Community Assets, Transport, Businesses & Employment

Version 2
August 2017
Community facilities and amenities

The community facilities and amenities that exist in Ab Kettleby, Holwell and Wartnaby 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.

There are three villages in the Neighbourhood Plan area: Ab Kettleby, Holwell and Wartnaby. Each 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.

Community Action CFA1: The Parish Council and the school will explore together this opportunity and its financial implications.

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.

**Community Action CFA2: The Parish Council and the school will discuss the future community use of the hall, to maximise its benefit for all.**

**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 2 listed building. Services are held every Sunday. 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.

Additionally, there are no toilet or kitchen facilities at the church; reducing its value as a community facility.

**Community Action CFA3: The Parish Council will 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.**

**Photos Here**

**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.

**Community Action CFA4.** The Sugar Loaf pub is a key village asset that absolutely needs to be supported and kept open. The Parish Council will consider whether to register the pub as an asset of community value.

**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.

**Community Action CFA5.** To develop the area around the pond with table and chairs for villagers to meet, sit and relax in pleasant surroundings. [Link to Environment chapter.]

**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. They are well used and produce from them can often be found offered for sale at the Sugar Loaf.

Parking is poor for allotment users and traffic is increasing on Chapel Lane since the industrial estate at Friars Well (Wartnaby) was developed.

**Community Action CFA6.** The Parish Council will explore the options to create safer parking at the allotments.

**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.

**Community action CFA7.** Fundraise to acquire and install an AED. The Parish Council to consider promoting Listed Building or Local Listing status for the telephone box along with the telephone box in Holwell. Also, to find new uses for the box, for example: a library or defibrillator.
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 and a mobile Fish & Chip van calls in the village on Tuesday evening.

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. [Could do with some info from dog walkers here. Also, are there circular walks? Are there any fields or areas where a path there would facilitate a circular walk?] Link to Environment Section for details.

Community Action CFA8. Parish Council to liaise with local landowners to ensure all rights of way are maintained and, where possible, enhanced.

Issue: 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.

Community Action CFA9. To 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.

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.

Community Action CFA10. Possibly working alongside other parishes, consider funding or support in kind to ensure the magazine’s survival and development.

Holwell

Church of St. Leonard. The Church, a grade 2 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 Church owns the immediate churchyard and 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.

**Community Action CFA11.** Working alongside the Parochial Church Council, the Parish Council will seek to raise funds to restore and improve the toilet building as a facility for Church users and other visitors to the village e.g. ramblers.

**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.

**Community Action CTA12.** To consider moving the notice board to a better location or paving the 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 mounted **Post Box** on Main Street from which there are collections 6 days a week.

**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. **Link to Environment section.**

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.
Community Action CTE13. The Parish Council to lead the restoration of this site to permit easy access and, perhaps through new signage, to celebrate its historic reputation.

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. It is also available to rent out externally to non-Scout groups and individuals. The site is currently undergoing a rebuild of a new large main hall, which will be available as a community centre when complete.

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.

Wartnaby

Church of St. Michael and All Angels. Built in the 13th century and a grade 2 listed building. Communion Services 8.30am; Evening Prayer 6.30pm; Christenings; Weddings; Funerals.

Friars Well Estate forms the main area of Wartnaby, the home of the late Lord King of Wartnaby (died in 2005). On the Estate 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.

The cricket pavilion is at the end of its working life and there may be little future for the village’s main sporting facility, since there is no electricity or plumbed toilet facility and vehicular access was cut off by the new owner of Friars Well Estate. The Estate manager refuses vehicular access alongside the field, resulting in materials having to be carried across a grass field, often occupied by cattle, for 450 metres with inadequate parking. Urgent ambulance access would be very problematical.

Friars Well estate, under its new ownership, has increasingly become a business park/industrial estate. There are several large warehouse buildings on site with plans for more. The continued industrialisation of a conservation village is not only causing the nature and atmosphere of the village to change but also, traffic on business journeys an, especially lorries have created consequent worsening traffic problems in both Wartnaby and Ab Kettleby.

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.
Superfast Broadband is not currently available in the village. The BDUK rural broadband project is looking at ways to deliver superfast broadband to the remaining unconnected rural communities, such as Wartnaby.

Parish-wide issues

Informal social contact among residents of the three villages does take place, although there are currently no formally organised joint events. The Churches are linked and the School does take children from all three villages.

Are people happy about how the three communities interact? What community actions do we want to create from this?

**POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES**

Development leading to the loss of an existing community facility (as described above) 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.

**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 H*

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

e) Takes into full account the needs of people with disabilities.

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.

**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.

A *school bus* service picks up in Ab Kettleby to feed both Belvoir High School and John Ferneley secondary schools. However, this limited service is both a cause and a symptom of the necessarily provides the principal mode of transport for residents of the Parish.

**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 and traffic is increasing on Chapel Lane since the industrial estate at Friars Well was developed.
- 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.

PHOTOS HERE.
Traffic management.

- The Parish has several single-track lanes and are becoming congested at peak times.
- The continued industrialisation of the Wartnaby conservation village as the Friars Well industrial estate expands is causing consequent worsening traffic problems in both Wartnaby and Ab Kettleby. Lorries are increasingly frequent visitors to the Parish and there are fears that further development of the industrial estate will lead to unsustainable numbers of lorries on Parish roads.
- 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.

Street lighting. 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. Does the Parish Council own any lights? What are the latest plans for LED?

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 must:

a) Be designed to minimise additional traffic generation and movement through the village.
b) Incorporate sufficient off-road parking in line with housing policy H*
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.
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 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 to resolve parking issues at drop off and pick up times.

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. Link to Environment theme group.

Community consultation has highlighted some specific issues and ideas that can be addressed through the Neighbourhood Plan.

- The provision of a pedestrian pavement ……
- Improvement of the existing footpath routes to create more accessible and circular walks ….

**POLICY T2: FOOTPATHS BRIDLEWAYS AND CYCLE ROUTES**

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.
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. Industrial estate 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 12 months; and

b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and 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 Industrial Estate 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 the villages of 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, development should 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

g) Contribute to the character and vitality of the local area

h) Be well integrated into and complement existing businesses

In addition, there is a presumption against further industrial or commercial development in Wartnaby in favour of other areas of the Parish.

**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 industrial 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.

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**Farm diversification**

A vibrant faring community, Ab Kettleby Parish contains more mixed farms locally than is typical of region. In part, this is because of the proliferation of local cheese makers supporting dairy production. The availability of whey feeds as a by-product of cheese making has encouraged pig production. The Parish’s historical association with hunting has led to a high level of local expertise and consequent growth of equine business ventures, including recreational riding. Driven game shooting is also a feature of the local economy, providing employment opportunities facilitated by the funded conservation schemes taken up by local farmers. The consolidation of arable farming has meant that fewer farmers are farming bigger acreages and enjoying economies of scale to remain profitable. The consequent conversion of former agricultural buildings has led to the sustainable re-use of vacant buildings and provided 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 and commercial buildings will be supported subject to:

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 facilities to enhance tourism as follows:

a) Within or adjoining Ab Kettleby Parish villages, on a scale appropriate to the settlement

b) Does not have a detrimental effect on the distinctive rural character of the Parish

c) Does not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage

d) Benefits 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, the development involves the re-use of existing buildings or is part of farm diversification
Community Action BE1: Tourism
The Parish Council will 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 infrastructure

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. Wartonaby village does not have its own fibre broadband cabinet and so superfast broadband is not available there. Friars Well has its own broadband infrastructure but has not, as yet, shared this with local residents. Nor is superfast broadband 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. 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.

POLICY BE6: BROADBAND INFRASTRUCTURE
Proposals to provide access to superfast broadband for all businesses and households in Ab Kettleby Parish will be supported. The Parish wishes to be at the forefront of any future enhancements to communications technology.
Improvements to the mobile telecommunication network that will serve all businesses and households within the Parish will be supported. These improvements, possibly requiring above ground network installations, must be sympathetically located, designed to integrate into the landscape and not be in or near to open landscapes.

END
To do:

Ask Bill Musson which theme group is covering listed buildings and Holwell Mouth Farmers to consult, if needed:
Bill Musson
Ian Carr, Welby Lodge
Steve Perfect, AK
Check that Environment Theme Group are covering in detail: footpaths and bridleways.
Fracking – covered by other Theme Group(s)?

Photos to take (SW-B):
AK School
AK School parking: 8.45-9am and/or 2.45-3
AK Wartnaby Road congestion
AK Wartnaby Road on street parking reduced vehicular access
AK Nottingham Road congestion
Sugar Loaf
AK Village Pond
AK Village allotments & parking
AK Church access
Villages’ notice boards
Public telephone boxes