



# **KENNETT VILLAGE ENTITIES INFORMATION**



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## Introduction

Welcome to our village of Kennett. It is a relatively small ribbon village situated in south east Cambridgeshire and sits on the border with Suffolk at the southern end by the Bell Inn junction. It has a small Primary School, a 13<sup>th</sup> Century Church, a modern Village Hall with a floodlit Football Pitch, a Railway Station (with trains to Cambridge/Ipswich) and a 16<sup>th</sup> Century Public House. With a population of approximately 360 across 160 dwellings, it currently ranks as a small village which is about to substantially increase in size.

The aim of this booklet is to provide an overview of what entities are here now in terms of organisations and charities so you can understand the make-up of the village, how it runs and what you can take part in because we want to integrate all new residents of Kennett into our structures. Although this is targeted at incoming residents on the new development, it will be distributed throughout the village for use as a reference document. This booklet will provide you with all or some of the following:

- A very brief history of each and how it has developed over the years.
- How it is currently organised and how new residents can get involved.
- Details of websites and how information is disseminated.
- Key personalities and contact details.
- Photographs and locations.

An updated electronic version of this booklet will be available at [www.kennettclt.org](http://www.kennettclt.org) and <https://kennett-pc.gov.uk>.



A big welcome to all our new residents. We hope you will join us by becoming a Community Land Trust (KCLT) member.

### Background

- Kennett Community Land Trust (KCLT) was established in 2016. The membership saw the advantages of community involvement because it could influence the design of the whole project based on village garden principles; low density housing, open space for exercise and increased biodiversity and healthy living.
- KCLT is a charitable Community Benefit Society registered with the Financial Conduct Authority (FCA).
- It is currently run by 9 volunteer Trustees who have recruited their membership from Kennett residents and those who work in the village.



First access to the site

### KCLT Objectives

- Its objectives are to provide affordable housing for local people.
- KCLT will manage 60 units (40 rented and 20 shared ownership) on the site.
- These homes will be future proofed and have green credentials including Air Source Heat Pumps, Solar Panels, high specification insulation and rainwater harvesting.



Foundations for CLT homes

### Community Involvement

- KCLT will own the open space freehold and will manage the Public Open Space (POS) on behalf of the occupants.
- We hope every new resident over 18 years old will join the CLT in order to have their say (it only costs £1).
- As management fees from the new development houses will eventually come to KCLT to maintain the estate, members will be able to vote for how this happens. Fees will be invoiced by KCLT annually in April once POS handed over.
- We also need additional Trustees from the new development to ensure proper representation throughout Kennett.
- As a charitable, not-for-profit organization, KCLT will aim to keep fees as low as possible and look to provide a sustainable environment within the green spaces including the village green and pond, play spaces, fruit orchards, allotments, herbal walks, and meadows. This will be a great place to live and will bring new life to our historic village.



First 4 CLT Homes



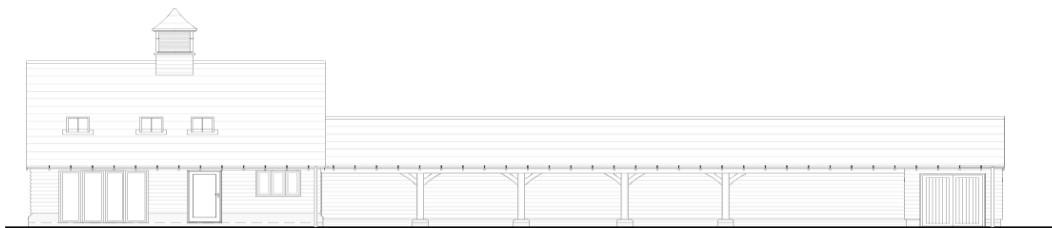
Future Proofing-Trusses

### Spreading the word

KCLT has a website [www.kennettclt.org](http://www.kennettclt.org) which includes a little on the Trustees who are effectively the Management Committee and run the day to day working of the charity. The CLT email address is [hello@kennettclt.org](mailto:hello@kennettclt.org). There is also a membership and a CLT house Expression of Interest form available on the website.

## KCLT Building

KCLT will own a building near to the school entrance and village centre. This will provide a focal point for all residents on the new development and be a place where we can hold meetings. This will be the KCLT office which will be open on a part time basis. Management Fees will not be used to maintain the office but will contribute to the cost of the Clerk proportionate to their duties on the POS.



## Healthcare Facility Land

KCLT own the freehold to a good size plot of land in the Village Centre on which it is anticipated that a Healthcare facility will be built with private parking. We are hoping for a GP surgery but sadly no decisions will be taken on this for some considerable time.

## Community Gardens and Orchards

There are going to be green common areas at the centre of each sector of the new development which will contain a play park (inspected on a regular basis), an orchard consisting of fruit trees and a community garden (which will be marked off). There are four common areas spread throughout the site:

- Perry Green (northeast sector)
- Pippin Green (southeast sector)
- Mulberry Green (northwest sector)
- Chequers Green (western sector)

While KCLT will ultimately be responsible for the upkeep of these areas, it is hoped that the residents in each sector will come together in order to plan, organise and run the community gardens and encourage wildlife and sustainability.

## Allotments

- The allotments are situated to the south of the perimeter road alongside Station Road to the east and the enterprise zone to the west.
- KCLT will own the freehold of the allotments but intends to allow the allotment owners the ability to run their own Allotment Association.
- The 16 allotments will be available to any resident within Kennett Village itself (situated within East Cambridgeshire). 50% will be reserved for new residents.
- Enquiries should be directed to KCLT.



## Key Personalities

<b>KCLT Chairman:</b> Robin Swanson Email: <a href="mailto:Swans.4@btinternet.com">Swans.4@btinternet.com</a>	<b>KCLT Secretary:</b> Frank Danks Email: <a href="mailto:cachalot06@yahoo.co.uk">cachalot06@yahoo.co.uk</a>	<b>KCLT Treasurer:</b> Tim Foddy Email: <a href="mailto:Timfod@btinternet.com">Timfod@btinternet.com</a>
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## Kennett Parish Council

Welcome to your Parish Council. We hope you will take the opportunity to get involved in the village and attend council meetings. The Parish Council can play a vital part in representing the interests of the parish and improving the services and local environment.



### Background

The Parish Council was first formally established in the 1970s and is made up of 7 volunteer councillors and a Parish Clerk who is remunerated. It receives a Precept based on the number of dwellings in the village which is paid twice a year. Meetings are held on the second Monday of the month in the village hall at 7.30pm except during August. Minutes and agendas can be found on the website.

### Essential Information

Kennett Bus Service – Kennett is serviced by the No 16 bus route which operates between Newmarket and Bury St Edmunds. Currently there is a bus stop on Church Lane near the existing School. However, as the new site develops, there will be two new stops on Howe Hill Road (one at the northern end and one at the southern end) and an additional one on Station Road south of the Village Green. Bus times can be found at <https://stephensonsofsex.com>

Kennett Train Station – Kennett Station hosts train services to either Cambridge or Ipswich taking approximately 30 minutes to Cambridge and 50 minutes to Ipswich. Services run hourly early morning and early evening but every 2 hours in the middle of the day. More information at <https://www.greateranglia.co.uk/trains>

Bin collection day is Monday (subject to change if a bank holiday) with black bags collected weekly and recycling green and blue bins collected alternate weeks. More information can be found at [eastcamb.gov.uk](http://eastcamb.gov.uk).

Recycling centres are at Mildenhall and Bury St Edmunds. More information and booking available at [www.suffolkrecycling.org.uk](http://www.suffolkrecycling.org.uk)

A mobile library visits the second Wednesday of the month on Church Lane – CB87QQ between 9.40am and 10.05am.

Kennett is also part of the Three Rivers community car scheme providing a door-to-door service for essential journeys. Call 07549 892322

### Parish Magazine

The Parish Magazine is distributed throughout Fordham, Snailwell and Kennett villages every other month. There is a dedicated team of 6 volunteers who distribute the magazine to the 160 houses within the current village. It is therefore essential to have many additional volunteers from the new development to deliver to the new houses. Please let Robin Swanson know if you are prepared to do this at [swans.4@btinternet.com](mailto:swans.4@btinternet.com)

### Parish Council Contact Details

Website: <https://kennett-pc.gov.uk>

Parish Clerk: [clerk@kennett-pc.gov.uk](mailto:clerk@kennett-pc.gov.uk)

## Kentford and Kennett Village Hall and MacLaren Playing Fields' Association

Welcome to our Village Hall – this is your village hall which we share with our neighbouring village. Please get involved in our activities, join our Committee and feel free to hire the village hall for private events.

### History

The current Kentford and Kennett Village Hall is situated on the MacLaren Playing Fields within Kennett Parish but the Village Hall Association Charity had been in existence for many years before that. The original joint village hall was previously the School building in Kentford Parish which had been purchased from the Diocesan Authorities in 1951 with funds raised from both Villages. In 1955 the playing fields adjacent to Station Road in Kennett were donated by Donald MacLaren to the Village Hall Charity and from that point it was called the Kentford and Kennett Village Hall and McLaren Playing Fields Association; a Pavilion was built on the playing fields in 2001 to provide facilities for the sports teams. The old Village Hall fell into disrepair around 1998 and following a joint decision of the two villages and using some gifted development funds together with the sale of the original land in Kentford, the current village hall was built in 2017.



### Kentford and Kennett Village Hall and McLaren Playing Fields Association {K&KVHA} Facilities

The Association effectively has 3 elements:

- The Village Hall. The hall was designed for use by up to 100 people using a magnificent portal frame structure. It has a well-equipped kitchen and toilet facilities. Because the Newmarket Band made their home in the original village hall and they wanted to do the same in the new facility, it was also designed with acoustics in mind. The hall is rented out on an hourly basis through the website and can be booked by those outside the village as well at a slightly increased price..
- The Pavilion. As well as providing changing facilities with showers and ablutions, the Pavilion has a meeting room and small kitchen. It is rented on an hourly basis and can be booked through the website.
- Football Club. The club runs 12 teams in all and compete well within their leagues.
  - Under 7,8,9,10 & 11- all play in Cambs mini soccer league.
  - Under 12,13,14 & 15 – all play in Cambridge & District colts league.
  - Under 13's Girls – play in Cambs Girls league
  - Adults play in Saturday Cambs county league
  - Veterans play in Sunday Cambs county league
  - Total number of teams = 12 teams



### K&KVHA Income and Fund Raising

All income generated by the Village Hall, pavilion and football club goes into one account. Income is raised through village Hall, pavilion rental, but also Car Boot sales which is also shared with many charities in both villages. Fund raising events in the village hall, such as race nights and quiz nights are also run intermittently to ensure capital reserves are not used as revenue funding. Specific larger events are run

from time to time, such as the late Queen's Platinum Jubilee, which attracted 2-300 people. The Football Club runs its own finances with its members and pays a small rent to the Association for use of the floodlights and football pitch (which they look after themselves with volunteers}.

### **Bookings**

Booking procedure can be found through the link provided at [Village Hall – Kennett Parish Council \(kennett-pc.gov.uk\)](http://Village Hall – Kennett Parish Council (kennett-pc.gov.uk)) . The Village Hall is creating a new website but the link on the Parish website will be updated.

### **Key Personalities**

<b>K&amp;KVHA Chairman:</b> Sue Baxter Email: <a href="mailto:susan_baxter@sky.com">susan_baxter@sky.com</a>	<b>K&amp;KVHA Secretary &amp; Treasurer:</b> Diane Wallis Email: <a href="mailto:wallisd@yahoo.co.uk">wallisd@yahoo.co.uk</a>
<b>Secretary Kennett Football Club for Men/Boys Section</b> Email: <a href="mailto:secretarykennettyfc@gmail.com">secretarykennettyfc@gmail.com</a>	<b>Kennett Football Club for Women/Girls Section</b> Email: <a href="mailto:kennettfoxes@outlook.com">kennettfoxes@outlook.com</a>



## St Nicholas Church, Kennett

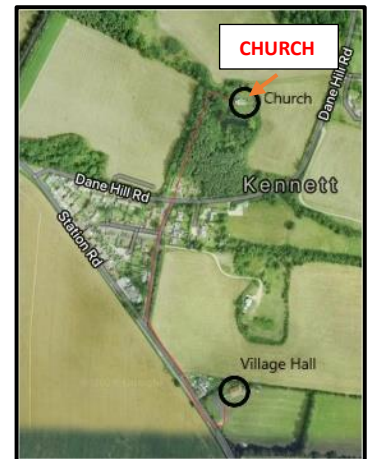
Welcome to St. Nicholas' church – the Church of England parish church for Kennett! As residents in Kennett parish, this is *your* church: it's here for you whether you are regular worshippers, or occasional visitors. It's here for your joyful life events: christenings and weddings. It's here for you in your sad times, too.



To enquire about christenings or weddings, please contact the Rector.

### History

St. Nicholas' is a pretty church with beautiful stained glass windows. It's the oldest building in the village, dating back to the early 13<sup>th</sup> Century – though it has been much added to and restored over its 700 year history. The church stands in a peaceful spot slightly apart from the houses of the village: you reach it down a leafy lane from the junction of Dane Hill Road and Church Lane. There may once have been houses closer, but if so they probably vanished in the Middle Ages. For a complete history, see the Kennett Parish Council Website at [www.kennett-pc.gov.uk](http://www.kennett-pc.gov.uk).



### Church Activities

St Nicholas is one of the five churches which make up the Three Rivers Group: see [www.threeriverschurches.co.uk](http://www.threeriverschurches.co.uk) for more details. The Rector, the Revd Stephen Day, lives in Fordham but is frequently in Kennett, leading church activities and a weekly assembly in the village school.

We worship in church normally in the afternoon on the 3<sup>rd</sup> Sunday of each month, with occasional variations for special events. Within the rest of the Three Rivers churches there are other regular services and events, including opportunities to explore the Christian faith for yourself.



Whether you are looking for a church to worship in regularly, or occasionally, or just want to see what it's all about, the welcoming congregation at St. Nicholas would love to see you!

### Key Contacts for the Three Rivers Group and Parochial Church Council (PCC)

<b>The Rector:</b> Revd Stephen Day revdsmday@cantab.net 07871 182394	<b>Church Administrator</b> Heather Dunleavy threeriverschurches@gmail.com	<b>Safeguarding Officer</b> Mark Walsh markcwalsh.personal@gmail.com Mob: 07595 174661
<b>Kennett PCC Contact Point</b> Robin Swanson <a href="mailto:swans.4@btinternet.com">swans.4@btinternet.com</a>	<b>Kennett PCC Secretary &amp; Fund Raising</b> Diane Wallis <a href="mailto:wallisd@yahoo.co.uk">wallisd@yahoo.co.uk</a>	<b>Church Treasurer</b> Stephen Taylor <a href="mailto:doc@diapason.co.uk">doc@diapason.co.uk</a>

# Kennett Primary School



## Headteacher's Welcome

I am very proud to be the headteacher at Kennett Primary School. As the latest custodian in a long line of headteachers, since the school was opened in 1865, I am delighted to lead Team Kennett during this chapter of the school's development.

The children, staff, parents and carers make every day at Kennett Primary School special and unique. Our children's best interests are always our first priority, and the team enjoy spending days with each of the amazing children that make up our learning community. We aim to continually compliment the high level of nurture and support that we offer with the highest possible standards of teaching and learning.

Through our whole school ethos: **KennettCAN!**, we aim to provide a stimulating, challenging and supportive learning environment. Every learner is valued for the contributions that they make and all children have the opportunity to reach their full potential – *step-by-step* – by experiencing success in all lessons.

Yours sincerely,

Mr S. Horsley  
**Headteacher**

## School Information

Kennett Primary School is a fantastic place to learn and grow. As a community, we pride ourselves on our reputation as a friendly, family-orientated school. Staff and families work hard to build strong relationships so that all children are well placed to experience success. Kennett children know each other very well and enjoy learning and playing alongside all of their friends.

The staff team hold very high expectations of the children in their care. They are committed to ensuring that each and every child achieves their full potential in a nurturing and supportive environment, regardless of individual starting points. **KennettCAN!** summarises our ethos perfectly:

- **C**ommitment to learning
- **A**spiration for all!
- **N**urture and Support!

Our school has approximately 100 children on roll. Our excited learners are spread across four mixed-age classes. The main building is home to our Key Stage One and Two classes, with preschool and reception children learning in a specialist resource base – this base offers immediate access to an exceptional outdoor learning environment. To support our families, we offer high quality childcare - including before and after school provision.

## Planned School Development

The existing village school opened in 1865. During the 158 years since the school first welcomed pupils, it has very successfully adapted and evolved to meet the changing needs of the local community.

Since being built, the current school has benefitted from four extensions; each of these allowed the school to respond to the changing demands of both the education sector and Kennett village. Extensions ensured that the school had access to the facilities needed to deliver a high quality of education; as a result, Kennett Primary School remains oversubscribed and is the school of choice for many in the local area.

In October 2024, the school will enjoy the latest phase in its evolution: *the carefully planned move to a brand-new building, on a brand-new site*. This move will allow the school to continue meeting the needs of its expanding local community, just as it has since 1865.

Over the coming years, the capacity of the school will steadily increase from 105 pupils to 210 pupils, with further provision for 26 children within a dedicated pre-school classroom. Expansion will ensure that the school will be very well-placed to welcome children moving into the Kennett Garden Village development.

As a result of the move, pupils – current and new – will enjoy eight classrooms, a wide range of multi-function and group rooms, a dedicated STEM space, a purpose-built hall, state-of-the-art kitchen facilities and an expansive school field.

While Kennett Primary School will be moving into a new, sustainable school building, the core principles and values held dear by the school community will continue. The Kennett Primary School team will continue to make the most of available facilities, using these to offer the community, a high-quality educational offer and the very best start to each child's individual learning journey. **KennettCAN!**

## Contact Us

### Kennett Primary School

98 Station Road

Kennett

Suffolk

CB8 7QQ

**Telephone:** 01638 750386

**Email:** [office@kennett.cambs.sch.uk](mailto:office@kennett.cambs.sch.uk)

**Website:** [www.kennettcommunityprimary.org.uk](http://www.kennettcommunityprimary.org.uk)

### Staploe Education Trust

Sand Street

Soham

Cambridgeshire

CB7 5AA

**Telephone:** 01353 724100

**Email:** [info@staploeeducationtrust.org.uk](mailto:info@staploeeducationtrust.org.uk)

**Website:** [www.staploeeducationtrust.org.uk](http://www.staploeeducationtrust.org.uk)

## Getting Involved

As a school, we are very keen to engage with members of our wider community. To express an interest in volunteering opportunities, please contact the team in our school office on 01638 750386.

