

AB KETTLEBY

NEIGHBOURHOOD PLAN

COMMUNITY ENGAGEMENT DROP-IN EVENT

16 JUNE 2018

CONSULTATION ANALYSIS



1. Background

Project Brief

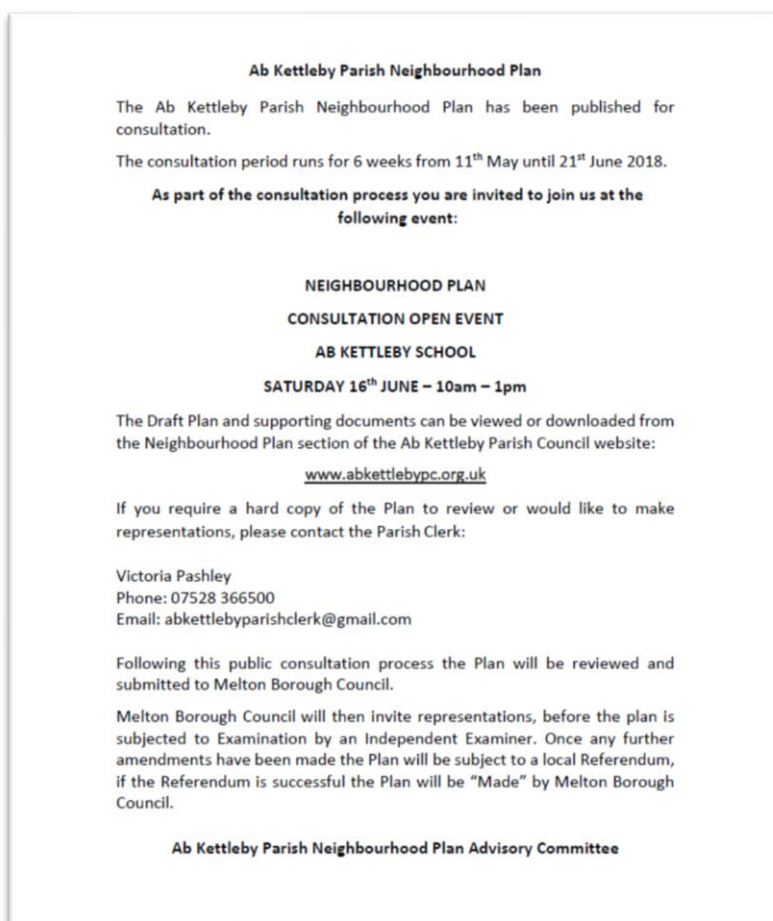
Ab Kettleby Parish Council through its Neighbourhood Plan Advisory Committee organised an open event at the Primary School on 16 June 2018 (10:00 am – 1:00 pm) to share the emerging policies with those who live and work in Ab Kettleby.

The aim of this event was to see whether or not the local community supported the draft policies – including ones on housing, Local Green Space and environment; community facilities; design; transport and business.

Publicity

The drop-in event was promoted in a variety of ways:

- Leaflets were produced promoting the event and these were distributed to each household in the Parish.
- Open Event advertised in the parish magazine (Village Life).
- Members of the Parish Council spoke to villagers to inform them of the event and to encourage attendance.
- The Parish Council website page advertised the event to the community



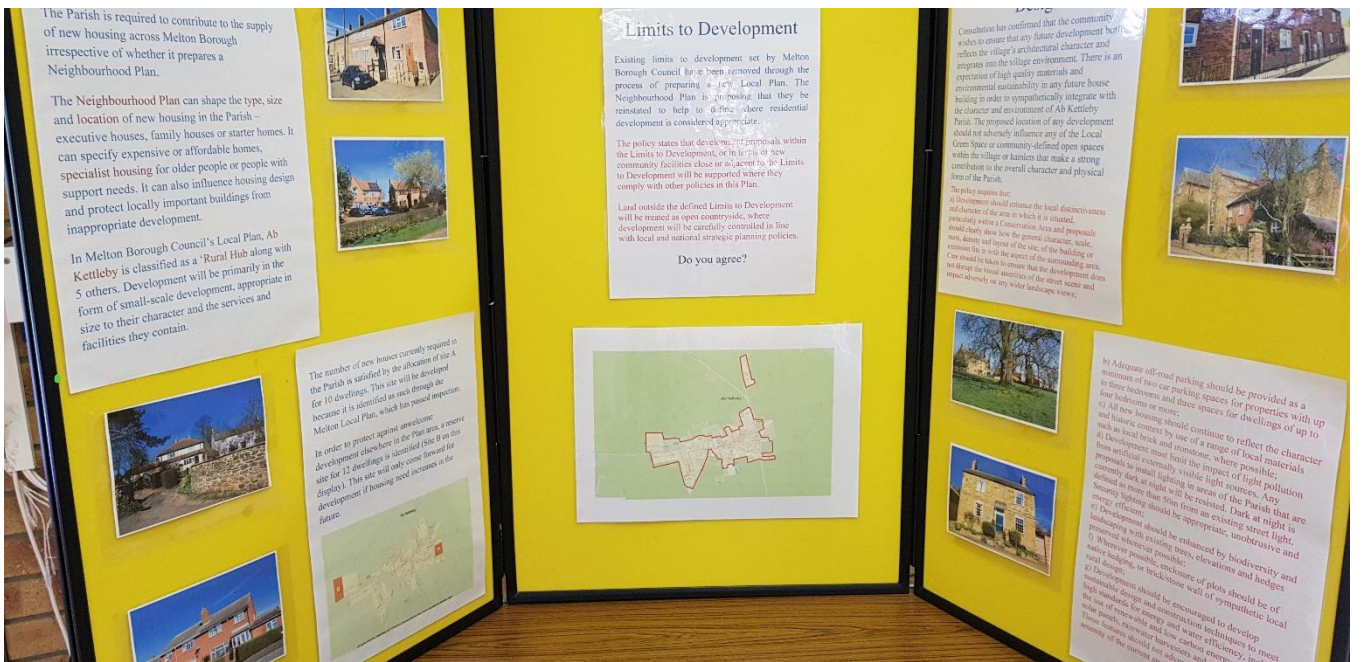
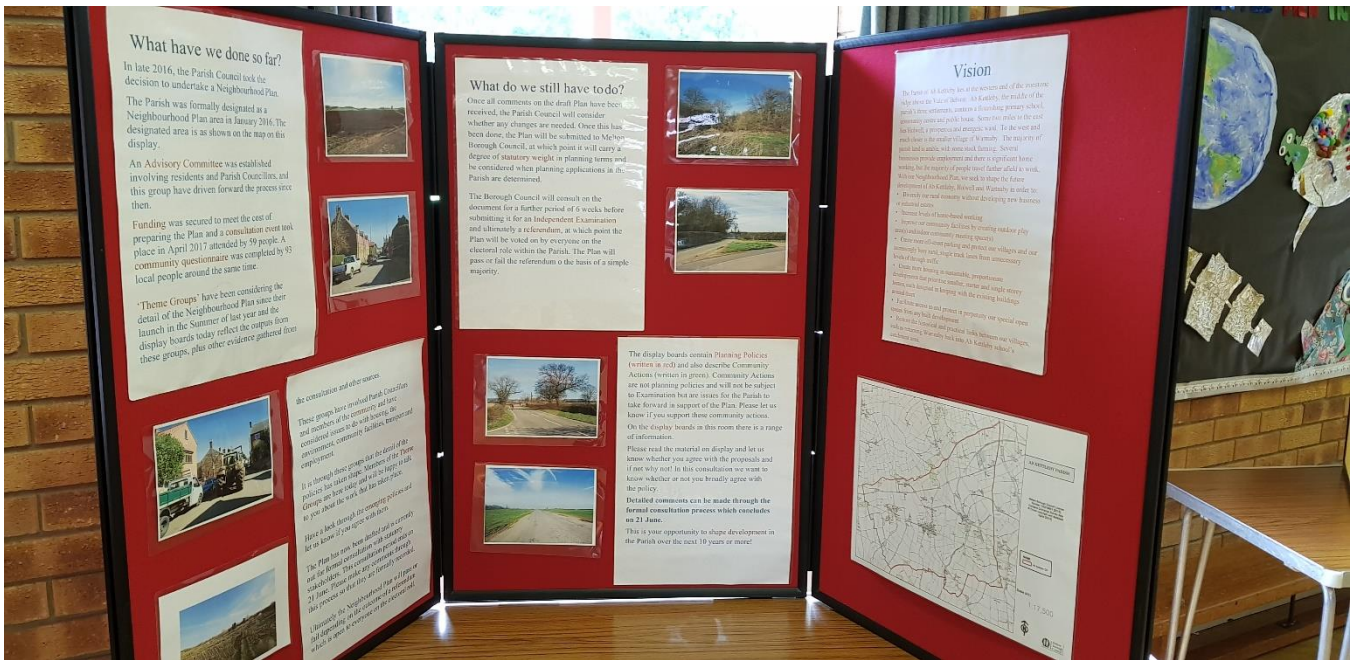
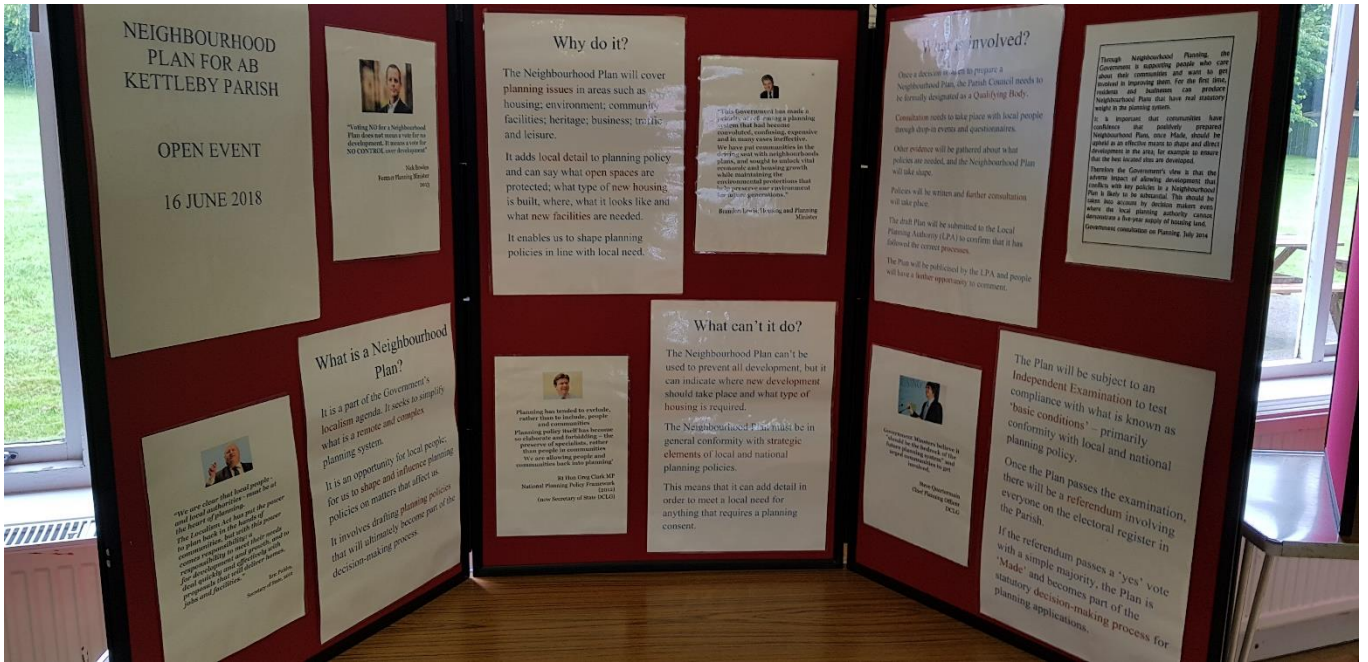
List of attendees

A list of attendees is available separately. A total of 38 people attended the event.

2. Format of Event

Sign in	A Member of the Advisory Committee welcomed attendees on arrival and asked them to complete a contact sheet to record attendance. Arrangements for the Open Event were explained.
Background	The first displays introduced Neighbourhood Planning and described the process. Copies of the draft Ab Kettleby Neighbourhood Plans were available to read.
Consultation on key issues	<p>A series of display boards were spread across the room, each of which focussed on the emerging policies within the draft Neighbourhood Plan – including:</p> <ul style="list-style-type: none">▪ Housing – location, mix and design▪ Environment –Local Green Space and other environmental protections views▪ Transport▪ Businesses and Employment▪ Community Facilities <p>Having read the displays, attendees were asked to indicate their support for the policy. General comments were welcomed but people were directed to the Regulation 14 consultation for more detailed observations so that the comments could be formally recorded.</p>

The next pages show the display boards detailing the draft policies.



3. Consultation findings

The policies on display and the support expressed for each are as follows:

VISION – 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.

Responses made 28. Supported 28 not supported 0

POLICY S1: LIMITS TO DEVELOPMENT - development proposals within the Limits to Development, or in terms of new community facilities close or adjacent to the Limits to Development in figure 2 above will be supported where they comply with other policies in this Plan.

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.

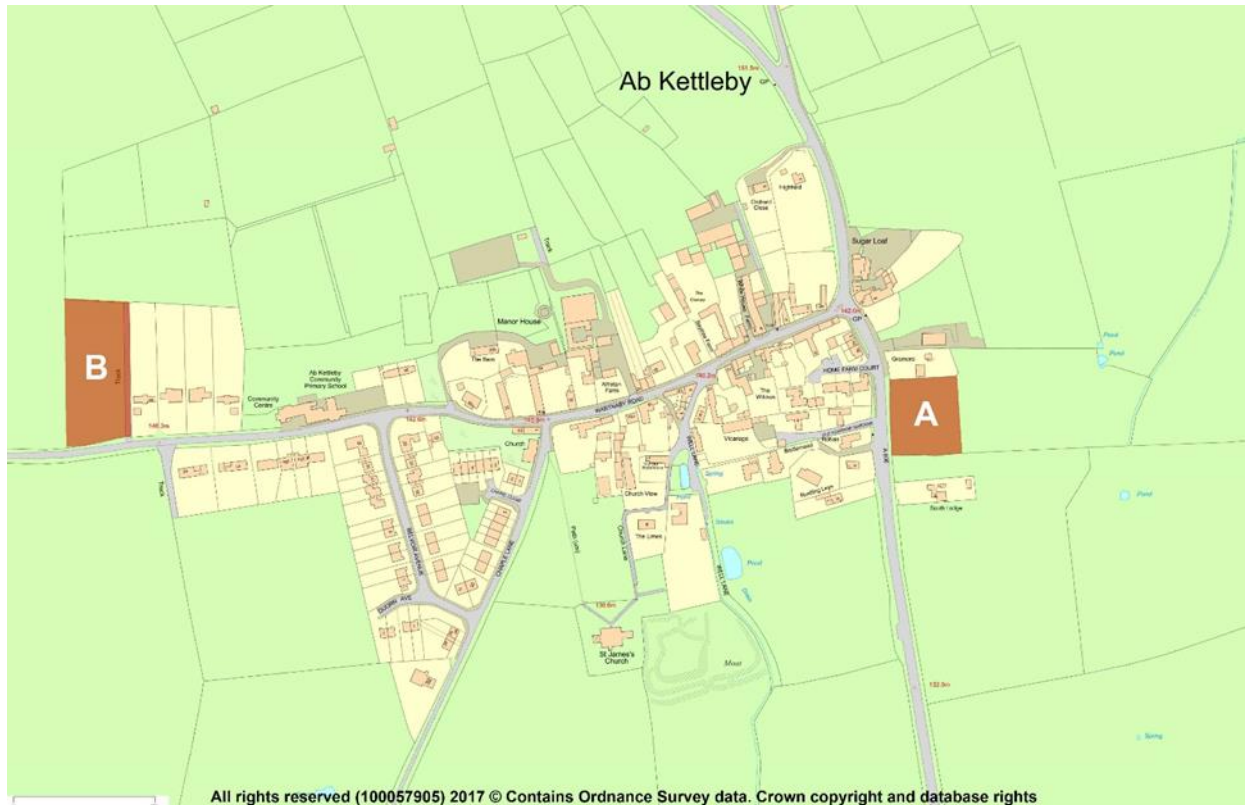
Development outside the defined Limits to Development on the Reserve Site identified in Policy H1 will be acceptable subject to complying with the terms of that policy.

Responses made 31. Supported 25 not supported 6

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 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.



Responses made 31. Supported 21 not supported 10

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.

Responses made 32 Supported 28 not supported 4

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.

Responses made 31 Supported 24 not supported 7

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) Development should be enhanced by biodiversity and landscaping with existing trees, elevations and hedges preserved whenever possible;
- f) Wherever possible, enclosure of plots should be of native hedging, or brick/stone wall of sympathetic local rural design;
- g) 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.

Responses made 31 Supported 30 not supported 1

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)

Responses made 30 Supported 27 not supported 3

POLICY ENV 2: PROTECTION OF SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE – 43 sites and features (environmental inventory 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.

Responses made 31 Supported 31 not supported 0

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)

Amenity Green Space

- Nursery Lane verge and ‘green’, Holwell (H13.1)

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)

Responses made 30 Supported 27 not supported 3

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.

Responses made 30 Supported 30 not supported 0

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

Responses made 30 Supported 30 not supported 0

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

Responses made 29 Supported 29 not supported 0

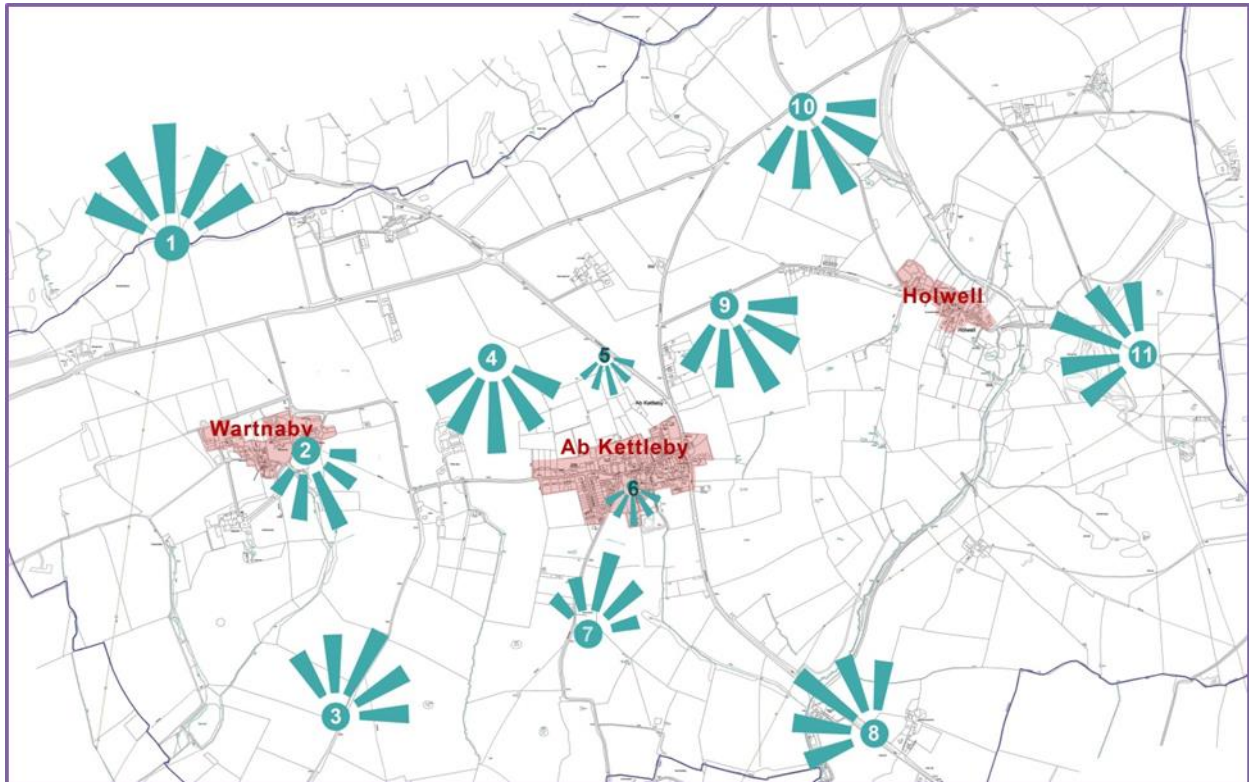
POLICY ENV 7: RIDGE AND FURROW – Development proposals that would detrimentally affect or remove the areas of ridge and furrow earthworks shown in Figure 17b will not be supported unless it can be demonstrated that the benefits arising from the proposed development achieves substantial public benefits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

Responses made 31 Supported 29 not supported 2

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 footpath G69 north across the Vale of Belvoir
2. From Wartnaby church door south across open countryside towards the Wreake valley
3. From Saxelbye Lane northeast towards Wartnaby and Ab Kettleby
4. From high ground on footpath G72 south over open countryside to the distant horizon
5. From footpath G78 south over Ab Kettleby village, including the church spire, and open countryside
6. From gate (footpath G61a) in Ab Kettleby to the church with open countryside beyond
7. From footpath G62 northeast towards Ab Kettleby church and village
8. From Potter Hill (Nottingham Road) northwest towards Ab Kettleby village with church spire prominent. A valued 'sense of place' view.
9. From Nursery Lane southwest across Ab Kettleby village
10. From crossroads on 'Salt Way' south across open countryside towards Holwell village
11. From high point on Brown's Hill northwest across the small valley to Holwell village



Responses made 30 Supported 30 not supported 0

POLICY ENV 10: 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.

Responses made 28 Supported 26 not supported 2

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

Responses made 31 Supported 31 not supported 0

POLICY CFA2: 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.

Responses made 30 Supported 28 not supported 2

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.

Responses made 30 Supported 29 not supported 1

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 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.

Responses made 31 Supported 28 not supported 3

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.

Responses made 30 Supported 30 not supported 0

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;
- b) Where possible, be sited in existing buildings or on areas of previously developed land;
- 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;
- d) Not involve the loss of dwellings;
- 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;
- f) Not generate unacceptable levels of traffic movement and on road parking, provide off road parking;
- 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.

Responses made 29 Supported 27 not supported 2

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.

Responses made 31 Supported 31 not supported 0

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.

Responses made 31 Supported 30 not supported 1

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

- a) Are within or adjoining Ab Kettleby Parish villages, on a scale appropriate to the settlement;
- b) Do not have an adverse impact on the distinctive rural character of the Parish;
- c) Do not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;
- 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

Responses made 30 Supported 30 not supported 0

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.

Responses made 30 Supported 30 not supported 0

General Comments

(Attendees were encouraged to respond via the formal Regulation 14 Consultation rather than make specific comments at the event):

- Restrict in-village development due to parking and access issues;
- Restrict new buildings being built in already built/congested areas to ease traffic flow and congestion, especially in Ab Kettleby and centre of other villages;
- High quality thought out Plan;
- I think this is a good and comprehensive presentation;
- Very clear and well-considered presentation.

Summary

There was a high degree of support for the policies on display - typically in the high 90s as a percentage of those commenting.

The housing policies often generate more discussion and a greater range of views, as is the case here.

The housing allocation/reserve site was supported by over 67% of attendees. The limits to development was supported by over 80% whilst housing mix enjoyed over 87% support and the windfall policy over 77% support.

This demonstrates strong support for the emerging policies. Detailed issues will be picked up in the formal pre-submission consultation and comments addressed directly through that process.

Some images from the event follow











