Council through an Advisory Committee supported by neighbourhood planning Consultants *Yourlocale*. The detail of each consultation event is recorded in the Consultation Statement supplied with the Submission Version of this Neighbourhood Plan as an appendix.

Its mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

An Open Event at the Village Hall in April 2017 attracted a good turnout with 59 people in attendance and a large number of individual responses recorded on a wide range of issues.



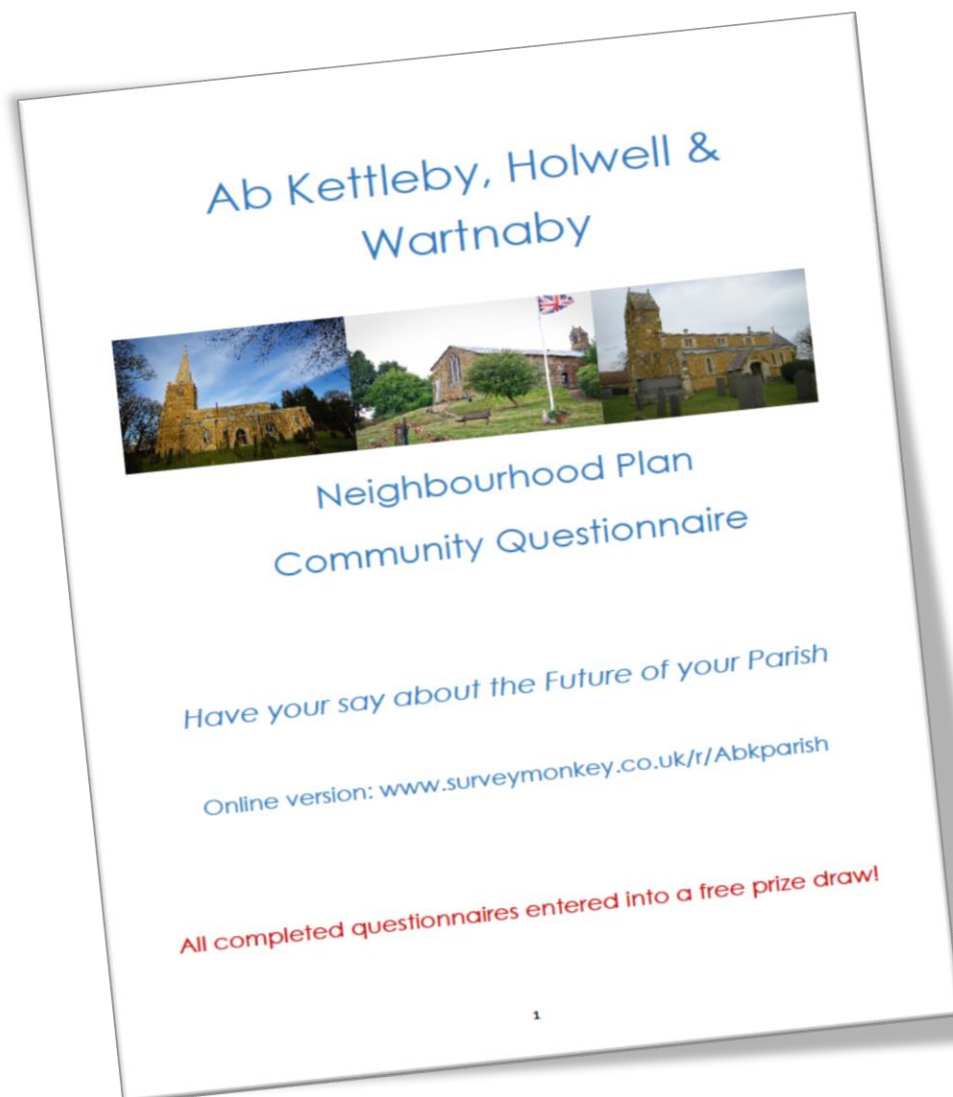
The Advisory Committee began regular monthly meetings, commencing in early 2017 and continuing until the end of the process. Three specific 'Theme Groups' were established in spring 2017 to drill down into the detail of the Neighbourhood Plan in subject areas of Environment and Heritage; Housing and Design and Transport, Community Facilities and Employment. These groups met regularly through the remainder of 2017 and into 2018 and organised meetings with professionals and the broader community to help further the work being undertaken.

A questionnaire was developed and distributed to households across the Parish in spring

2017.

The questionnaire contained 26 questions and was based on important themes established following initial consultation work by the Ab Kettleby Parish Council. These themes represented: our parish; housing; parish facilities; education; environment & heritage; business; general comments.

The questionnaire was available to complete electronically and as a paper copy. The level of response from the community was good, there being 93 responses. This represents a return from over 20% of adult residents and 40% Of households.



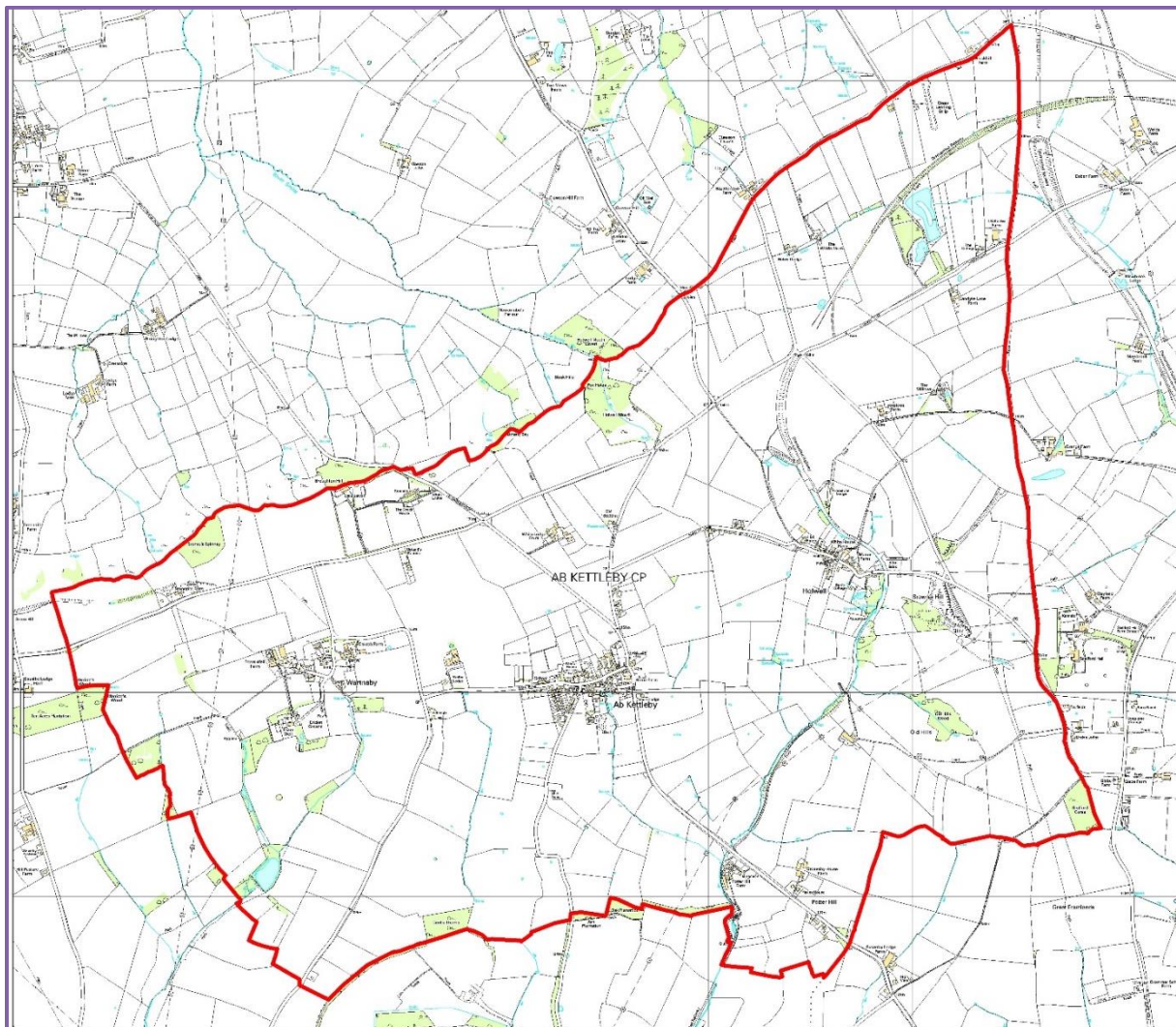
A further consultation event in June 2018 shared the emerging policies and was attended by 38 people.

The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Neighbourhood Plan team and from research and evidence collected.

5. Our Parish

The Plan area comprises the whole of the Parish of Ab Kettleby, within the Borough of Melton as shown in figure 1. High resolution versions of all figures are available in the supporting information.

Figure 1 – Parish of Ab Kettleby – Designated Area



It embraces the villages of Ab Kettleby, Holwell and Wartnaby.

The Plan area (comprising the whole Parish) was formally designated by Melton Borough Council on 18 January 2016.

5.1 History of Ab Kettleby

The Parish villages comprise Ab Kettleby, Holwell and Wartnaby together with the linear settlement at Potter Hill. Collective reference to 'the villages' throughout this document include Potter Hill. They are to be found approximately three miles north of Melton Mowbray in North-East Leicestershire and are almost equidistant from Nottingham and Leicester (approximately 18 miles) and Grantham (approximately 15 miles). Holwell and Wartnaby have historically been categorised by Melton Borough Council as being unsustainable Hamlets as they are very small and each only have a church with no public transport links, thus meaning there has been very

minimal new building there.

Ab Kettleby is a larger settlement, having a church, school and public house, and has seen a significant number of new build developments since the 1980's. This has included a relatively substantial mixed (Local Authority and private-built) estate of thirty-eight two to three-bedroom dwellings in the 1980's, a small mixed development of seven dwellings to the east and a number of larger four-bedroom houses to the west. Most of the rented houses have now been purchased under the right to buy legislation. There have also been a small number of infill dwellings in that time. While these all support the sustainability of the junior school and village pub, there are no shops or play areas.



Ab Kettleby Primary School

Geologically, the villages are situated primarily in an ironstone area which was quarried until the last century. The now-defunct Asfordby mine to the south-west has coal seams which run up to, but around, Ab Kettleby. Underground water caused the closure of the mine and it is worth noting that there are known to be a number of springs under Ab Kettleby. Clay is another geological constituent in the area and was blamed for the subsidence damage to St. James' church which led to its (temporary) closure in 2007.

Ab Kettleby is an ancient village with the origins of its present name coming from the Danish word 'Chetelbi'. There is evidence of Roman occupation seen in a mosaic and pavement which were found beneath St. James' churchyard. Similarly, Wartnaby also has a Danish connection through its name.

The demography of Ab Kettleby has undergone significant change over the last fifty years. As the principally agricultural employment work has declined and the buildings replaced with three and four bedroom houses the population has changed from a predominantly manual class of workers to one which is now mainly people in non-manual employment.

5.2 Ab Kettleby today

According to the 2011 Census, the Ab Kettleby Parish had an estimated total population of 529 residents living in 229 households dispersed across 1,269 hectares. There were 14 unoccupied houses representing a 5.8% vacancy rate.

Since 2001 the number of people living in the Parish grew by 5.2% (+26) and the number of occupied households rose by 7.5% (+16). The 2011 Census shows there were 243 dwellings

situated in the Parish which was an increase of 18 (+8%) on 2001.

Around 13% of residents are aged under 16 which is below the district (18%), regional and national (19%) rates. There is a higher than average share of working age residents with 70% aged between 16 and 64 which is above the district (64%), regional and national (65%) rates. Older people (aged 65+) represent 17% of total residents which is in line with the regional and in between the district (18%) and national (16%) rates. The median age of people living in the Parish is 47 which is higher than the district (43), region (40) and England (39) rates.

A more detailed breakdown reveals the Ab Kettleby Parish has a higher than average share of residents aged between 40 and 69, and particularly so amongst the 60 to 69 age band.

There is evidence of an ageing population with the number of residents aged 60+ increasing by 38% (+43) between 2001 and 2011. Research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections suggest that Melton's 65 plus age group is forecast to grow by around 60% between 2012 and 2032.

At 75% the Parish's economic activity rate is higher than the Borough (74%), regional (69%) and national (70%) rates. At 21% the Parish self-employment rate is close to the Borough (22%) rate and somewhat higher than the regional (9%) and national (10%) rates. At the time of the 2011 Census, the unemployment rate was low.



Ab Kettleby Stone-built farmhouse

The average number of rooms per household at 6.7 is higher than the Borough (6.1), regional (5.6) and national (5.4) rates.

People living in the Ab Kettleby Parish are also more likely to live in homes with a higher number of bedrooms with the average bedrooms per household standing at 3.1 which is higher than the Borough (3.0), region (2.8) and national (2.7) rates.

Home ownership levels are relatively high with around 72% of households owning their homes outright or with a mortgage or loan which is in line with the district rate and above the regional (67%) and national (63%) averages. Social rented properties account for 10% of tenure which is below the district (11%), region (16%) and England (18%) rates. Around 14% of households live in privately rented homes which is in line with the district and below the 15% regional and 17% England rates.

Data from the 2011 Census shows that the majority (55%) of residential dwellings are detached which is somewhat above the district (41%), regional (32%) and national (22%) share. Semi-detached housing accounts for 24% of residential housing stock compared with 36% for the district, 35% for the region and 31% for England as a whole. Detached and semi-detached dwellings account for 79% of the total housing stock in the Ab Kettleby Parish whereas terraced housing and flats provide 20% of accommodation spaces.

People living in the Parish are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that a third (33%) of households live in housing with more than 4 bedrooms which is above the district (26%), regional (20%) and England (19%) averages. There is also an under representation of housing for single people with just 4% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

There is evidence of widespread under occupancy in the Parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that 51% of all households in the Ab Kettleby Parish have two or more spare bedrooms and 34% have one spare bedroom. Under occupancy is higher than Borough, regional and national rates.

Under occupancy is particularly evident in larger properties with just under half (47%) of households with 4 or more bedrooms occupied by only one or two people.

The Census data suggests that older person households are more likely to under-occupy their dwellings. Data from the Census allows us to investigate this using the bedroom standard. In total, some 98% of pensioner households have an occupancy rating of +1 or more (meaning there are at least one more bedrooms than are technically required by the household) against 81% for non-pensioner households.

A full housing need analysis is provided as appendices to the Neighbourhood Plan (Appendices 3 and 4) along with more detailed Census data.

6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area, in order to;

- Protect the individual village identities and conserve the rural nature of their surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian and cycling facilities.

c) Economic

Whilst the built-up parts of the Parish of Ab Kettleby are primarily residential, there is a commercial element within the Parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encouraging home working.

This document sets out local considerations for delivering sustainable development across Ab Kettleby Parish. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Melton Borough and national policies.

7. Neighbourhood Plan Policies

The Ab Kettleby Neighbourhood Plan contains a series of policies, the successful delivery of which during the plan period will achieve the community's vision for the Parish.

The following pages describe the policies that form the body of the Neighbourhood Plan.

The policies presented here provide the detail for how the overall strategy identified above will be implemented in Ab Kettleby. They provide a particular local focus to a range of issues of importance to local people.

IT IS IMPORTANT TO NOTE THAT WHEN USING THE NEIGHBOURHOOD PLAN TO DETERMINE PROPOSED DEVELOPMENT, ALL THE POLICIES CONTAINED IN THE PLAN MUST BE CONSIDERED TOGETHER IN FORMING A VIEW.

7.1 Strategy

The Strategic Framework

The Submission Version Local Plan for Melton has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide for at least 6,125 new dwellings between 2011 and 2036 across the Borough. Of this, nearly two thirds of the dwellings needed over the Plan period will be built in the Melton Mowbray Main Urban Area, with the remainder spread across the remainder of the Borough.

The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development (35% of the total or 1,822 houses). On the basis of this hierarchy, Ab Kettleby is classified as a 'Rural Hub'. The Submission Version identifies a residual housing requirement for Ab Kettleby of 2 dwellings. This figure takes into account 16 planning approvals in the Parish between 2011 and 31 March 2017.

Through the Neighbourhood Plan, the opportunity has been taken to allocate a reserve site, to be developed should housing need increase in the future, alongside the site allocated through the Local Plan (AbK1). Consultation has highlighted residents' concerns over the speed of traffic along the A606 and measures to address this concern are promoted through the Neighbourhood Plan (see Community Action T1).

As the Neighbourhood Plan was being written, the potential for development of up to 3,000 new houses and associated infrastructure at Six Hills was being promoted in an adjacent Parish area. This Regionally significant development will have major issues arising from it if it progresses and these will be considered at the review of the Neighbourhood Plan.

Limits to Development (LTD)

In historical terms, rural communities like Ab Kettleby have often been protected by the designation of a village envelope (or settlement boundary) adopted in a statutory Local Plan. With a settlement boundary in place development is only permitted inside of the envelope or outside of it in carefully controlled circumstances (for example - to provide affordable housing or to meet the needs of the rural community). The purpose of the new LTD policy is to ensure that sufficient land is identified to meet residential need and that this is available in the most sustainable locations.

LTD were originally established by Melton Borough Council in order to clarify where all new development activity is best located. They are used to define the extent of a built-up part of a settlement and to distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

The Local Plan removes the existing village envelopes contained within the Adopted Core Strategy and the community has indicated its desire to maintain the settlement boundary around the built-up area of Ab Kettleby.

The NP has therefore designated a LTD policy for the built form of Ab Kettleby, as shown below in figure 2, which updates and supersedes the LTD previously used by Melton Borough Council as it takes into account recent residential planning approvals and the site allocation proposed through the Neighbourhood Plan.

Through community consultation to date residents have expressed a clear desire to maintain what is special about Ab Kettleby for future generations. Its countryside setting, and the quiet pace of rural life are seen as being of particular importance.

In statutory planning terms, land outside a defined LTD boundary, including any individual or small groups of buildings and/or small settlements, is defined as open countryside.

It is national and local planning policy that development in the countryside should be carefully controlled. Supporting “the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” is identified as a core planning principle in the NPPF. This approach is also supported by the Neighbourhood Plan because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

The updated village envelopes (called LTD) have been determined using the following criteria:

- a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlement have been incorporated;
- b) Clearly defined physical features such as walls, fences, hedgerows and roads have been followed;
- c) The residential development site allocated within the NP has been included within the LTD boundary;
- d) Non - residential land which is countryside, agricultural land, paddock, meadow, woodland and/or other green-field land has been excluded.

The villages of Wartnaby and Holwell together with the settlement at Potter Hill, are to be treated as Countryside for the purposes of the Neighbourhood Plan as they are outside of the LTD within the Parish. The reserve site is also outside the LTD but will be released for development should the need arise.

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Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

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7.2 Housing

Overview

The aim of this Neighbourhood Plan is to retain the integrity of Wartnaby, Holwell and Ab Kettleby as small and vibrant rural villages. Ab Kettleby is a village with a conservation area and 29 listed buildings with very limited community facilities. Given the small size of Wartnaby and Holwell the preferred mode of expansion will be through the development of small windfall sites suitable to a countryside location.

Through the results of a Village Questionnaire, following on from an all-villages consultation event held in April 2017, it became evident that the community is supportive of limited development which reflects the historic ambience of the area and supports local needs. The key findings of the comprehensive survey, which had a 40% response rate from the 229 households are;

- Small family homes are the consistently favoured choice followed by starter homes. This shows the wish of respondents to create opportunities for young people and others on lower incomes to own a home in the Parish;
- Affordable housing is supported for people with a Parish connection;
- The third most favoured housing type is bungalows, suggesting a desire for accommodation suitable for older people - to remain in or move to the Parish;
- Those responding unanimously support housing consistent with the conservation area, style and materials. 91% support eco-friendly housing;
- Small gardens are favoured above large gardens but both are strongly supported;
- Home ownership is strongly favoured by respondents over rental tenures;

A detailed analysis of the 2011 census data, a housing needs report prepared by *YourLocale* and data from the Land Registry 1995-2015 is available in the supporting information. This demonstrates that:

- The proportion of older people at 17.2% is very similar to that for Melton at 18.4%;
- Numbers of people owning a car is very high, 51.7% compared to 47.8% for Melton and 36.9% nationally;
- Self-employed levels are double the national average;
- Detached houses represent a very large percentage - 55.1% against 40.6% for Melton and 32.2% for the East Midlands.
- There are very few flats or apartments in the Parish;
- There is a high proportion of dwellings with more than 5 bedrooms - 21.4% against 15.4% for the region and 19.5% for Melton;
- There is a slightly lower percentage of social housing at 10%. Melton is 11.1% and East Midlands 15.8%;
- There are a lot of dwellings with spare rooms – showing significant under occupation.
- There are low levels of deprivation;

- A very high number of households own more than three cars or vans - 13.1% compared to 8.1% for Melton and 5.5% Nationally;
- House prices have doubled in the last ten years;
- Average three bed prices are in excess of £289,000 – higher than national averages.

The provision of smaller dwellings, i.e. starter homes, 2/3-bed houses with smaller gardens, and bungalows, will facilitate local individuals and families in their first steps towards a home but, equally, would provide an option for people with restricted mobility and older people, who no longer need a larger house, to move down to, perhaps, a 2-bed house or a bungalow and yet stay in their neighbourhood; thus meeting requirements on two fronts. Under-occupancy in the Parish, as shown in the National Statistics for 2011 also supports a need for smaller houses.

Housing Allocations

A comprehensive assessment of the limited options for residential development in the Parish was undertaken by the members of the housing theme group. The process undertaken in assessing available sites is in the supporting information.

During the preparation of the Neighbourhood Plan the site at AbK1 was approved as an allocation within the Melton Local Plan. That site is therefore allocated within the Neighbourhood Plan to ensure consistency between the two documents. The allocation of this site significantly exceeds the residual requirement for new housing in the Parish as stated in the Local Plan which was identified as 2 dwellings.

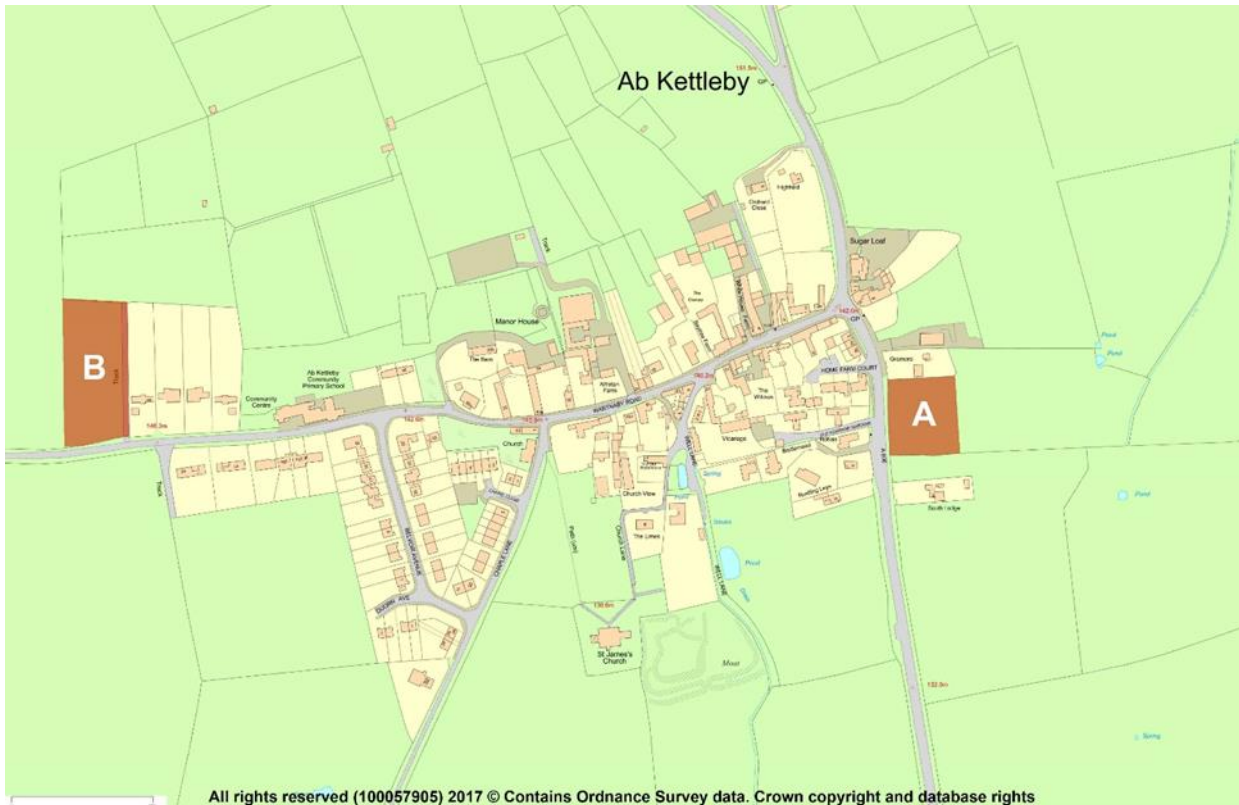
In the event that the above site is not able to be delivered during the currency of the Neighbourhood Plan, or there is a recognised increase in housing need, a reserve site is also identified as shown in figure 3. The allocation of this site for about 12 dwellings will enable the Parish to continue to shape residential development should housing need increase over time. At this stage, the potential impact of the Leicestershire Growth Plan remains uncertain.

The mix of affordable housing proposed within the NP is based on the requirements of the Submission Local Plan, available statistical data and the views expressed by residents obtained through various consultation exercises including open events and a community questionnaire.

A strong theme from the statistical data and the local consultation activity has been to address the difficulty of young people, or less affluent older people to be able to afford to live in the Parish. The entry point for market housing is very high at over £289,000 for a three-bedroomed property (prices at September 2017).

This is addressed by priority being given to those with a connection to the Parish in affordable housing provision, before properties are made available more widely.

Figure 3 – location of development site A and Reserve site B



POLICY H1: RESIDENTIAL SITE ALLOCATIONS- Land is allocated for residential development at the locations shown above at figure 3, within the new LTD boundary.

Development at site A will be supported subject to the following criteria:

- The development will provide for about 10 dwellings;
- Priority should be given to dwellings of 3 bedrooms or fewer;
- Safe access onto the site is required and appropriate traffic calming and road safety measures including a pedestrian crossing and central reservation are to be provided in advance of the development commencing;
- The whole of site A is to be built as one carefully designed scheme. The residential development will only be considered as one project submitted as one planning application and the site cannot be subdivided through more than one planning application. The site cannot therefore be subdivided in development terms.

Development at site B will be considered for housing development if:

- It is required to remediate a substantial shortfall in the supply of housing land due to the failure of the allocated site A to deliver the anticipated scale of development required; or
- It becomes necessary to provide for additional homes in the Parish in accordance with any new development plan document that replaces the Melton Local Plan.

Development will be supported subject to the following criteria:

- The development will provide for about 12 dwellings;
- A minimum of 33% of the units should be affordable. Where possible, it should be made available to eligible households with a connection to the Parish;
- The affordable units will be offered for intermediate housing, including starter homes where possible;
- Priority should be given to dwellings of 3 bedrooms or fewer;
- A small play area to include a minimum of 3 pieces of play equipment will be provided by the developer;
- The whole of site B is to be built as one carefully designed scheme. The residential development will only be considered as one project submitted as one planning application and the site cannot be subdivided through more than one planning application. The site cannot therefore be subdivided in development terms.

Housing Mix

There is a higher than average proportion of age sixty-five-plus residents, with considerably more projected by 2036. By and large, these are fit and active people and many are car owner/drivers. The public bus service link between Melton Mowbray and Nottingham has now been cut by more than 50%, with no provision in either direction after 7pm and none at all on Sundays. This is significant since families on low incomes would find shopping, entertainment opportunities and after-school activities for post-eleven-year old's very limited.

Home ownership in Ab Kettleby is high at 75.7%, compared to 72.2% for Melton and 67.3% for the East Midlands. There is also a high percentage share of detached housing and under-occupied dwellings, particularly those with four or more bedrooms. Home ownership is high and there is a high share of detached housing, with some under occupied dwellings, particularly those with 4 or more bedrooms. The level of under occupancy suggests a need for smaller homes of one to three bedrooms suitable for residents wishing to downsize, as well as providing homes for small families and those entering the housing market. Providing suitable accommodation for older residents will enable them to remain in the local community and release under-occupied larger properties onto the market suitable for growing families.

POLICY H2: HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in the villages of Ab Kettleby, Wartnaby and Holwell. Priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people, including 2 and 3-bedroom bungalows and dwellings suitable for those with restricted mobility.

The inclusion of four-bedroom houses in housing developments will be supported where they are subservient in number to one, two or three-bedroom accommodation.

Windfall Sites

A windfall site is defined in the NPPF as one which has not been specifically identified as

available through the local or neighbourhood plan process. The sites often comprise previously developed land that has unexpectedly become available.

Space for potential future 'windfall' sites has been identified around Ab Kettleby and Wartnaby, but to be acceptable these would have to show a benefit to the community in terms of safe access, adequate car parking spaces, good lighting and footpaths to link to the main village as specified within policy H3.

To help protect the nature of the Village character, development beyond the housing allocation described in H1 above will be restricted to windfall sites within the Limits to Development and will be of no greater size than two new properties on any single site.

To meet the need for smaller dwellings, single unit developments will be of a suitable scale to the site but developments of two units will include at least one dwelling that is no more than three bedrooms in size.

POLICY H3: WINDFALL SITES - Residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and other development plan policies, and where such development:

- a) Fills a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of Ab Kettleby, Wartnaby and Holwell where the site is closely surrounded by buildings;
- b) Does not adversely impact on the character of the area, or the amenity of neighbours;
- c) The layout and yield of the site respects the character of the immediate locality in terms of building orientation, massing and materials;
- d) It retains existing important natural boundaries such as gardens, trees, hedges and streams;
- e) It provides for a safe vehicular and pedestrian access to the site.

Design Standards

Consultation has confirmed that the community wishes to ensure that any future development both reflects the village's architectural character and integrates into the village environment. There is an expectation of high quality materials and environmental sustainability in any future house building in order to sympathetically integrate with the character and environment of Ab Kettleby Parish. The proposed location of any development should not adversely influence any of the Local Green Space or community-defined open spaces within the village or hamlets that make a strong contribution to the overall character and physical form of the Parish.

POLICY H4: HOUSING DESIGN - Proposals for new or replacement dwellings and extensions to existing dwellings will be supported where they comply with the following criteria as appropriate and relevant to the development concerned:

- a) Development should enhance the local distinctiveness and character of the area in which it is situated, particularly within a Conservation Area (see figure 13), and proposals should clearly show how the general character, scale, mass, density and layout of the site, of the building or extension fits in with the aspect of the surrounding area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact adversely on any wider landscape views;
- b) Adequate off-road parking should be provided as a minimum of two car parking spaces for properties with up to three bedrooms and three spaces for dwellings of up to four bedrooms or more;
- c) All new housing should continue to reflect the character and historic context by use of a range of local materials such as local brick and ironstone, where possible;
- d) Development must limit the impact of light pollution from artificial externally visible light sources. Any proposals to install lighting in areas of the Parish that are currently dark at night will be resisted. Dark at night is defined as more than 50m from an existing street light. Security lighting should be appropriate, unobtrusive and energy efficient;
- e) 7KW cabling is provided to the most practical point in the home to facilitate subsequent installation of a home electric vehicle charging point;
- f) Development should be enhanced by biodiversity and landscaping with existing trees, elevations and hedges preserved whenever possible;
- g) Wherever possible, enclosure of plots should be of native hedging, or brick/stone wall of sympathetic local rural design;
- h) Development should be encouraged to develop sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology, solar panels, rainwater harvesters and photovoltaic glass. These features should not adversely detract from the visual amenity of the current street scene.

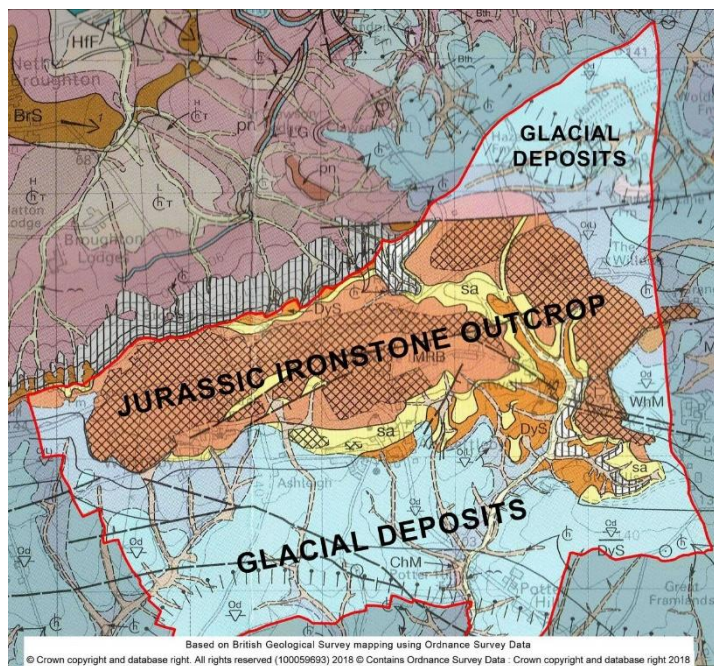
7.3 The Environment

Introduction

Landscape, geology and setting

The Plan Area is located on the dip slope behind the Belvoir Escarpment, a line of northwest-facing hills formed by the outcrop of a layer of iron-bearing rock. The landscape undulates gently down toward Melton Mowbray, with extensive views in all directions but principally south-eastwards over the Wreake valley and into High East Leicestershire. Altitude ranges from 170 m at White Lodge Farm to 103 m at the lowest point on Welby Brook.

The whole parish is underlain by Jurassic bedrock (map, right), although in the southern half this is buried beneath several tens of metres of Quaternary glacial debris ('boulder clay', sand and gravel) deposited by ice and water during the Ice Ages about 300,000 years ago. The Jurassic rocks at the surface in the northern half are about 200 million years old; mainly iron-rich sandstones, they have been of economic and landscape importance since Roman times, as a source of building stone and iron ore. Much of this area has been quarried and mined; some during the 19th century but mainly in the 20th – the last quarries closed in the 1970s. Most of the old workings have been restored to agriculture but a few, along with associated mineral railways, have been preserved as nature reserves, where they provide important habitats for animals and plants otherwise rare in the Midlands.



Natural England includes the whole Area in *National Landscape Character 74 Leicestershire and Nottinghamshire Wolds*. 'Key characteristics' of NCA 74 of relevance to Ab Kettleby include 'elevated plateaux, narrow valleys and distinctive scarp slope ... extensive views ... from the important watershed ... with streams providing significant biodiversity and recreation assets'. Ab Kettleby is also included in Melton Borough Council's Landscape Character Assessment Units 2 *Leicestershire Wolds: Belvoir Scarp* and 5 *Leicestershire Wolds: Ragdale to Saltby Wolds*. Wartnaby and Ab Kettleby churches are recognised by MBC as *secondary landmarks* for planning purposes.

The Plan Area consists of the three historic townships (later, Parishes) of Wartnaby, Holwell and Ab Kettleby. Although they share some characteristics (as described above) there are important landscape and socio-economic differences which residents value and wish to conserve:

Wartnaby is a deeply rural, well-preserved medieval manorial centre, with a 12th century church, medieval earthworks preserving the manor and associated houses, historic fields and a range of domestic and agricultural buildings of ironstone and limestone construction.

Holwell is an originally 8th century settlement whose layout is preserved but whose small, originally workers' cottages date largely from the time of ironstone quarrying in the late 18th to 20th centuries.

Ab Kettleby is the largest settlement and combines elements of both of the others, having evolved from 9th century rural estate through medieval agriculture to relatively large-scale quarrying in the 20th century, with workers' cottages and ex-Council Houses as well as important 17th-18th century buildings and an historically significant village school. It is also close enough to Melton Mowbray to have a number of late 20th century dormitory developments.

Existing environmental designations

- National Character Area 74 *Leicestershire and Nottinghamshire Wolds*
- One Scheduled Monument
- 29 Listed Buildings
- One parcel of registered Common Land
- C.25 areas with Priority Habitats
- Two Leicestershire & Rutland Wildlife Trust Nature Reserves
- Two Regionally Important Geological Sites

Environmental inventory

An environmental inventory of Ab Kettleby was carried out throughout 2017. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including: DEFRA, Natural England, Historic England, Leicestershire & Rutland Historic Environment Records, Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology), Environment Agency, British Geological Survey, Old maps (Ordnance Survey, manuscript), British History Online and Local knowledge.

The fieldwork reviewed all open and currently undeveloped land (except small private

curtilages) in the Plan Area (356 parcels of land and linear features). Significant species, habitats, landscape characteristics, earthworks and other extant features were recorded or checked.

The fieldwork data, combined with all relevant site-specific information from the existing information review, was mapped and tabulated, and every site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2012* (para 77).

The detailed environmental inventory is outlined in the supporting information.

Environmental protections

In the National Planning Policy Framework, the *natural and historical environment* is acknowledged to be an essential component of *sustainable development*; as such it carries equal weight in a balance against social and economic growth, including new development.

This section of the Plan identifies land and features of environmental significance in the Parish of Ab Kettleby. It includes policies to protect the best of them from loss or damage by allocating them to categories, based on their type, importance, function (as community assets, for example) and intrinsic value. The range of protections considered by the Plan is available in the supporting information.

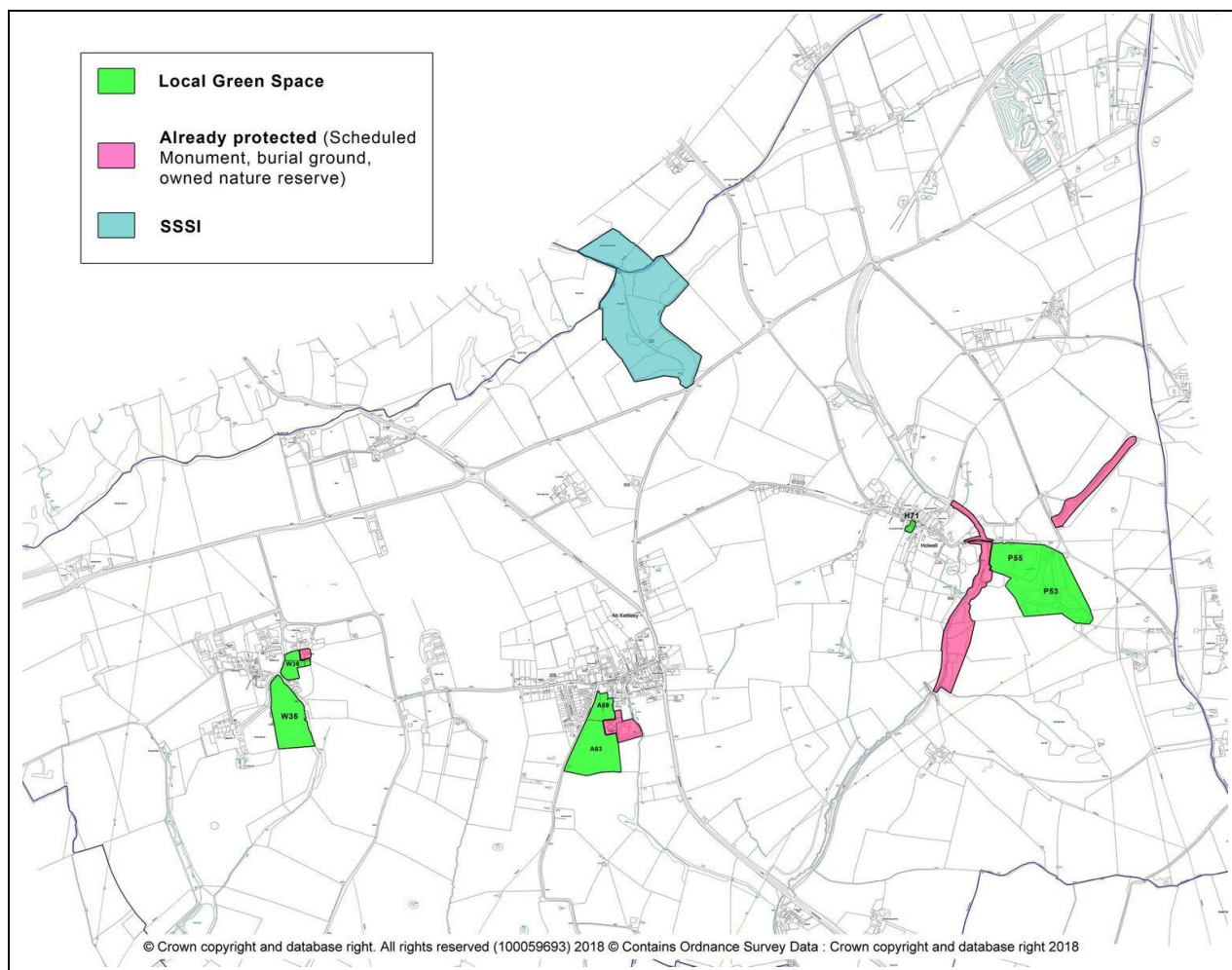
Local Green Spaces

Of the approximately 356 inventoried parcels of open land in the Parish, 82 (23%) have been identified as having local (or greater) environmental (natural, historical and/or community) significance. These sites were scored, using the criteria for Local Green Space designation noted in the *National Planning Policy Framework 2012*.

Six sites score 70% (24/34) or more of the maximum possible and meet the requirements for designation as Local Green Space as listed in the NPPF (paragraph 77). Their statutory protection will ensure that these most important places in Ab Kettleby's natural and human environment are protected.

A detailed description of each of the identified proposed Local Green Spaces is available in the supporting information, along with higher resolution maps.

Figure 4 Locations of Local Green Spaces and other protected sites in the Plan Area



POLICY ENV 1: LOCAL GREEN SPACES – Development proposals that would result in the loss of, or have an adverse effect on, the following designated Local Green Spaces (mapped and described above), will not be permitted other than in very special circumstances:

- a) Noticeboard field, Wartnaby (W35)
- b) Front paddock, Wartnaby (W36)
- c) Church field, Ab Kettleby (A59)
- d) Field south of church, Ab Kettleby (A63)
- e) Brown's Hill Nature Reserve, Holwell (P53/P55)

Sites of environmental significance

A second group of inventory sites scores highly for 'history' and/or 'wildlife' (scoring at least 6/8 (75%) under these two criteria) but, because their community value scores are not sufficiently high they are not eligible for Local Green Space designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory in the supporting information.

Figure 5 All historical environment sites in the Plan Area.
Only features with visible expression in the landscape have been included in the inventory
Source: Heritage Gateway (Historic England) and Leicestershire & Rutland Historic Environment Record

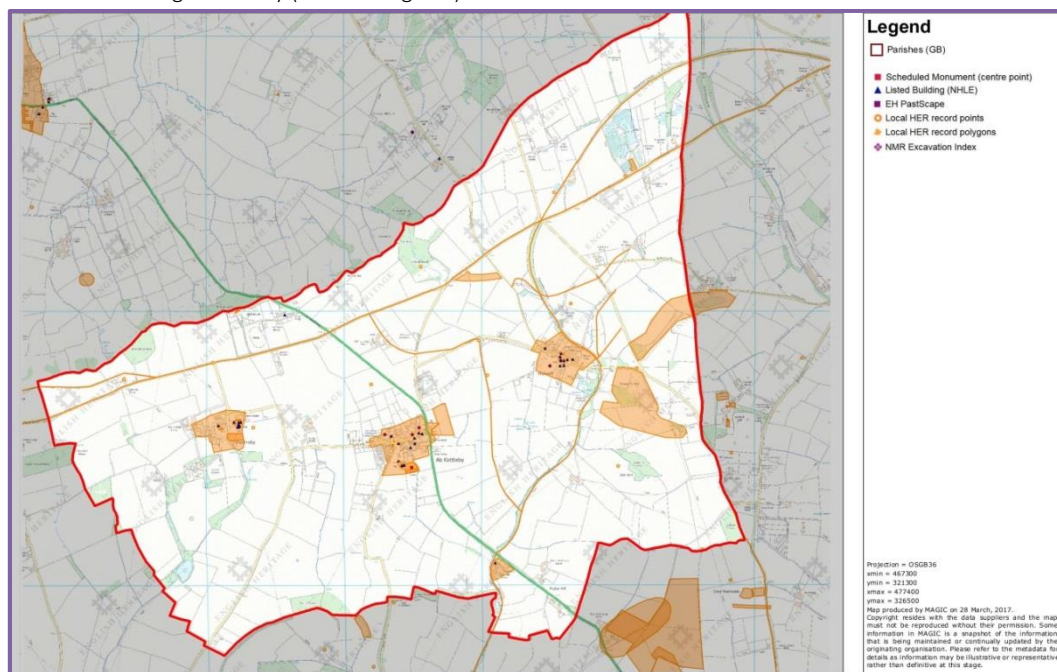
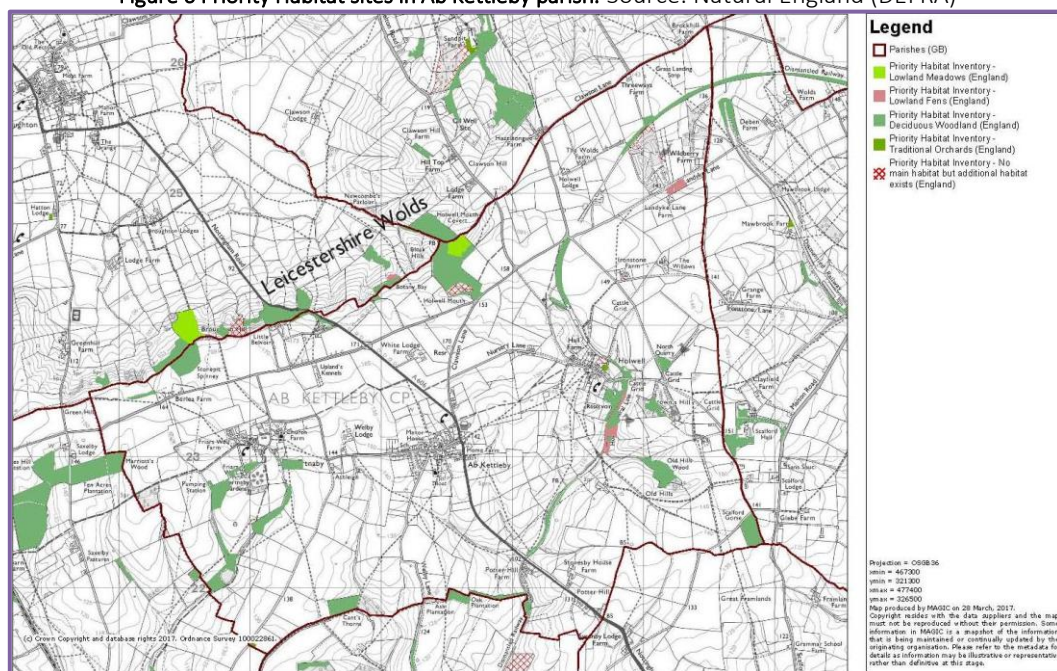


Figure 6 Priority Habitat sites in Ab Kettleby parish. Source: Natural England (DEFRA)



The **historical environment** sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Leicestershire & Rutland Historic Environment Records database (Fig. 5) and; b) other sites of historical and social significance identified in local records and during the inventory process. (Ridge and furrow sites are the subject of Policy ENV7, below).

The **natural environment** sites comprise a) those where *priority habitats* occur (Natural England mapping) (Fig. 7), b) where *biodiversity action plan (BAP) species* have been recorded as breeding or as regular visitors; c) Regionally Important Geological Sites (RIGS), d) Formal

nature reserves (Leicestershire & Rutland Wildlife Trust), e) Validated and Candidate Local Wildlife Sites (LWS); and f) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

Figure 7 Sites of environmental (natural and/or historical) significance (Policy ENV 2)

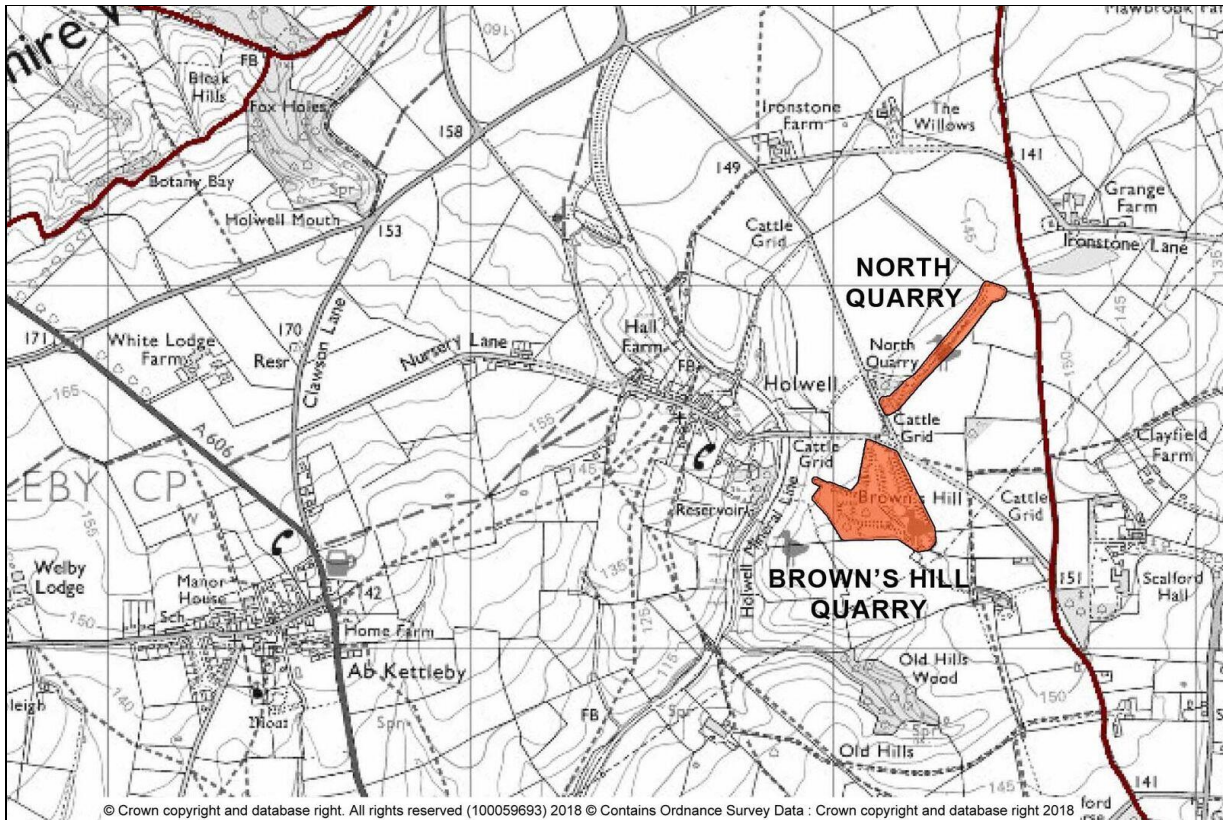


As described in the table *Summary of environmental protections (see supporting information)*, these designations and following Policy bring their identified features to the attention of the Planning system in the expectation that there will, in compliance with English and European conservation legislation, be a presumption against permitting or causing disturbance or destruction of the species, habitats or features.

POLICY ENV 2: PROTECTION OF SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE – 43 sites and features (environmental inventory, appendix 6, and map Fig. 7 above) have been identified as being of high local importance for biodiversity (species and habitats) and/or history. They are important in their own right and are locally valued. Development proposals that affect them should take note of the identified features and will be expected to protect them in accordance with current legislation.

Brown's Hill Quarry and North Quarry, Holwell, are validated sites of regional importance for their geological features (palaeontology, mineralogy, lithology and stratigraphy). Development proposals that affect them should take note of the identified features and will be expected to protect them in accordance with current legislation.

Figure 8 Regionally Important Geological Sites (RIGS)



Important Open Spaces

A further group of sites scored highly in the inventory (scoring at least 75% of the possible total under the relevant NPPF criteria) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records.

Relevant Melton Borough Council sources¹ were also consulted so that existing Open Space, Sport and Recreation (OSSR) sites in the three villages could be included in the scope of this Plan. There appear to be none, although Ab Kettleby seems to have been erroneously omitted from the 2015 consultation. Sites mapped by MBC as Protected Open Areas (POA) in Planvu have been included in the assessment; although POA is now a redundant Planning term it was felt that these sites would still have value as important open areas.

In the Plan area these sites comprise the following sites, listed in the OSSR categories proposed in the Melton Local Plan (2018). It should be noted that the term 'Green Space' in this list does

¹ Melton Borough Council (MBC) *Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study 2015*

Melton Borough Council Planvu maps at www.planvu.co.uk/mbc/mbc/php

not imply equivalence with the National Planning Policy term Local Green Space (Policy ENV 1 above).

Figure 9 Important Open Space in Wartnaby

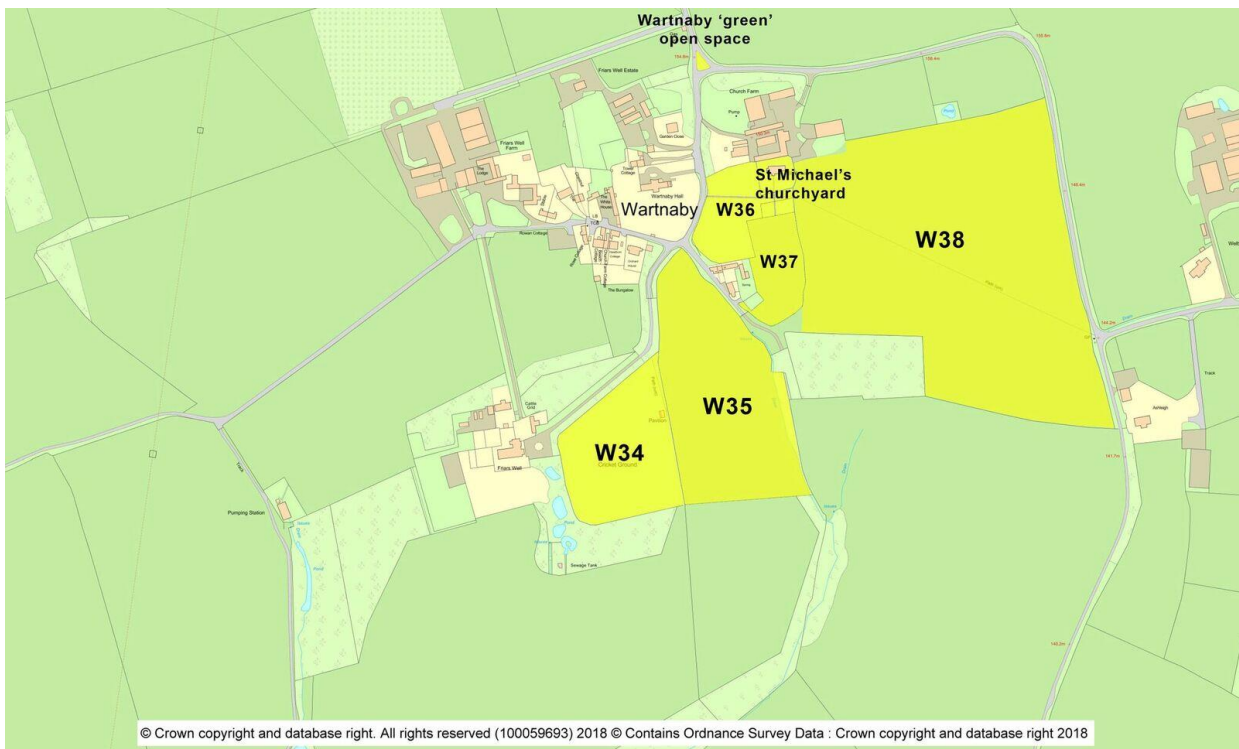


Figure 10 Important Open Space in Holwell

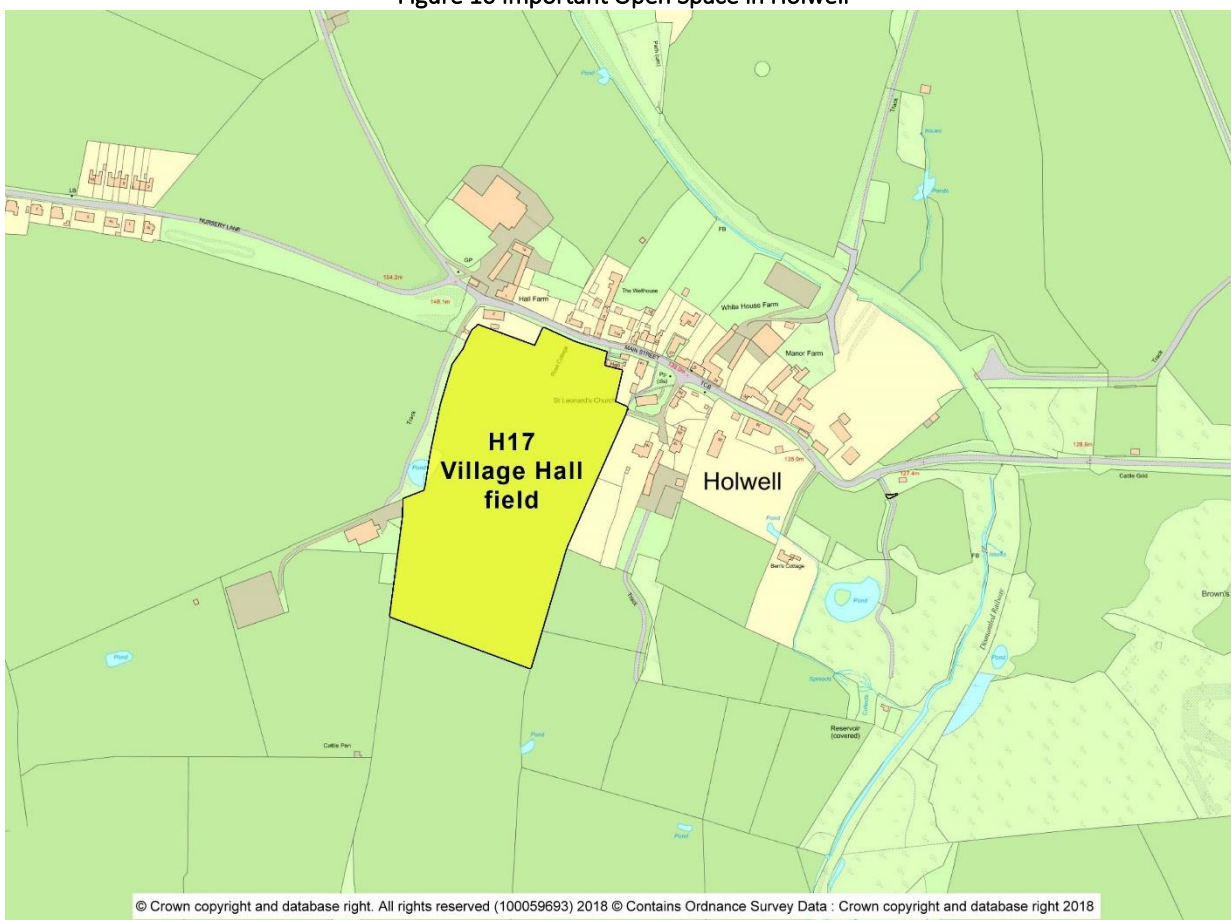
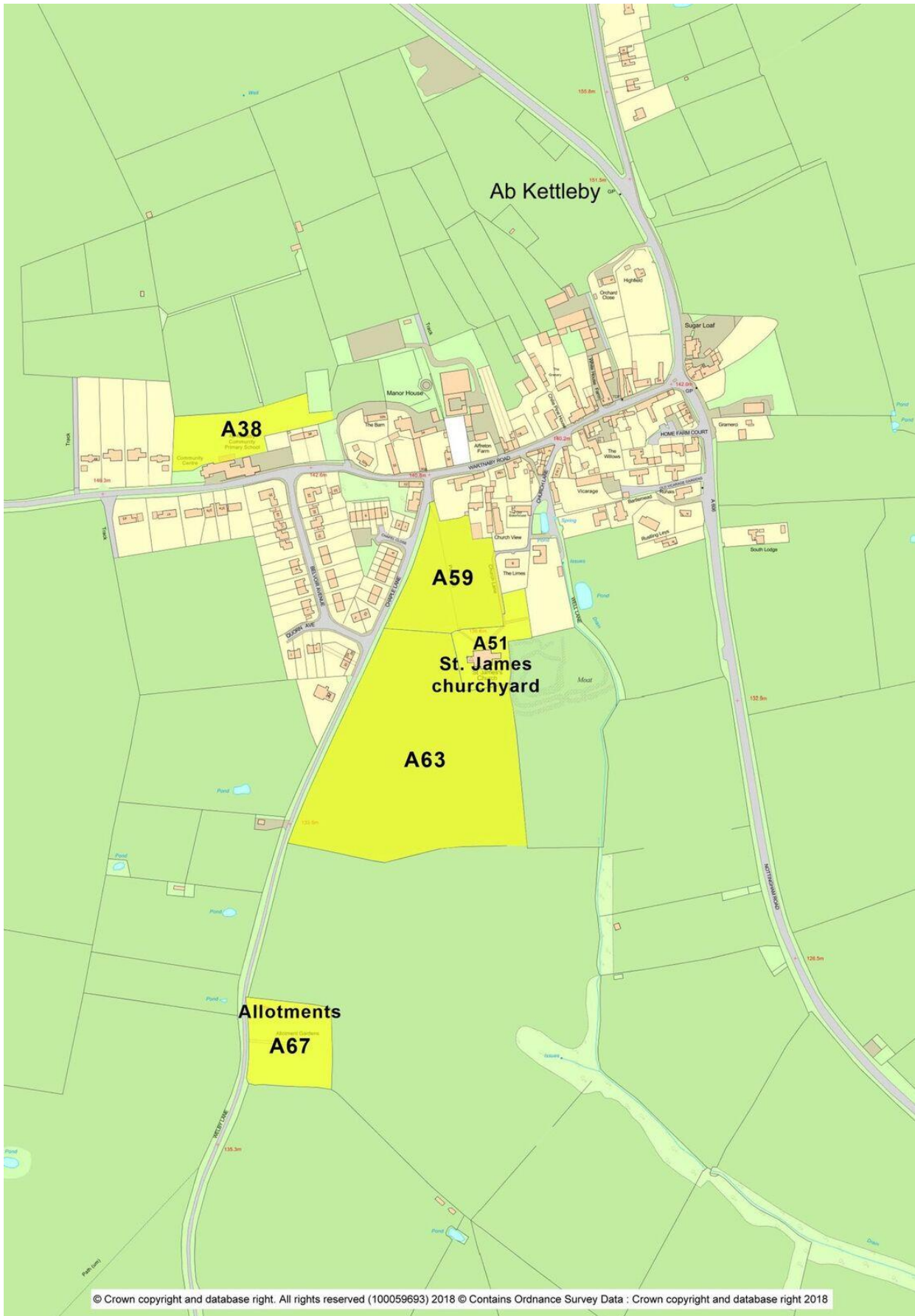


Figure 11 Important Open Space in Ab Kettleby



These sites are highly significant in the lives of local people (and visitors) both for the contribution they make to the layout and rural character of the villages and for their value as

community assets.

POLICY ENV 3 IMPORTANT OPEN SPACES – Protection and enhancement of the following sites, and their identified significant features as detailed in the Environmental Inventory will be supported:

Allotments

- Allotment gardens, Ab Kettleby (A67)

Natural and semi-natural Green Space

- Noticeboard field, Wartnaby (W35; also proposed LGS)
- Church paddock, Wartnaby (W36; also proposed LGS)
- Mrs Parr's, Wartnaby (W37)
- Churchsick, Wartnaby (W38)
- Church field, Ab Kettleby (A59; also proposed LGS)
- Field south of the church, Ab Kettleby (A63; also proposed LGS)
- Village Hall Field, Holwell (H17)

Sports pitches and playing fields

- Cricket Ground, Wartnaby (W34)
- Primary School playing field etc., Ab Kettleby (A38)

Burial grounds and churchyards

- St Michael's churchyard, Wartnaby
- St James' churchyard, Ab Kettleby (A61)
- St Leonard's Church mound and green, Holwell (H71)

COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACE - The Parish Council will aspire to actively work with Melton Borough Council, landowners, the community and other partners to secure the protection of the locations and features of the above sites (listed above and mapped in Figures 9-11) through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies.

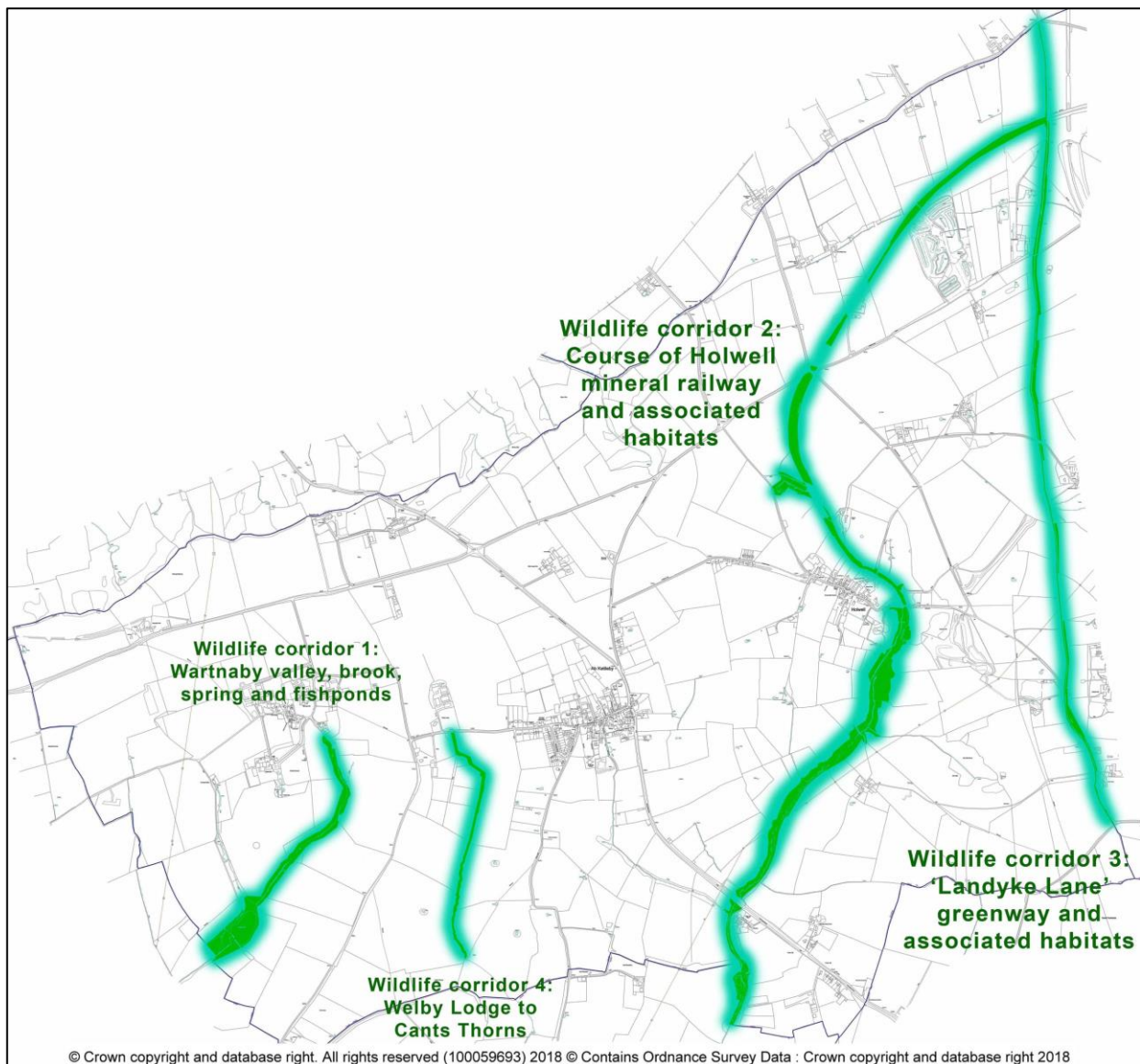
Biodiversity and Wildlife Corridors

It could be said that Ab Kettleby parish is a 'typical', ecologically undistinguished area of English Midlands countryside with no major wildlife hotspots, and thus that it has little or no

biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England's biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Ab Kettleby is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England's biodiversity.

This policy is therefore about parish-level compliance with the Melton Borough Council Submission Local Plan, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives – and about how Ab Kettleby can 'do its bit' to maintain biodiversity.

Figure 12 Wildlife corridors



Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply 'dying out'. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. Four potential wildlife corridors (Fig. 12) have been identified during the preparation of this Plan.

POLICY ENV 4: BIODIVERSITY– All development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

POLICY ENV 5: WILDLIFE CORRIDORS - Development proposals should not damage or adversely affect the wildlife corridors identified on the map above (Fig. 12).

COMMUNITY ACTION ENV 2: BIODIVERSITY -

- a) The Parish Council, working with community members and local environmental organisations, will aspire to maintain the environmental inventory list of known sites of biodiversity significance in the Plan Area as prepared for this Plan;
- b) The Parish Council will aspire to encourage and support community groups, landowners, and other relevant organisations in schemes to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

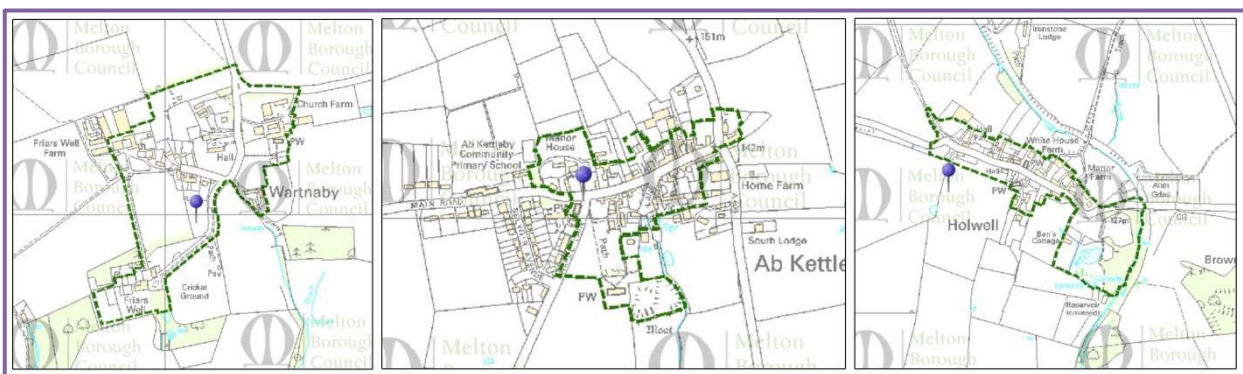
Buildings and structures of local significance

Conservation Areas

The Parish enjoys a rich and attractive built environment. The majority of the homes, for example, are located within the three Conservation Areas within the Parish in recognition of its special architectural and historical quality and interest. There are also 29 Listed Buildings across the Parish.

Figure 13 Conservation Areas in (left) Wartnaby, (centre) Ab Kettleby and (right) Holwell

Adapted from MBC mapping at <http://www.planvu.co.uk/mbc/mbc.php>



Listed Buildings

29 buildings and structures in the Plan Area have statutory protection through Listing at Grade II* or II. There is also one Scheduled Monument. The Neighbourhood Plan lists them in the supporting information for reference, and to note that new development will be required to take into account their *settings* as defined, on a case by case basis, by Historic England.

Local List

Based on guidance from Historic England, the Plan identifies a number of other buildings and structures in the built environments of Ab Kettleby, Holwell and Wartnaby that are considered to be of high local significance for architectural, historical or social reasons. Their inclusion here records them as *non-designated heritage assets* to be taken into account by the Planning system when determining planning applications.

These buildings and their significance are described in the supporting information.

Figure 14 Local List for Wartnaby: buildings and structures of local significance

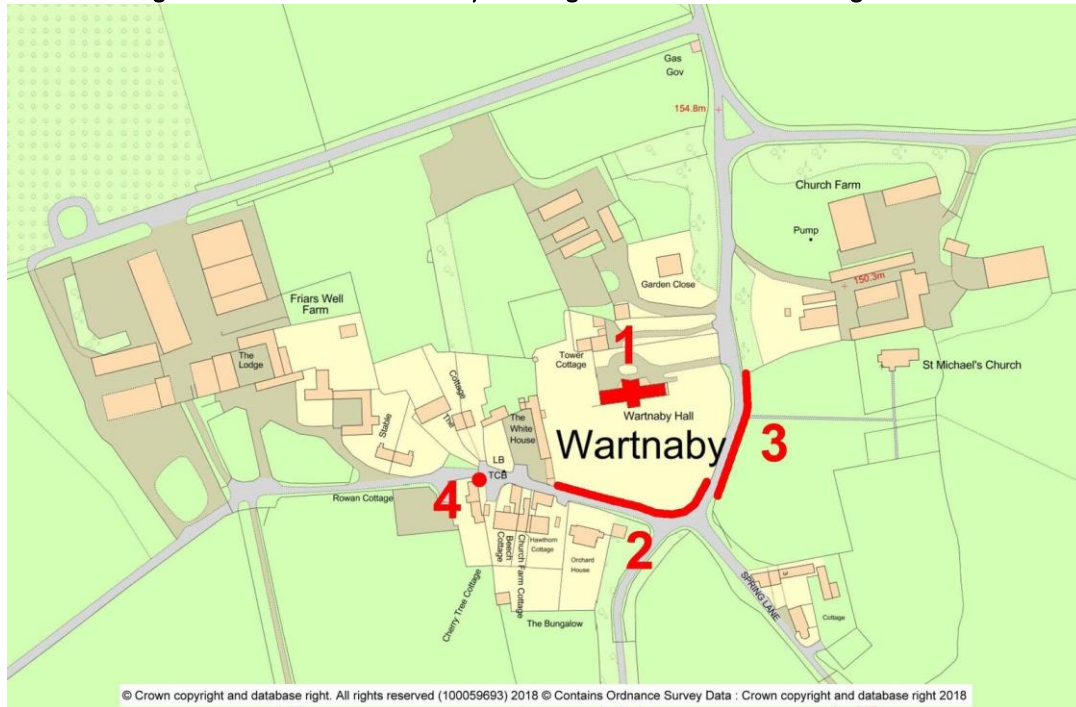
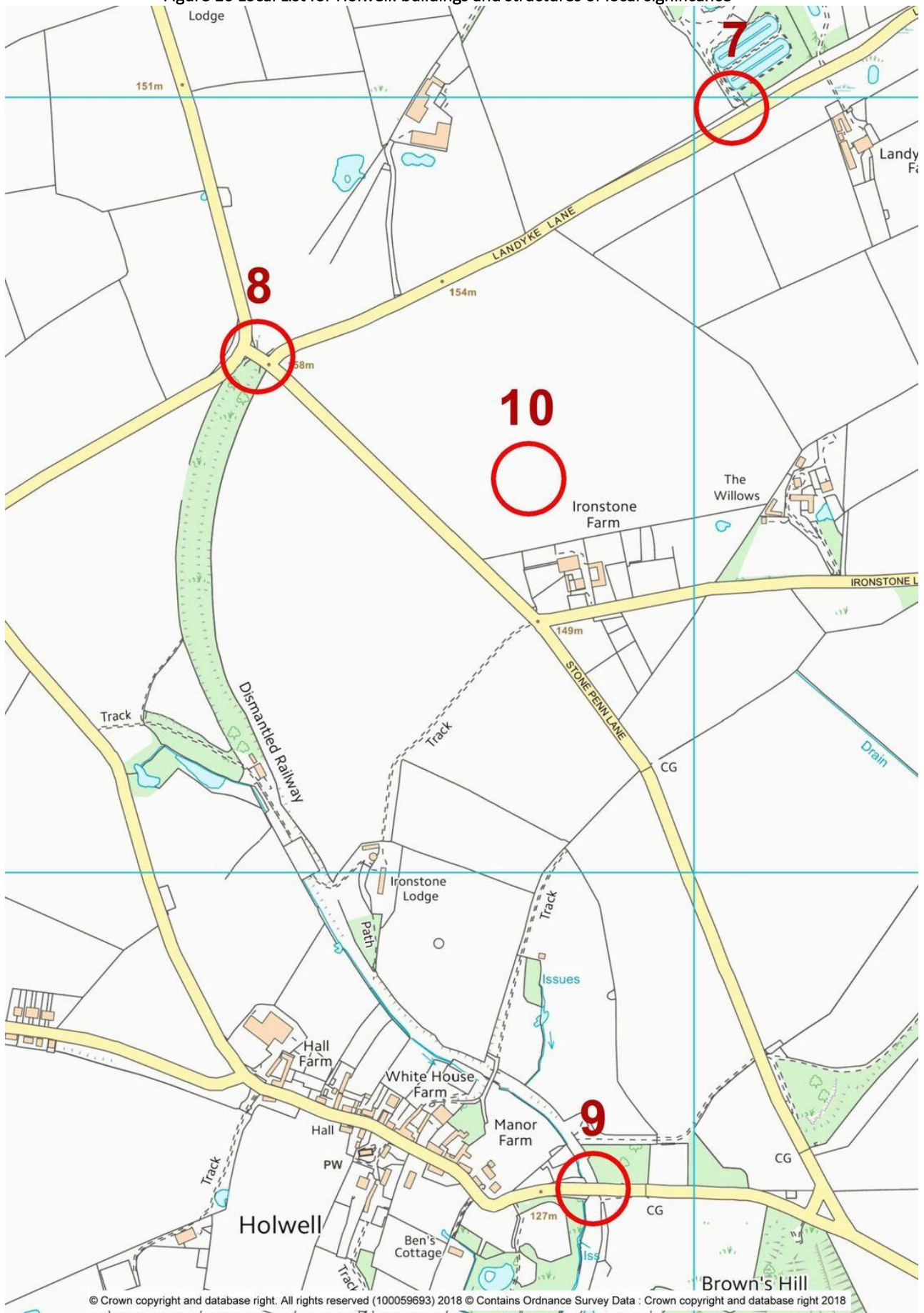


Figure 15 Local List for Ab Kettleby village: buildings and structures of local significance



Figure 16 Local List for Holwell: buildings and structures of local significance



POLICY ENV 6: LOCAL ASSETS OF HISTORICAL AND ARCHITECTURAL INTEREST - Development proposals will be required to describe the significance of any heritage assets affected and the impact of the proposal on that significance in accordance with NPPF Section 128 and to include proposals to conserve and where appropriate enhance the structure and setting of such structures or buildings, proportionate to the asset's importance.

1. Wartnaby Hall, Wartnaby
2. Ironstone wall, Wartnaby Hall
3. Iron railings and kissing gates, Wartnaby
4. K6 telephone box, Wartnaby
5. School bell, Ab Kettleby
6. Village pond, Ab Kettleby
7. WW2 pillbox, Landyke Lane, Holwell
8. Railway overbridge, Landyke Lane / Stone Penn Lane, Holwell
9. Railway overbridge, Holwell
10. Water tower, Holwell

Ridge and Furrow

The three villages of which the Plan Area is comprised are ancient townships, each of them founded between the 7th and 9th centuries and having been separate 'estates', each with a settlement and surrounding farmland, throughout the medieval period. For much of this time the farmland was managed as *open fields*, using a system of crop, fallow and livestock rotation. The fields were huge but were subdivided into *lands* of manageable size and according to the lie of the land. Cultivation was by ox-drawn, non-reversible ploughs: ploughing up and down a field from year to year tended to throw the soil into substantial ridges, with deep furrows between them. Although an inevitable result of the plough design, ridge and furrow was also helpful because it improved drainage on the heavy soils of Midland England. Over the many centuries, the open fields became permanently sculpted into a patchwork of corrugated ploughlands.

Although some land was converted as early as the 16th century, the open field system finally ended with the *Enclosures* – towards the end of the 18th Century. Land ownership and rights were amended (often in favour of the largest property owners), the fields were divided with hedges, and the previous arable fields were converted to permanent grass. Whatever the social effect of this change, for the landscape it meant that the ridge and furrow topography became 'fossilised' under the grass.

A second agricultural revolution began in the mid-20th century. Ridge and furrow was destroyed as the grasslands were ploughed for conversion back to (increasingly intensive) arable production. Since 1940, between 85% and 100% of ridge and furrow per parish has been lost

nationally².

In the Plan Area the extent of surviving ridge and furrow was surveyed (Google Earth and fieldwork) between June and December 2017 as part of the preparation of this Plan. Of the total of 356 parcels of open land, 46 (13%) still have well-preserved ridge and furrow; by area this is about 8% (107 ha of the c.1290 ha of undeveloped land).

The ridge and furrow in the Plan Area was last mapped in 1999 as part of a project by English Heritage (now Historic England) to assess the rate of loss nationally at that time since the mid-20th century³. Leicestershire County Council has provided the unpublished geographical data for Ab Kettleby in map form and this has been used to as a benchmark for assessing the rate of survival and significance of ridge and furrow in 2017, using the fieldwork carried out for the Plan.

In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite a recognition that “*as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance*” (English Heritage 2012: Project Brief for *Turning the Plough* update assessment – reference 1 above). Ab Kettleby is not judged to be a *priority township* (the best 43 parishes for ridge and furrow in England) by Historic England; however, while individual fields in the Plan Area are not claimed to be of international importance, the well-preserved groups are important in their own right as a coherent and complete record of the medieval agricultural landscape of (particularly) Ab Kettleby and Holwell. They are also, significantly, valued as local heritage by residents.

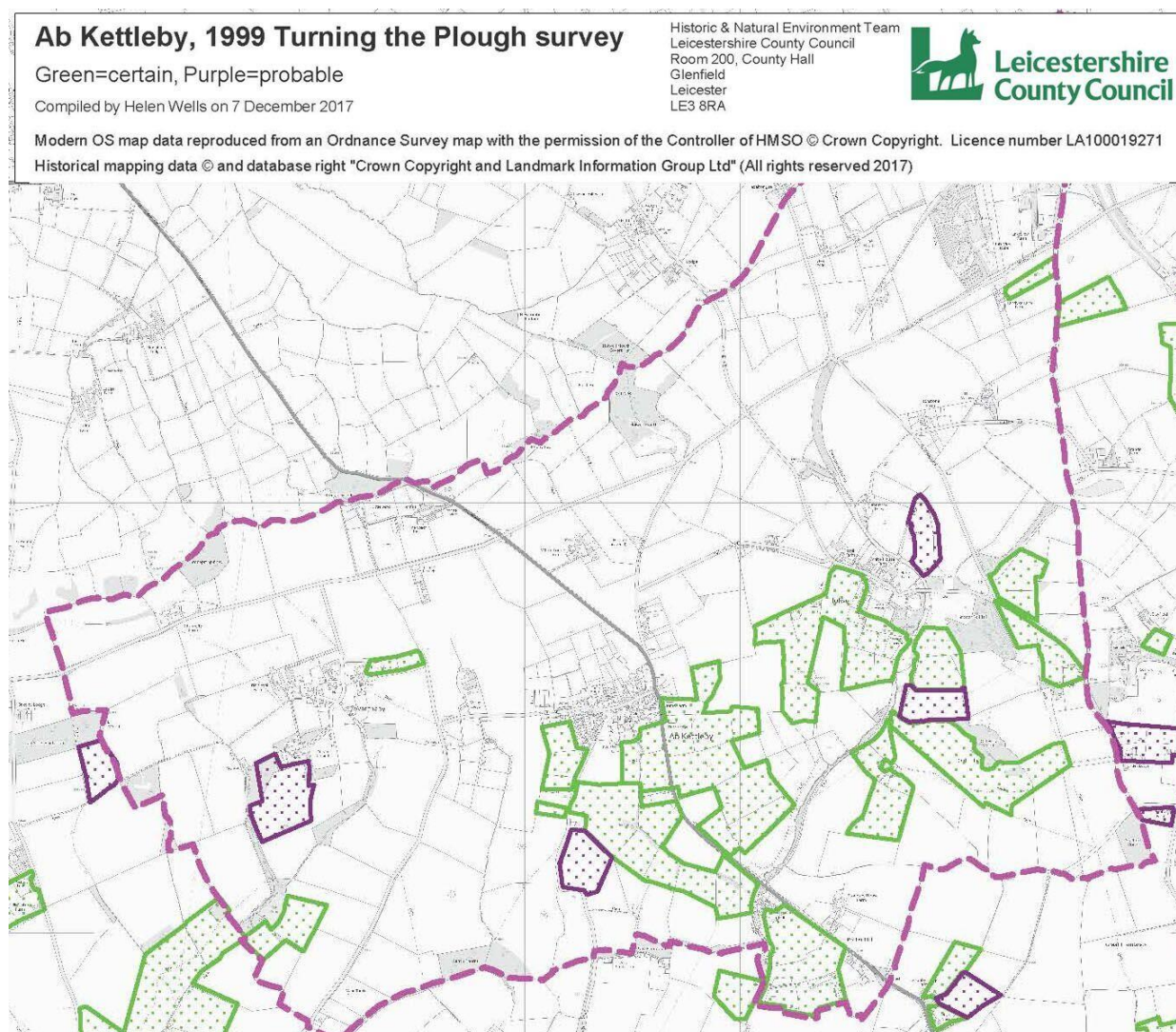
The 13% survival rate here in 2017 compares with 16% in 1999 (Fig. 16)⁴. Any further, avoidable, loss would be irreversibly detrimental. Historic England strongly recommends treating all surviving ridge and furrow as *non-designated heritage assets*, and this is the approach taken in this Plan. However, involvement with local farmers and agricultural landowners on a case-by-case basis will be necessary to achieve a sustainable balance between the historic environment heritage and sustainable agriculture.

² Catchpole and Priest, 2012. *Turning the Plough Update Assessment (Midland open fields: landscape character and proposals for management)*. ('TTP2') English Heritage and Gloucestershire County Council

³ Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. ('TTP1') English Heritage and Northamptonshire County Council

⁴ English Heritage 2012 Project Brief for **Turning the Plough Update Assessment** 2012 (TTP2): https://www.google.co.uk/search?q=Project+Brief+for+Turning+the+Plough+Update+Assessment&ie=utf-8&oe=utf-8&client=firefox-b&gfe_rd=cr&dcr=0&ei=rRlxWpm1OuiGgAbg6YygBA

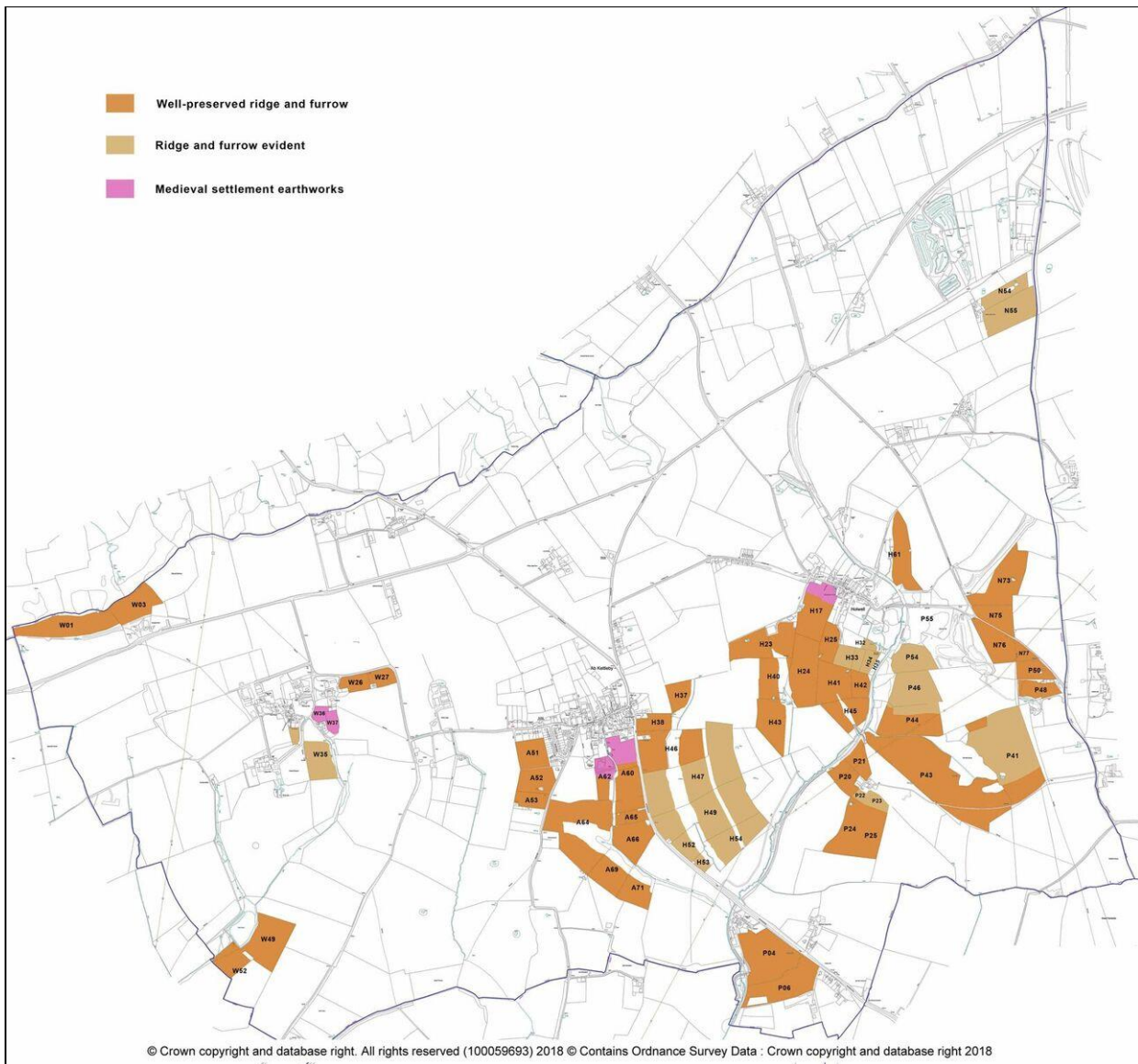
Figure 17a Ridge and furrow in Ab Kettleby parish in 1999 (*Turning the Plough* data, mapped by LCC)



POLICY ENV 7: RIDGE AND FURROW – Development proposals that would detrimentally affect or remove the areas of ridge and furrow earthworks shown in Figure 17b will not be supported unless it can be demonstrated that the benefits arising from the proposed development achieves substantial public benefits that would outweigh the harm or loss of the earthwork concerned.

Any proposals to affect or remove identified ridge and furrow earthworks should identify the ways in which they intend to include water management systems and controls to replace those which naturally existed in the locality of the application site concerned and its network of ridge and furrow earthworks.

Figure 17b Surviving Ridge and Furrow in Ab Kettleby parish is an important *heritage asset*



Important Views

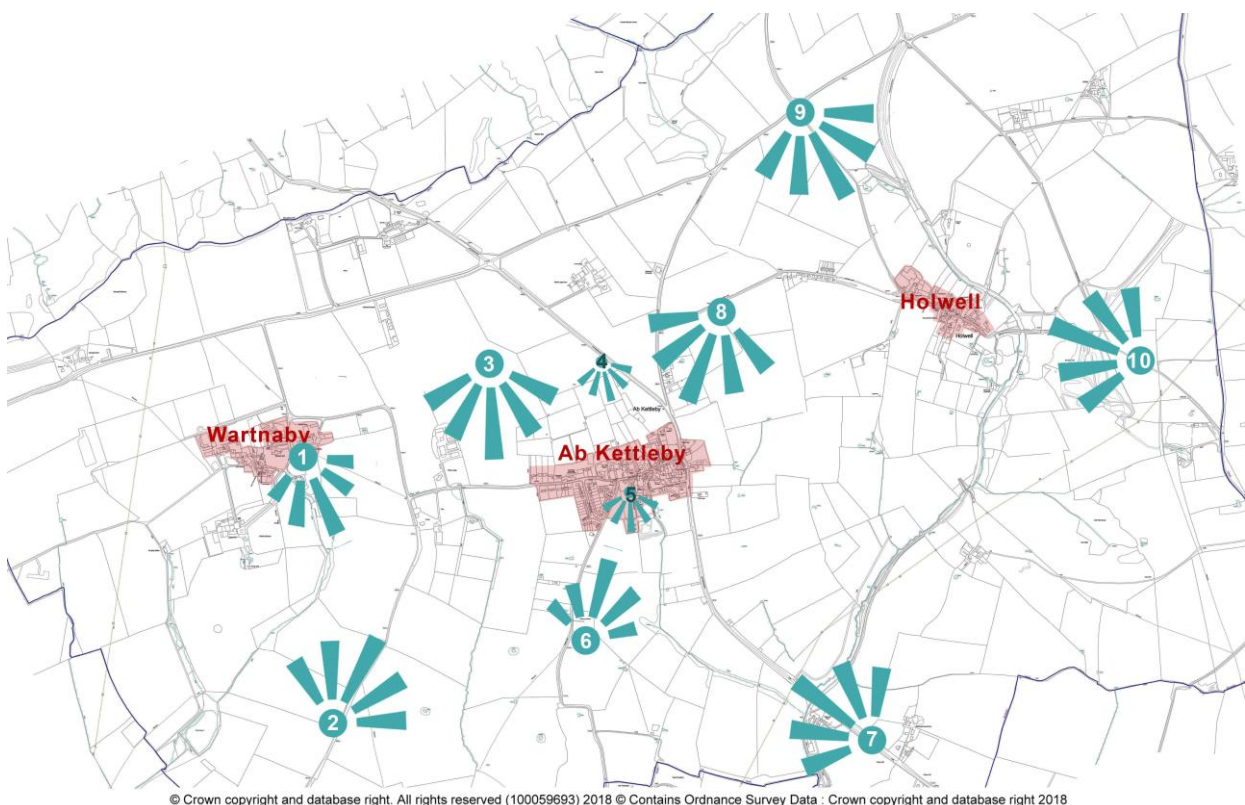
Consultation during the Neighbourhood Plan's preparation identified a widely-held wish to protect the rural settings of the three villages in the Plan Area, and their relationship with the surrounding farmland and the wider landscape of the high Leicestershire Wolds.

One of the main ways in which residents expressed this wish was by describing a number of highly-valued views from the village and toward it from the surrounding countryside. These questionnaire/consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sight-lines of the suggested views and mapped them (below, figure x).

POLICY ENV 8: SAFEGUARDING IMPORTANT VIEWS - Development proposals should respect the open views and vistas as shown in Figure 17. Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.

1. From Wartnaby church door south across open countryside towards the Wreake valley
2. From Saxelbye Lane northeast towards Wartnaby and Ab Kettleby
3. From high ground on footpath G72 south over open countryside to the distant horizon
4. From footpath G78 south over Ab Kettleby village, including the church spire, and open countryside
5. From gate (footpath G61a) in Ab Kettleby to the church with open countryside beyond
6. From footpath G62 northeast towards Ab Kettleby church and village
7. From Potter Hill (Nottingham Road) northwest towards Ab Kettleby village with church spire prominent. A valued 'sense of place' view.
8. From Nursery Lane southwest across Ab Kettleby village
9. From crossroads on 'Salt Way' south across open countryside towards Holwell village
10. From high point on Brown's Hill northwest across the small valley to Holwell village

Figure 18: Important views. See Policy ENV 8 for details



Renewable energy generation infrastructure

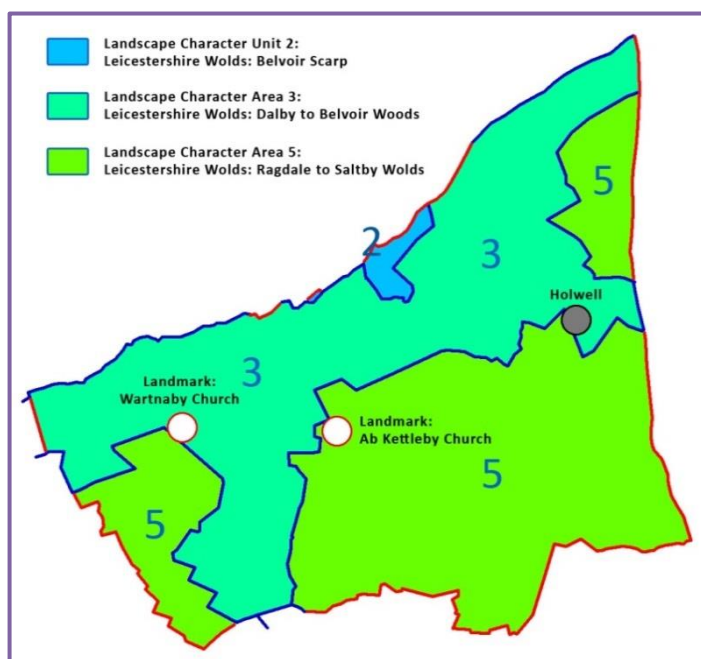


Fig. 19 Landscape Sensitivity Units in the Plan Area.

Source: Melton Borough Council Landscape Sensitivity and Capacity Study 2014 [for turbines]

Ab Kettleby Parish is included in three of Melton Borough Council's Landscape Character Units (LCUs) 2 *Leicestershire Wolds: Belvoir Scarp*, 3 *Leicestershire Wolds Dalby to Belvoir Woods*, and 5 *Leicestershire Wolds: Ragdale to Saltby Wolds*, as assessed in the *Landscape Sensitivity and Capacity Study 2014* for sensitivity to turbines. In addition, Wartnaby and Ab Kettleby churches are recognised in the Study as *secondary landmarks* for planning purposes. All three LCUs are considered unsuitable (on the basis of high or medium sensitivity) to installations with a tip height greater than 25m.

Landscape Character Unit (LCU)		Turbine Height Categories (metres to tip) and Sensitivity Ratings				
		<25m	26-50m	51-75m	76-110m	111-150m
2	Leicestershire Wolds: Belvoir Scarp	M-H	H	H	H	H
3	Leicestershire Wolds: Dalby to Belvoir Woods	L-M	M	M-H	M-H	H
5	Leicestershire Wolds: Ragdale to Saltby Wolds	L	M	M-H	M-H	H

Source: Melton Borough Council Landscape Sensitivity and Capacity Study 2014 [for turbines]

Policy recommendations in the 2014 Study include:

- Using the results of the landscape sensitivity study to guide development to the least sensitive parts of the district's landscape, whilst thoroughly responding to the detailed guidance in the individual assessments (as indicated by the comparative sensitivities of Landscape Character Units and the individual LCU assessments);
- Avoiding significant harm to the key characteristics of a Landscape Character Unit whilst accepting that some change might be required in order to accommodate renewable energy generation;
- Maintaining the diversity of landscapes (i.e. ensuring that the design of any scheme responds to landscape character and local distinctiveness);
- Allowing continued experience of the (sometimes strongly) rural character of the landscape in between wind energy developments.

This Neighbourhood Plan supports (and is in conformity with) relevant policies in the Melton Local Plan. It responds to Local Plan Policy EN10 (18) by identifying likely impacts of renewable energy infrastructure development in the Neighbourhood Plan Area, and by mapping areas for wind and solar generation where these impacts would be acceptable if all other conditions (MBC policies and below) were met.

Source: Melton Borough Council Landscape Sensitivity and Capacity Study 2014 [for turbines]

Policy recommendations in the 2014 Study include:

- Using the results of the landscape sensitivity study to guide development to the least sensitive parts of the district's landscape, whilst thoroughly responding to the detailed guidance in the individual assessments (as indicated by the comparative sensitivities of Landscape Character Units and the individual LCU assessments);
- Avoiding significant harm to the key characteristics of a Landscape Character Unit whilst accepting that some change might be required in order to accommodate renewable energy generation;
- Maintaining the diversity of landscapes (i.e. ensuring that the design of any scheme responds to landscape character and local distinctiveness);
- Allowing continued experience of the (sometimes strongly) rural character of the landscape in between wind energy developments.

POLICY ENV 9: RENEWABLE ENERGY GENERATION INFRASTRUCTURE - Renewable Energy and Low Carbon Technologies - Suitably located and designed proposals that promote and encourage the development of renewable and low carbon energy resources will only be permitted where they:

- a) do not have an unacceptably adverse impact on the amenity of local residents (including: noise, visual impact, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character of the landscape);
- b) do not have an unacceptably adverse visual impact on the character and sensitivity of the landscape;
- c) do not have a significant adverse effect on any designated site (including: Site of Special Scientific Interest, regionally or locally important geological site, site of ecological value, Special Landscape and Landscape Character Areas, Listed Building, heritage asset, Local Green Space, Conservation Area or their settings);
- d) would not, in the case of wind turbines result in an unacceptably adverse effect on protected species, including migration routes or sites of biodiversity value;
- e) provide, in the interests of residential amenity and safety, an appropriate minimum separation between wind turbines over 25m to blade tip and residential properties;
- f) do not, in the case of ground mounted solar panels, result in the loss of good quality

agricultural land;

- g) include measures for the removal of structures and the restoration of sites, should sites become non-operational; and
- h) Identify the potential positive effects the proposed renewables development would have on the local environment and community.

Proposals should include details of associated developments including access roads and ancillary buildings. Transmission lines should be located below ground wherever possible to reduce the impact on the open.

7.4 Community facilities and amenities

The community facilities and amenities that exist in the three villages make a significant contribution to the vitality of the Parish. They have a positive impact on our sustainability, enhancing the quality of life for residents and providing the potential for social interaction.

To promote the on-going prosperity of the Parish, it is essential that we retain our existing community facilities and amenities and continue to provide local services that will sustain the vitality of the community.

The importance of the existing facilities and amenities were highlighted in the consultation questionnaire and events, which have taken place across the Parish through the preparation of this Neighbourhood Plan.

Each of the three villages has its own assets and issues, some of which are common to each of the villages and others which apply only to one or two of them.

Ab Kettleby

Ab Kettleby Community Primary School (with Community Centre) The Parish primary school is part of the Mowbray Academy Trust. It is growing with almost 70 pupils in 3 classes. However, many children come, not from the Parish but from Melton and the surrounding villages. Currently, fewer than 25% of the pupils live in the Parish and, although the school is clearly providing a valued service to the wider community, it remains a concern that the present lack of starter homes in the Parish will probably perpetuate this imbalance.

The school regularly achieves GOOD Ofsted rating and the pupils are much sought after by



secondary schools when they leave. There is a large sports field which is not fully utilised. However, when the school yard and field were open for free use outside school hours there were several instances of vandalism. It has been suggested that the possibility of greater community use could be revisited - part of the school grounds could be fenced with the school having full use during school hours but access to could be gated and the area left open by means of separate access to the public outside of school hours.

The school also houses a large hall, which was built by the community as a community centre through subscription. It was taken over by the Local Authority in the early 2000's and the community is charged for its use at levels that many of the older members of the community resent as they paid for and in many cases provided their labour free of charge to build it.

The hall currently accommodates several groups including the Pre-School/Mothers-and-toddlers, meeting on a Monday and Thursday morning and resourced by the School and the Community Keep Fit class, held on Wednesday and resourced by National Lottery funding.

Parish Church of St. James. The church was built in the 13th century and restored in 1852-53. It was restored again in 2011-2014 with help from English Heritage, the National Lottery Fund and other supporting charities. It is a grade II* listed building. Services are held most Sundays. There are monthly Holy Communion and Family Services; Christenings; Weddings and Funerals. Burials take place in the churchyard; the current capacity of which is sufficient to accommodate expected burial rates over the duration of this Plan.

Making full use of a newly restored peal of six bells, an active campanology group practices weekly and rings for services.

The Church of England owns some local fields as Glebelands. Such land is traditionally used to support the income of the church.

There are access issues for the church, the only regular access being via a narrow footpath. Very occasional vehicular access is by permission of the local farmer across his field. The parking near the village pond at the opposite end of the footpath is minimal and impacted by the number of vehicles from adjacent properties with no garage/parking.



There is a kitchen but no water or toilets; reducing its value as a community facility.

Roman Villa. During the most recent restoration of the church, remains of a Roman villa were found in the field alongside the church. Archaeological investigations have revealed mosaics, pits, ditches and signs of burials. This find has now been covered over and remains as an unseen part of Parish history.

The Sugar Loaf pub. The landmark pub is a focal point of the village community, well supported



by both the locals and passing trade including regulars who visit to eat. There are regular live music events and a poker school, which meets there twice a week. It's open seven days a week 12 noon, until 11.00pm from Sunday to Thursday and 12.00pm on Friday and Saturday. A full home cooked menu plus specials board is available in the restaurant and bar area throughout the week with a carvery on a

Sunday There is also a decking and garden seating area outside. It has ample car parking.

Village Pond. The village pond is currently undergoing maintenance to clear weed and dredge. It is fed by local springs that have a greater tendency to dry up in summer since the Asfordby coalmine closed. The pond also leaks water and would benefit from being drained and the brickwork at the southern end being re-pointed.



With some small improvements, the community could have better access to be able to enjoy this area. It is also hoped that the School may be tempted to use the pond for an environment project - it teems with wildlife including frogs and newts.

Village Allotments. The allotments, which are owned by the Church are situated just to the south of the village on Chapel Lane. They are managed by The Parochial Church Council on a yearly rental basis and are generally all in use by residents.



Parking is poor for allotment user and traffic is increasing on Chapel lane.

Village Notice Board. The large notice board is situated in the centre of the village. There is a second notice board outside the school front entrance. The larger board carries Parish Council and church notices in a lockable section. There are also many notices for local events, clubs, situations

vacant etc. The school notice board also displays community information but is more oriented towards activities at and around the school.

Public Telephone Box. The village has a traditional red telephone box which is not currently used for telephony but, synonymous with quintessential English villages, is a significant local feature nonetheless.

The Village has two working **Post Boxes** from which there are collections 6 days a week.

A **Mobile Library** visits the village at the school weekly.

Superfast Broadband. Ab Kettleby is linked to the Upper Broughton telephone exchange, there is a fibre cabinet installed on Wartnaby Road, offering superfast broadband to most residents

and businesses in the village. However, a small number of outlying premises cannot access this service.

There are many and various public footpaths and bridleways leading from the village into the countryside. (See Figure 20).

However, there is no village shop or Post Office in any of the three villages. 69% of respondents to the 2017 Ab Kettleby Neighbourhood Plan questionnaire – and 75% of respondents to an earlier Parish Plan questionnaire – said they would like to see a village shop in the Parish.

It is noted that significant shopping facilities are available very nearby in Melton. However, elderly people and those without motorised transport find this difficult to access.

Village Life is a monthly A5 sized, black and white publication produced and distributed by local volunteers, serving the Parish and other villages, fully paid for by local advertising and donations.

Holwell

Church of St. Leonard. The Church, a grade II* listed building, was built in the 13th Century of local ironstone, patched in places with limestone. A wall tablet commemorates the restoration of the Church in 1948. Associated with Ab Kettleby for many hundreds of years, it has probably never been a Parish Church. Services are held most Sundays. It also provides Evensong and Family Services as well as christenings, weddings and funerals (but not burials).

In front of the church is a **village green**, of reasonable size, suitable for community events. The churchyard is unregistered land whilst the village holds the rest of the green in common. Village social events are held on the green and in the Church.

Public Toilet: located just along Main Street from the village green, this is an important asset to the village, as the Church has no toilet of its own. The toilets are owned and maintained by the village and although they are in working order, the building is in poor repair and access is difficult.

Public Telephone Box. located just down from the Church on Main Street, the village has a traditional red telephone box which is not currently used for telephony but contains a defibrillator AED. The box and defibrillator are maintained by the village.

A Village Notice Board is located on Main Street on the wall outside the public toilets but somewhat awkward to access over a raised verge.

Superfast Broadband. Holwell is linked to the Scalford telephone exchange. The village has its own fibre cabinet on Main Street, offering superfast broadband to all premises in the village. The take up rate has been high. However, outlying premises cannot access this service.

Post Box. The Village has a wall fitted Post Box on Main Street from which there are collections 6 days a week. A further post box is on Nursery Lane. Collections are daily except Sunday.

A **Mobile Library** visits the village each week.

Nature Reserves: To the south of the village are three nature reserves – Brown’s Hill Quarry, Holwell Mineral Line and North Quarry – owned by Leicestershire & Rutland Wildlife Trust. Brown’s Hill Quarry and North Quarry are regionally Important Geological Sites. These nature reserves are easily accessible and are popular, both with the local community and nature lovers from widely afar alike.

North of village is **Holwell Mouth**, an SSSI featuring a chalybeate spring, a spring, the waters of which are said to contain health giving properties, which enjoyed this reputation during the 17th and 18th centuries. Although the water is still flowing, the site is moderately neglected.

Holwell Scout Camp: Half a mile south of the village on Holwell Lane, owned by Melton Scout Groups, is a campsite with full facilities used by scout groups from across the East Midlands.

Lake View Fishery: Located on Landyke Lane, half a mile north of Holwell, features nine lakes open to the general public all year round for coarse fishing, with café/shop.

There are a number of 20th Century buildings near Holwell that point to recent history in the area, such as World War Two pillboxes and a water tower that supplied iron mining machinery.

Wartnaby

Church of St. Michael and All Angels. Built in the 13th century and a grade II* listed building. Communion Services 8.30am; Evening Prayer 6.30pm; Christenings; Weddings; Funerals.

Wartnaby Cricket Pitch is a private cricket ground, used by Lord King’s XI Cricket Club every Sunday during the summer. Cricket has been played there since 1966.

Notice boards. The church noticeboard is located on the roadside at the gated, paved entrance to the Church field. The village noticeboard is also located on the roadside nearby.

Post Box. The village has a wall fitted post box from which there are collections 6 days a week.

Public Telephone Box. The village has a traditional red telephone box which is not currently used for telephony.

Superfast Broadband via fibre is not currently available in the village, but wireless superfast broadband is available to residents from Millenium Telecom. The BDUK rural broadband project is looking at other ways to deliver superfast broadband to the remaining unconnected rural communities, such as Wartnaby.

POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (listed below) will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or

- b) The existing community facility is, demonstrably, no longer economically viable; or
- c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Ab Kettleby

- Community Primary School
- Parish Church of St. James.
- Sugar Loaf Pub
- Village Allotments

Holwell

- Church of St Leonard
- Village Green

- Public Toilet
- Public Telephone Box
- Village Notice Board

Wartnaby

- Church of St Michaels and All Angels
- Notice Boards
- Public Telephone Box

In support of these important community facilities, the Parish Council has identified a range of community actions that it will pursue over the Plan period:

Community Action CFA1: The Parish Council will aspire to:

- a) Work with the school to explore together the potential joint-use of the school playing field and its financial implications and discuss the future community use of the school hall, to maximise its benefit for all;
- b) Explore with the church and the local community improving access by the re-opening of the overgrown Well Lane with a modest car park at its end, adjacent to the church property;
- c) Continue to recognise the importance locally of the Sugar Loaf pub as a key village asset that absolutely needs to be supported and kept open and will consider the registration of the pub as an asset of community value;
- d) Look to develop the area around the pond in Ab Kettleby with table and chairs for villagers to meet, sit and relax in pleasant surroundings;
- e) Explore the options to create safer parking at the allotments in Ab Kettleby;
- f) Fundraise to acquire and install a defibrillator in Ab Kettleby;
- g) Liaise with local landowners to ensure all rights of way are maintained and, where possible, enhanced;

- h) Explore the viability of a community shop in the Parish or co-locating within the pub, for example. Alternatively, consider offer assistance to residents for online and delivered or group shopping;
- i) Alongside other parishes, consider funding or support in kind to ensure the Village Life magazine's survival and development;
- j) Work alongside the Parochial Church Council to seek to raise funds to restore and improve the toilet building in Holwell as a facility for Church users and other visitors to the village e.g. ramblers;
- k) Consider moving the notice board in Holwell to a better location or paving the verge;
- l) Lead the restoration of Holwell Mouth to permit easy access and, perhaps through new signage, to celebrate its historic reputation.

Parish-wide issues

We are aware that facilities and amenities can always be enhanced and added to. Over the lifetime of our Neighbourhood Plan, we will be open to ideas and opportunities which bring about a better environment in which to live and work.

Informal social contact among residents of the three villages does take place. The Churches in Holwell and Ab Kettleby are linked and the School takes children from all three villages. The Community Centre in Ab Kettleby has capacity for up to 120 people and has been the venue for various organised events such as Village Lunches, Concerts, Quizzes and Bingo etc. which are advertised across and beyond the Parish through the 'Village Life' magazine.

POLICY CAF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy H3;
- b) Will not result in unacceptable traffic movements or other disturbance to residential properties;
- c) Will not generate a need for parking that cannot be adequately catered for;
- d) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle; and
- e) Takes into full account the needs of people with disabilities.

7.5 Transport

Though Ab Kettleby is a rural Parish, it is served and bisected by major roads. The A606 runs north-south through the Parish. Six Hills Lane - the B676, the 'salt road', an ancient byway – runs east-west through the northern part of the Parish.

The National Planning Policy Framework encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a decrease in the number of journeys made by car, and there are several actions that can be taken by individuals and by

the public and private sectors to support this objective.

The Plan therefore focuses on those areas where it can have an influence on the need to travel by car, highway safety and parking provision. In particular, it includes measures to promote new areas for parking and ensure that, where necessary, traffic management measures are provided in connection with new development.



Traffic congestion on Ab Kettleby Wartnaby Road

Local Bus Services. Ab Kettleby has services to Melton Mowbray and Nottingham and service from Melton Mowbray into the villages of The Vale of Belvoir passing through the village with stops either side of main road. These services appear to be under threat, as the No 19 (Melton – Nottingham) service was withdrawn in Summer 2017, then hastily reinstated following public pressure. There is no public transport serving Holwell and Wartnaby. Service number 24 runs from Melton to Bottesford and collects people from Holwell.

A **school bus** service picks up in Ab Kettleby to feed both Belvoir High School and John Ferneley secondary schools. However, this is a limited service.

Trains: The nearest rail station is Melton Mowbray, on the south side of the town, with regular connections to the Midland Main Line and the East Coast Line.

Cycling. The Parish and surrounding rural areas are popular with leisure cyclists, particularly at weekends.

Air Travel. The nearest airport is East Midlands, which is deemed to be international but is used mainly for low-cost domestic and European flights.

Parking. 73% of respondents to the 2017 Ab Kettleby Neighbourhood Plan questionnaire indicated they are very concerned about parking issues. The villages of the Parish largely predate motor transport which leads to parking issues, such as:

- On street parking along sections of Wartnaby Road makes passing very difficult and can cause obstruction to emergency vehicles.
- Parking is poor for allotment users.
- Parking for the Church in Ab Kettleby is poor and too far from the Church.
- There are ongoing problems with an excess of parked vehicles and inconsiderate parking at the school during drop off and pick up times.



On-street parking, Ab Kettleby Wartnaby Road

Traffic management.

Our Small Lanes

The Parish's narrow and single-track lanes are becoming congested at peak times.

Lorries and vans are increasingly frequent visitors to the Parish and there are fears that further commercial development will lead to unsustainable numbers of commercial vehicles on Parish roads.

All of the lanes are valued by residents for their recreational use and due to their size none are suitable for high levels of traffic or regular heavy goods vehicle movements.

Recent commercial development in and around the Parish is increasing traffic problems in Wartnaby and Ab Kettleby and on the small lanes that service them.

Welby Lane (running between Ab Kettleby and Welby/Asfordby Valley) and the once gated road to Saxelbye (referred to in this document as Saxelbye Lane) are both single track lanes. The road between Ab Kettleby and Wartnaby is narrow being just wide enough in most places for two cars to pass. Larger vehicles need to pull over to pass. The rural setting, wide verges, comparatively low traffic levels and proximity to Ab Kettleby and Wartnaby make these lanes very popular for recreational walking, cycling and horse riding. Nursery Lane in Holwell has also experienced an increase in traffic and occasional temporary problems due to agricultural operations. Various footpaths run through the countryside between the lanes and villages and just South of the Parish boundary a byway joins Welby Lane and Saxelbye Lane providing another popular circular route that also incorporates the road network.

The single-track lane to Saxelbye has seen a significant increase in traffic over the last few years partly due to a general increase in traffic (possibly compounded by satnav route guidance) and partly due to increased traffic associated with Glebe Farm at Saxelbye and Friars Well Estate at Wartnaby. Farm traffic from the large farm contracting business based at Glebe Farm, Saxelbye tends to be seasonal and is typically much less in winter than summer months. The majority of this traffic travels past Wartnaby rather than through Ab Kettleby as it is mostly coming and going from the Saltway but some inevitably passes through Ab Kettleby as well. Modern farm machines are increasingly large and fast moving and at some busy times traffic levels can be high (when corn carting for example).

Traffic associated with the Friars Well Estate's business park ranges from cars and vans to articulated lorries and, despite efforts to encourage traffic to enter and leave the site from the Saltway, a significant number of vehicles choose to travel to and from the Friars Well Estate through Ab Kettleby or via Saxelbye Lane. Despite weight restrictions, some lorries are accessing the Friars Well Estate from the Asfordby Bypass via Saxelbye Lane rather than entering the site from the Saltway. Occasionally traffic looking for the Friars Well Estate enters Wartnaby village by mistake – as Wartnaby is a no through road, this requires vehicles to turn around in the village with associated dangers and noise particularly with lorries and vans. Traffic associated with Friars Well Estate will increase over the coming months as planning permission has recently been obtained for a further 40,000 square feet of office, storage & distribution units. In addition, another new, large farm yard site is presently being built at the Saxelbye end of Saxelbye Lane and this may further add to heavy farm traffic.

The state of verges has deteriorated on the Saxelbye Lane and some residents have reported that they no longer use the lane for recreational purposes because of the increased traffic. The edges of the road are also suffering from damage presumably because of the increase in large and heavy traffic using the lane.

The small lane between Friars Well Estate and the Saltway has also fallen into a poor state of repair with very damaged verges due to the existing levels of traffic associated with the site. This visually detracts from the approach to the Wartnaby conservation village.

To the North East of Holwell, Ironstone Lane and Stone Penn Lane, both of which are single track are also suffering from increased levels of traffic as they are used as a short cut by locals and also possibly by those following satnav directions.

Increased levels of traffic on the small lanes within and around the Parish reduce tranquillity, harm residential and recreational amenity, detract from the rural character of the area, visually detract from the area due to damaged verges and potentially put road users at risk.

Speeding

Speeding traffic passing the school on Wartnaby Road in Ab Kettleby is dangerous, especially when children are being dropped off and picked up. There is an acknowledged need for a 20mph speed limit past the school during these periods. Speeding has also been identified as a problem on Church Lane in Ab Kettleby and in Holwell.

The A606 passes through Ab Kettleby North West to South East.

There are consistent issues with speeding traffic exceeding the 30mph speed limit through Ab Kettleby. Pedestrians from the bulk of the village to the West accessing the Sugar Loaf have to take significant risks to cross the A606 at that point as do children from the Clawson Lane direction accessing the village school.

Traffic arriving from the North has enjoyed a 0.7mile straight run from the top of Broughton Hill and encounters a gentle right-hand bend and a downward gradient as it reaches the 30-mph zone, with two “countdown markers” to help indicate the imminent speed restriction. This becomes a tighter “S” bend past the Sugar Loaf pub and the access from Wartnaby Road from the West is in the middle of the “S” bend. There is a traffic-activated illuminated 30mph sign as the vehicles enter the 30-mph zone. All types of traffic, and in particular HGV’s approaching from the Nottingham direction and encountering the downward gradient with bend, struggle to comply with the 30mph limit and represent a significant hazard.

From the South, the traffic again has a 0.5m straight but the 30mph restriction can be seen well before encountering the restricted zone. This does not stop offenders still ignoring the limit. Problems also arise with vehicles travelling towards Melton (South from the village) accelerating onto the straight road whilst still within the limited zone, causing further hazards. It continues to be a problem which is likely to get worse as the volume of traffic on the A606 and those turning out onto it within the 30mph zone steadily increase.

The allocated new housing development East of the A606 and South of the Sugar Loaf will increase the number of vehicles accessing the main road inside the 30mph zone.

Ab Kettleby is well served by Street Lighting (Metal Halide). The main road remains illuminated throughout the night, but some of the village street lights switch off part of the night. The Parish Council owns all street lights in Ab Kettleby, except those on the A606 and on Belvoir Avenue. The Parish Council has a policy to replace its street lights, as and when they fail, with LEDs.

POLICY T1: TRAFFIC MANAGEMENT - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all housing and commercial development should:

- a) Be designed to minimise additional traffic generation and movement through the village, particularly of vans, lorries and other large vehicles along the small, narrow roads of the parish in order to protect residential and recreational amenity;
- b) Incorporate sufficient off-road parking in line with housing policy H3;
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and
- e) Consider, where appropriate, the improvement and where possible the creation of footpaths and cycleways to key village services.

Community Action T1: Traffic Management - The Parish Council will aspire to develop a coherent action plan to address traffic and parking issues that have been identified through the Neighbourhood Plan including:

- a) Undertake an ongoing awareness exercise to make explicit the negative impact on residents of inconsiderate parking
- b) Work to achieve improvement of car parking provision for the Parish for residents and visitors.
- c) Develop appropriate traffic management/calming measures for the Parish
- d) Work with the school in Ab Kettleby to resolve parking issues at drop off and pick up times.
- e) Consider with the Highways Authority ways to address the problem of speeding along the A606 through the village of Ab Kettleby.

Footpaths/bridleways/cycle routes/dog walking

The Neighbourhood Plan will promote, encourage and support sustainable modes of transport through the maintenance, upgrading and, where appropriate, creation of new footpaths and cycleways that extend and enhance the existing networks. (See Figure 20 below).

Although most are historic, being the ways used by local people to get from the villages to the fields and to local markets, footpaths and bridleways in the Plan Area have an important contemporary role for mental and physical wellbeing. They are generally well-used for recreation and leisure, and there is a clear wish among residents that they should be safeguarded and maintained so that this valuable function can continue.

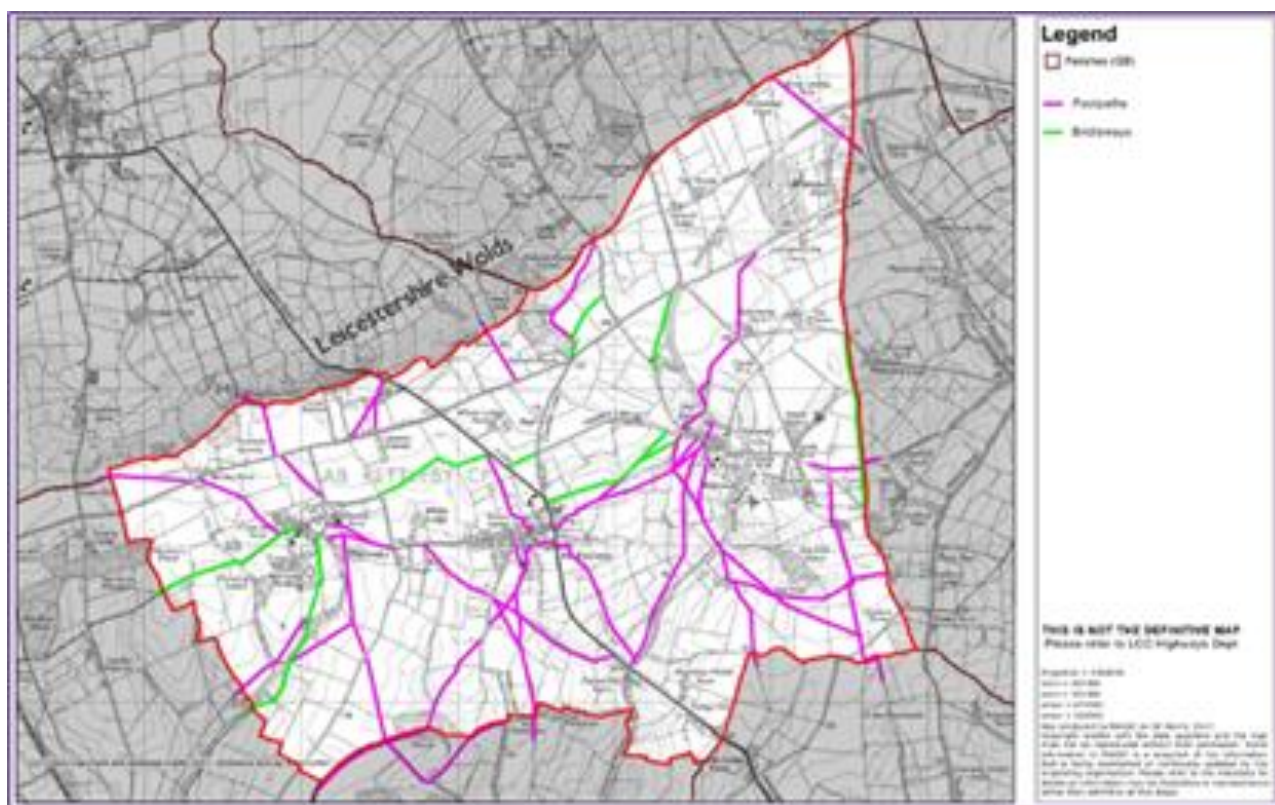
POLICY T2: FOOTPATHS BRIDLEWAYS AND CYCLE ROUTES - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways will not be supported.

The maintenance, upgrading and, where appropriate, extension of the pedestrian footpath network in the Parish will be supported in order to:

- a) Service new developments and connect them to the existing pedestrian footpath network;
- b) Encourage walking, cycling and riding over car use for making journeys within the Parish; and
- c) Provide an improved and more extensive footpath network to support exercise and leisure activities for Ab Kettleby Parish residents and visitors.

COMMUNITY ACTION T2: FOOTPATHS AND BRIDLEWAYS - The Parish Council will aspire to work with landowners, Leicestershire County Council, community groups and other bodies to achieve enhancements to the present network of walking routes in the Parish.

Figure 20 Existing Rights of Way in Ab Kettleby Parish.



7.6 Businesses and employment

Support for existing businesses and employment

Good employment opportunities in the Parish and the strength of the community go hand in hand. Supporting the growth of employment opportunities in the Parish is therefore recognised as an important theme of the Neighbourhood Plan. 58% of respondents to the Ab Kettleby April 2017 consultation welcomed more business to the Parish. Respondents did feel, however, that such new business should be in keeping with and not in detriment to the rural and predominantly residential nature of the Parish.

Ab Kettleby is a rural parish but not distant from several significant employment centres, such as Melton Mowbray, Asfordby, Loughborough and the regional cities of Leicester, Nottingham and Derby. Employment opportunities within the Parish are however limited in scale. The types of principal businesses and employers located within the Parish include:

1. Business Park and accommodated businesses
2. Fencing materials supplier
3. Community Primary School
4. Public House
5. MOT and car service garage
6. Recreational fishery
7. Farms and related diversified businesses

The Ab Kettleby April 2017 consultation identified significant opposition to heavy industry and office units in the Parish, as well as the further growth of business units at the Friars Well Estate. Cottage industry/home-based businesses and shops in the Parish were preferred and supported.

For most workers resident in the Parish the lack of significant local employment opportunity means that they must work away from the Parish. This impacts particularly on young people for whom the high property values and lack of starter homes, combined with the lack of local employment opportunities make Ab Kettleby Parish an unattractive and difficult potential option for residence. Respondents showed a desire to reverse this situation and attract a younger demographic into the Parish.

There is an increasing trend for residents to work from home, whether this is for part of the working week or entirely. 15% of respondents to the Ab Kettleby April 2017 Consultation operate a business within the Parish, such as: ironing service, writing/online trading, security systems, online retail business, travel agency, translation, plumbing & heating and, of course, farming. With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue, making the Parish a place where a greater percentage of the population are spending their time within the Parish. This could create opportunities – for joint working, business hubs, support groups and room hire for meetings.

Most existing businesses in the Parish do not employ more than one person from within the Parish. A small number of businesses employ larger numbers of workers, mostly drawn from outside the Parish.

In order to protect and strengthen the economic base within the Parish, where there are buildings dedicated to business use in the Parish they should be protected against being lost to other uses.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land that provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least six months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

Support for new businesses and employment

New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

However, parishioners have been clear that any new employment initiatives should be small scale and sensitive to the character of the Parish. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment. In the Ab Kettleby April 2017 Consultation, concern was expressed that inappropriate commercial development within the Parish's tranquil, rural setting could threaten the desirability of developing more appropriate business and employment opportunities.

Wartnaby, with the Friars Well Business Park immediately adjacent, is taking a disproportionately large share of the Parish's commercial/industrial activity and development - leading to traffic issues in both Wartnaby and Ab Kettleby. Consequently, further development in Wartnaby should be discouraged in favour of appropriate development elsewhere in the Parish.

The Consultation also identified the desire for a village shop, mostly likely situated in Ab Kettleby village. It is acknowledged, however, that such shops are rarely viable as standalone

businesses, especially as supermarket outlets, with their economies of scale, are situated in nearby Melton. Consequently, support through fellow parishioners taking carless parishioners on shopping trips or encouraging the use of internet shopping is perhaps a more feasible option.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the boundary of planned limits of development for Ab Kettleby Parish, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances; and
- b) Where possible, be sited in existing buildings or on areas of previously developed land; and
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside; and
- d) Not involve the loss of dwellings; and
- e) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- f) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking; and
- g) Contribute to the character, the design of the local built environment and the vitality of the local area; and
- h) Be well integrated into and complement existing businesses.

Home working

In rural areas such as Ab Kettleby Parish, with limited local employment opportunities, one benefit of supporting home working is that it helps to promote local employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the Parish.

However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living spaces. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Ab Kettleby Parish.

Whilst it is acknowledged that it may not always be possible, there is also a strong desire for new housing to contain a small office space to accommodate home working.

POLICY BE3: HOME WORKING - Proposals for the use of part of a dwelling for office and/or light commercial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate

parking provision is made;

- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) Any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Farm diversification

A vibrant farming community, Ab Kettleby Parish contains predominantly mixed farms with good quality arable and pasture land. Crops are predominantly combinables (cereals, beans, oilseed rape etc) and pasture is predominantly used to graze and provide winter forage for beef and dairy cattle and sheep. Historically the proliferation of local cheese making went hand in hand with dairy production and the availability of whey feeds encouraged pig production although both of these sectors have declined in the parish in more recent times. Tight margins and advances in mechanisation have resulted in fewer farmers farming bigger acreages to allow them to benefit from economies of scale.

The Parish's historical association with hunting has led to a high level of local expertise and consequent growth of equine business ventures. Driven game shooting is also a feature of the local economy.

Changes in farming have led to some agricultural buildings falling redundant. The conversion of these redundant farm buildings to non-agricultural uses can provide opportunities for the establishment and development of small businesses that generate income and employment opportunities for local people. This trend of diversification will be encouraged to maintain a balanced and vibrant community, subject to the proper consideration of the impact on residents of any nearby houses and the broader community, visual or other impact on the countryside and highway safety issues.

New business development in the Parish should therefore:

1. Promote a viable and sustainable farming and rural economy in Ab Kettleby Parish
2. Promote the diversification of rural businesses
3. Encourage new businesses to provide a wider range of local produce, services and leisure facilities, to provide local employment and attract visitors to the Parish
4. Maintain and enhance the local environment of rural and agricultural land

POLICY BE4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural buildings will be supported where:

- a) The use proposed is appropriate to the rural location;

- b) The conversion/adaptation works respect the local character of the surrounding area;
- c) The development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Tourism

Ab Kettleby is a beautiful rural parish to which walkers, horse riders, cyclists and other visitors are attracted. There are already several holiday lets available within the Parish.

The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact on parishioners - for example, in the context of traffic.

The offer to visitors may be enhanced over the lifetime of the Neighbourhood Plan through the development of activities, places to eat and stay in addition to infrastructure such as signage, seating, parking and other provision to welcome visitors to the Parish.

POLICY BE5: TOURISM - Support will be given to proposals to enhance tourism which:

- a) Are within the Parish, in an accessible location and on a scale appropriate to the settlement; and
- b) Do not have an adverse impact on the distinctive rural character of the Parish; and
- c) Do not significantly adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage; and
- d) Benefit the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it is located; and
- e) Where feasible, involve the re-use of existing buildings or are part of farm diversification

Community Action BE1: Tourism - The Parish Council will aspire to work with the community in developing a coherent action plan to maximise the positive experience of tourism to both Parishioners and visitors to the Parish.

Broadband speeds and mobile phone signals

The modern economy is changing and increasingly requires a good communications infrastructure to maximise technological advances. High-speed Internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in rural settings, such as Ab Kettleby Parish, where better broadband enables improved access to an increasing number of on-line

applications and services, provided by the public and private sector. This can help to significantly reduce social exclusion and create business and employment opportunities.

Ab Kettleby and Holwell villages each have their own fibre broadband cabinet, meaning businesses and households in these villages have access to superfast broadband. Wartnaby village does not have its own fibre broadband cabinet and so fibre superfast broadband is not available there; however, Friars Well Estate has its own wireless broadband infrastructure which is available to local residents. Superfast broadband is not available to the isolated businesses and households outside of the three villages in the Parish.

It is crucial that all efforts are made to enable all businesses and households in Ab Kettleby Parish to access superfast broadband and improved mobile telecommunications networks. Additionally, communications technology is progressing at pace with new developments over the life of this plan being inevitable. The Parish wishes to take advantage of these developments for the benefit its Parishioners and to be at the forefront of any future enhancements to communications technology.

The policy seeks to encourage improved access to super-fast broadband and improved mobile telecommunications networks that will serve businesses and other properties within the Parish.

POLICY BE6: BROADBAND INFRASTRUCTURE AND MOBILE PHONE SIGNALS - Proposals to provide improved access to super-fast broadband and improved mobile telecommunications networks that will serve businesses and other properties within the Parish will be supported. New developments and redevelopments should include:

- a) power and telecommunications cabling which should be sited below ground. Where network installations may require above-ground development, it must be sympathetically located and designed to integrate into the landscape and/or the character of the villages and not be located in or near to open landscapes;
- b) provision to all homes and businesses of the latest high-speed broadband;
- c) in home or business cabling for all national coverage providers to link to from their existing infrastructure;

The plan supports mobile telecommunication improvements provided any new structures are sympathetic to the local environment and have regard for the setting of the Conservation Areas in the Parish.

8. Monitoring and Review

The Neighbourhood Plan will last up to 2036 in line with the Local Plan. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be regularly monitored. This will be led by Ab Kettleby Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2023 or to coincide with the review of the Melton Local Plan if this cycle is different.