

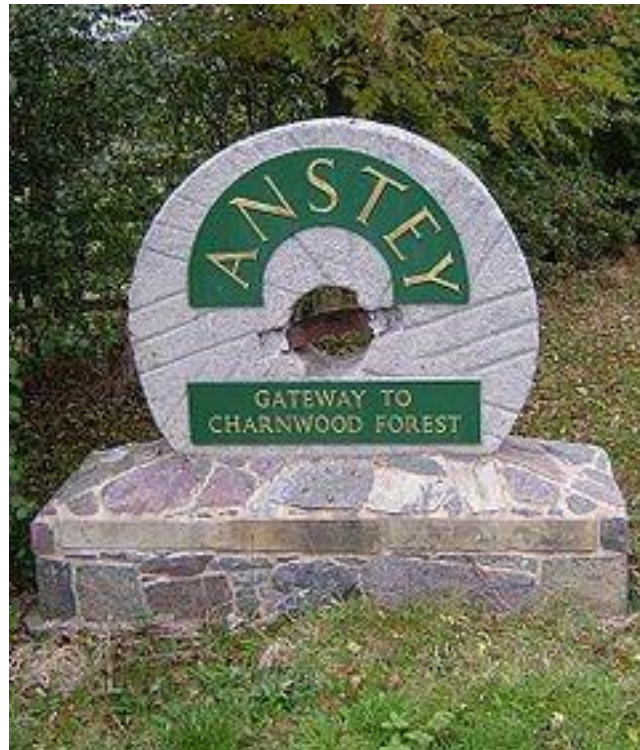


Anstey Neighbourhood Plan

2021 – 2037

Submission version - October 2024





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Forward

A Neighbourhood Plan is a new type of planning document introduced by the Localism Act of 2011 to influence the use and development of land. Once in force, a Neighbourhood Plan must be considered in determining planning applications in the Neighbourhood Area, which comprises the whole of the Parish of Anstey. The Neighbourhood Plan has been compiled by local residents and the Parish Council through the Neighbourhood Plan Advisory Committee. The Plan provides guidance for development and long-term sustainability of the Parish up to 2037. The Plan may be updated from time to time and will be formally reviewed every 5 years.

Neighbourhood Plans are required to be in general conformity with the strategic policies of the final adopted Local Plan of the Local Planning Authority, Charnwood Borough Council, (CBC) and the Government's National Planning Policy Framework, December 2023 (NPPF). The Adopted Local Plan is the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies. CBC recognised Anstey Parish Council as the Qualifying Body for the delivery of our Neighbourhood Plan in 2019 and the Parish Council authorised the Advisory Committee to carry forward the neighbourhood plan work within the Parish.

Over the past 5 years of developing our Neighbourhood Plan, there have been many local consultations and surveys. The Advisory Committee has met frequently, welcoming the public to its meetings and directing the work output of three Theme Groups whose role it has been to develop policies that are appropriate and meaningful to the people who live and work in our community.

The purpose of our Neighbourhood Plan is to provide a framework to guide residents, CBC and developers on how the local community wishes to manage and control future development in the Parish, including the preservation and improvement of facilities, services and environment. Through this Plan, as a statutory document, residents of the Parish will have real influence on the location, nature and scope of new developments and the sustainability of roads, transport facilities, community facilities and amenities that contribute to the quality of Parish life.

Once our Neighbourhood Plan is brought into legal force, it forms part of the statutory Development Plan for the Borough. Decisions by CBC on whether or not to grant planning applications will be made having taken the Plan into account. Neighbourhood Plan policies will take priority over non-strategic policies in the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies, giving our community a real and lasting tool to influence the future of our neighbourhood.

We would like to thank all members of the various groups that have helped us to get to where we are now. This Neighbourhood Plan represents the culmination of work by many people whose views, comments and ideas have shaped this document, and we believe it reflects the hopes and aspirations of the community up to 2037.

CLlr Grant Cotton
Chair of Neighbourhood Plan Advisory Committee

CLlr Glyn McAllister
Chair of Anstey Parish Council

1

Introduction

- ⁰⁰¹ A Neighbourhood Plan (NP) 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 the area or visit it.
- ⁰⁰² The right for communities to prepare Neighbourhood Plans was established by the Localism Act 2011 and the rules governing their preparation were published in 2012.
- ⁰⁰³ The National Planning Policy Framework (NPPF) updated in December 2023 states that ‘Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan’ (para 29). It helps to ensure that the right type of development is provided in the right locations; and to set planning policies that will be used in determining decisions on planning applications across the Neighbourhood Area.
- ⁰⁰⁴ The Anstey Neighbourhood Plan will ensure the neighbourhood gets the right types of development in the right locations. It also establishes planning policies in areas related to housing, the environment, community facilities, the local economy and transport that will be used in determining decisions on planning applications across the Parish. These policies will add local detail to the strategic policies of Charnwood Borough Council and Leicestershire County Council. Aspects requiring community action to be progressed further are also identified alongside the planning policies.
- ⁰⁰⁵ 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”.
- ⁰⁰⁶ The NP covers the whole of the Parish of Anstey (Figure 1). It sits alongside the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies, to provide more detailed development ‘planning’ related policies to help achieve locally identified aims and objectives.
- ⁰⁰⁷ The NP sets out a long-term approach for the development of Anstey, and clear development related policies to realise this. In preparing a NP, a community is not working from ‘a blank piece of paper’. Legislation requires that the NP, and the policies it contains, must be prepared in a certain manner; in particular, the policies must be in general conformity with relevant national and local (i.e. Charnwood) planning policies.
- ⁰⁰⁸ All comments received through Pre-Submission consultation have been taken on board and the Plan changed where appropriate. It is now ready to be submitted to Charnwood Borough Council who will undertake further statutory consultation before being subject to an Independent Examination. Once all recommendations have been incorporated into the NP, it will be brought back to Anstey where a referendum will be held. It will pass if it achieves over 50% of the votes cast.

009 When made, the NP will form part of the Statutory Development Plan for Charnwood. This means that it must be taken into account when considering planning applications affecting Anstey.

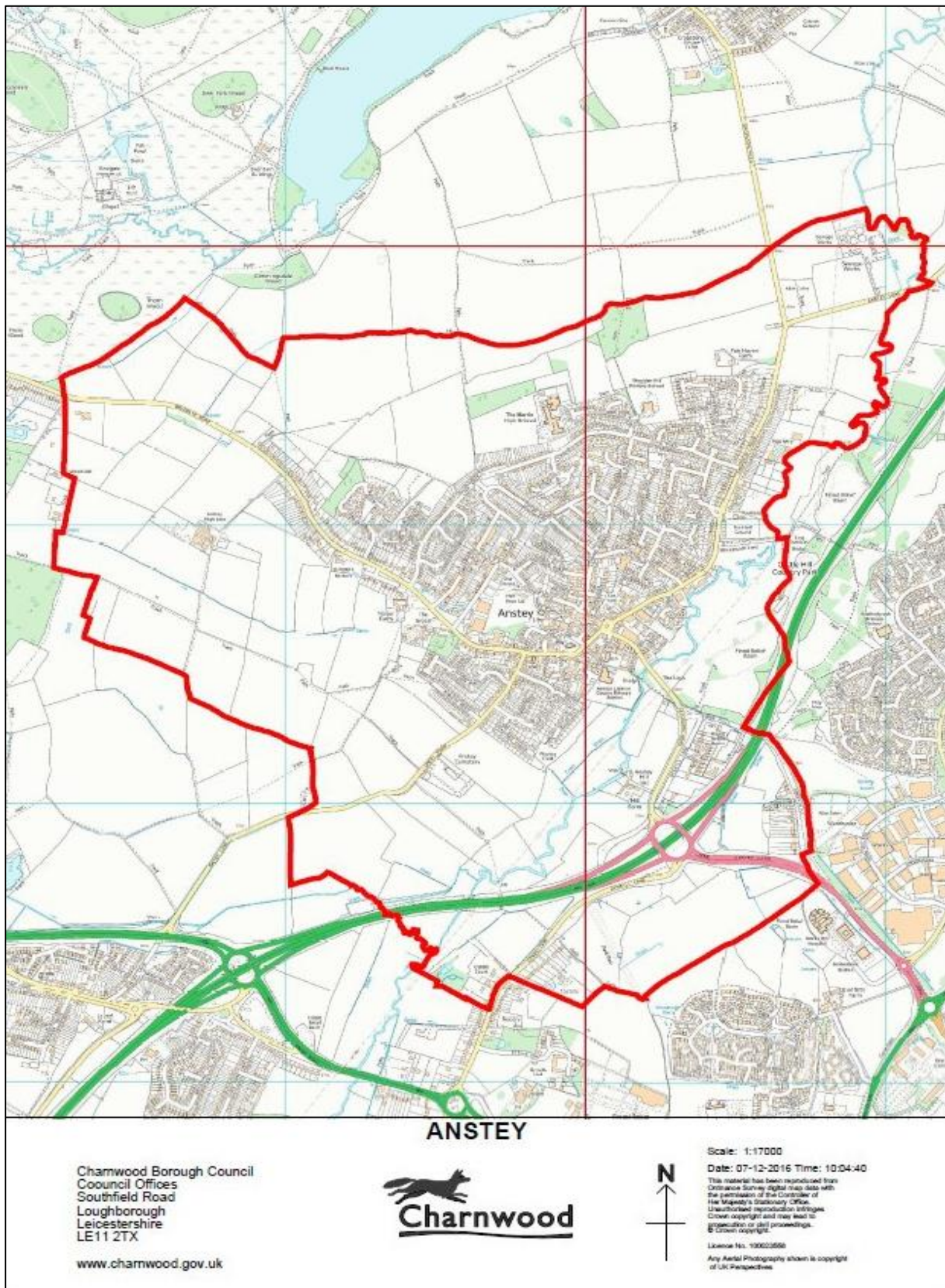


Figure 1 - Anstey Neighbourhood Parish Boundary Area (Charnwood Borough Council, 2016)

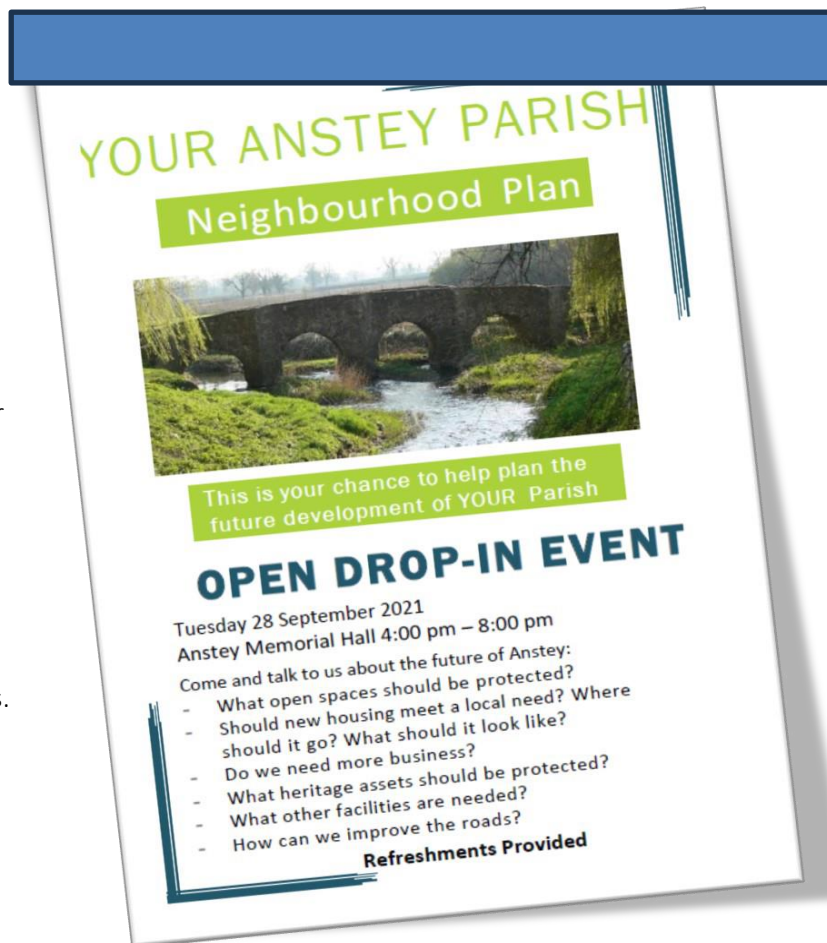
How was the NP prepared

⁰¹⁰ The Anstey Neighbourhood Area was formally designated by Charnwood Borough Council on 17 September 2019.

⁰¹¹ The NP has been prepared by the Anstey NP Advisory Committee comprising members of the local community and local parish councillors, with the support of Charnwood Borough Council and consultants YourLocale, and under the direction of Anstey Parish Council (the Accountable Body for the NP).

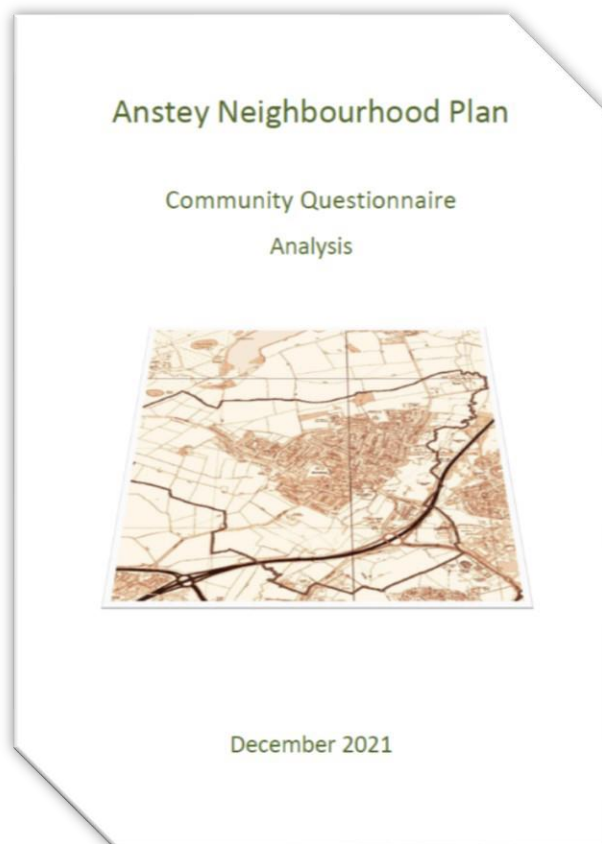
⁰¹² Effective and extensive consultation have been at the heart of its preparation in the most challenging of circumstances. This is key to ensuring that the NP fully reflects local needs and priorities. There have been a variety of consultation exercises, at which many local people have taken part.

⁰¹³ An Open event was held in September 2021 to engage the wider community in the Neighbourhood Plan and to understand the priorities of residents. In total, 119 people attended the events and 28 people signed up to assist the process.



Anstey Neighbourhood Plan First Consultation Event (first of two consultation events)

- ⁰¹⁴ A Questionnaire was sent to all the households in the Parish in December 2021, to help define the priorities for the NP. There were 174 responses to the Questionnaire representing up to 6% of households. The findings were used as the basis for three 'Theme Groups' involving members of the local community meeting throughout 2022 to consider in detail issues such as housing, the environment and sustainability (community facilities, employment and transport).
- ⁰¹⁵ A further open event took place on 2 August 2023 which shared the emerging policies with people who live and work in Anstey in advance of formal Regulation 14 consultation.
- ⁰¹⁶ Further details regarding community consultation are provided in the Consultation Statement (to be made available with the submission version of the NP).



3

How the NP fits into the Planning System

- ⁰¹⁷ The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.
- ⁰¹⁸ 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. Charnwood) planning policies.
- ⁰¹⁹ For Anstey, the most significant planning documents are the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies and the new Charnwood Local Plan, due to be adopted in 2024. This sets out the strategic planning framework for the District's future development up to 2037. It contains a number of policies and objectives which are relevant to Anstey and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing strong and sustainable communities; protecting and enhancing historic character and local distinctiveness whilst protecting and enhancing natural habitats; and providing transport systems that reduce the need to travel. The Neighbourhood Plan is in general conformity with the policies contained in these documents.
- ⁰²⁰ Also important is the NPPF updated in December 2023. 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 and an environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.
- ⁰²¹ In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation, now absorbed into UK law. Relevant obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.
- ⁰²² This Plan and the policies it contains are consistent with the NPPF, Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies and relevant EU legislation. Furthermore, these policies are specific to Anstey and reflect the needs and aspirations of the community.
- ⁰²³ 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 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.

4

The NP, its purpose and what we want we want it to achieve

⁰²⁴ The NP area encompasses the whole of the Parish of Anstey and covers the period up to 2037, a timescale which deliberately mirrors that for the Submission Charnwood Local Plan.

⁰²⁵ A vision statement has been prepared by the Advisory Committee based on community input.

- By 2037 Anstey will be a pleasant and thriving place to live as well as an enjoyable place to visit.
- Anstey will grow but still have the feel of a village.
- Anstey will be a safe and environmentally friendly place in which to live and move around in, providing access to the countryside.
- Anstey will remain a clearly independent and separate settlement with its own character.
- All Anstey villagers to feel pleased and proud to live in Anstey.

⁰²⁶ This vision will be achieved by:

- a. confirming the Limits to Development for the village of Anstey and surrounding clusters of houses, within which limited, proportionate, timely and sustainable residential development will be supported;
- b. identifying appropriate site(s) for residential development that meet a local need, endorsing developments in environmentally acceptable locations that have a positive effect on the sustainability and environment of the parish, including those that mitigate climate change and reduce the village carbon footprint;
- c. promoting good design;
- d. maintaining and enhancing where possible the high-quality natural environment with protected wildlife interests;
- e. protecting open spaces that are important to the community and/or wildlife;
- f. safeguarding important community facilities;
- g. minimising the impact of traffic on the already congested village centre;
- h. enhancing and supporting the rural economy through providing an environment for local businesses and home working to flourish in a modern digital age and supporting rural businesses appropriate to the Neighbourhood Area.

⁰²⁷ The main purpose of the NP is not to duplicate national or district-wide (i.e. Charnwood) planning policies, but to sit alongside these, to add additional or more detailed policies specific to Anstey.

⁰²⁸ Where there are national and district-wide planning policies that meet the needs and requirements of the Parish they are not repeated here. Instead, the NP focuses on those planning issues which consultation shows matter most to the community, and to which the NP can add the greatest additional value.

5

Sustainable Development

⁰²⁹ According to the key national planning document; the NPPF, the purpose of the planning system is to contribute to sustainable development. The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

⁰³⁰ The NPPF carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated. In accordance with this, the NP's aims and policies are centred on the achievement of sustainable development, including by, for example:

Social

- To safeguard existing open space for the enjoyment of residents;
- To protect existing community facilities; and
- To deliver a mix of housing types, so that it can meet the needs of present and future generations.

Environmental

- To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area;
- To protect important open spaces from development;
- To ensure that the design of development protects the distinctive local character and identity;
- To conserve and, where possible, improve biodiversity and important habitats; and
- To make provision for improved pedestrian and cycling facilities.

Economic

- To protect existing employment uses;
- To support appropriate small-scale business development and expansion; and
- To encourage appropriate start-up businesses and home working.

⁰³¹ It is important to note that when using the NP to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

⁰³² While every effort has been made to make the main parts of this NP easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

⁰³³ The NP will be kept under review and may change over time in response to new and changing needs and requirements.

6

About Anstey

- ⁰³⁴ The earliest recorded settlement in Anstey was in the Saxon period of the 5th – 8th centuries. These people gave the settlement the name of ‘Hanstige’, which meant ‘the high path’. In the Domesday Survey of 1086, it was known as ‘Anstige’ meaning ‘the narrow forest track’ and had a population of 21 households probably around 60/80 inhabitants.
- ⁰³⁵ 15th century records show that the name had become ‘Anesty’; the spelling had changed again by 1540, when it was recorded as ‘Anstie’ in Henry VIII’s Muster Roll. The ‘Ansty’ spelling first appears in the 17th century and continued until the 20th century when the ‘e’ was inserted to distinguish the village from the Ansty near Coventry.
- ⁰³⁶ From Saxon times the land was open and common; the land that was cultivated was worked as a strip system; an example of which, is the field bordering Leicester Road, previously known as the Millfield. Each man had several widely separated long, narrow pieces of land which measured 16’ x 220 yards and were separated by drains or furrows. The standing stone, in the left-hand corner of the field, is believed to be an ancient marker.
- ⁰³⁷ At the time of the dissolution of the monasteries in 1539, Anstey belonged to the Priory of Ulverscroft when it was transferred to the crown. In 1609 parcels of the land were sold to local Yeomen. By the 18th century most of the land was owned by local farmers.
- ⁰³⁸ Anstey became a hamlet with two nuclei: one around the Top Green and the other around St Mary’s Church. A third nucleus later developed around The Nook. All three were joined by Main Road (now Bradgate Road) and it was here that the village services were found. Public Houses, brewery, bakers, slaughterhouse, butchers, school, chapels, shops to name but a few.



The Top Green c1908



The Nook c1908

039 The Packhorse Bridge, which spans the brook on the Lower Green is one of two such bridges found in Anstey and is one of the best preserved in Britain. The other bridge is at the end of Sheepwash Lane, known as King Williams Bridge.

040 King Williams Bridge is believed to date from around 1500, although the track over it is probably much earlier. It was one of the main tracks into the village, enabling people to avoid the ford, which remained until post WWI.

041 Separated from the main village by The Brook, Anstey Pastures was originally an extra-parochial area incorporating the land from Anstey towards Glenfield and Glenfield Frith, until it became a Civil Parish in 1858. On 1 April 1935 it was abolished as a Civil Parish and divided into two; 74 acres went to Anstey Parish and 73 acres to Glenfield Parish.



Packhorse Bridge over Rothley Brook

042 In 1588 Thomas Martin had land in Anstey Pastures leased to him by Elizabeth 1; this in turn was later sold to a Robert Martin by James 1. The Martin Family were originally lowly villagers, who gradually rose up the social scale so that by the Tudor period they had become husbandmen and Yeomen.

043 By the beginning of the 19th century the family were the chief landowners in Anstey and this was still true a century later; most of the land used to build 'New Anstey' was purchased from the Martin Family. There are still reminders of the family around the village; Anstey Martin High School on Link Road, Martin Court sheltered housing complex on Latimer Street. Many of the family are buried in Anstey Churchyard.



Anstey Pastures of the Martin Family

044 In 1833 the Martin Family built a large house, named Anstey Pastures. When the family moved to 'The Brand' at Woodhouse Eaves in 1892 it was bought by William Viccars, a hosiery manufacturer and vice chairman of the new Great Central Railway.

045 When he died in 1918 it passed to Tommy Hatton, another wealthy footwear manufacture. Unfortunately, he was made bankrupt in the 1930s depression and the building was allowed to fall into ruin. It finally disappeared when the new A46 was built in 1995 and all that remains is the lodge that can be seen on the corner where Gynsill Close adjacent to the roundabout. Further along the

road is Anstey Mill, now housing. The earliest recorded date for the mill at Anstey is 1306, but it is believed that there must have been one in existence even earlier.

⁰⁴⁶ The development of manufacturing in Anstey meant that access to markets became more important; thus, a series of well-used tracks appeared, but it was not until 1923 that the main Leicester Road was metalled.

⁰⁴⁷ By 1800 the domestic framework knitting industry had taken a hold in Anstey, reaching its peak in 1845 when 300 knitters were recorded. The knitting frames were mostly too big to fit in the cottages, so were housed in backyard sheds and outbuildings; the larger of which were known as 'stockingers' shops.' This industry will always be associated with one of Anstey's most illustrious residents, Ned Ludd. Ned Ludd is believed to be Edward Ludlam who lived in Anstey in the mid-18th century. Records show that he was of lowly birth; probably of low intelligence and frequently received help from the poor relief. It is believed that he destroyed some stocking frames in a fit of temper after being unable to catch someone who had been tormenting him.

⁰⁴⁸ The parish records show, that 19/- was paid for his burial on the 31st August 1776 and he is buried in a paupers grave in St Mary's Churchyard. Stocking frame workers took this name, much later, in the 19th century when, in protests with their managers, they destroyed stocking frames and called themselves Luddites. From about 1850 the stocking trade declined as the rise in factory made stockings meant that the cottage industry was no longer viable.

⁰⁴⁹ The villagers transferred their skills to the new boot and shoe manufacturing and although much work was done in factories, the 'finishing' was often carried out in back yard workshops. These were behind the new terraced houses which had been built by the factory owners to house their workforce. Between 1860 and 1900 Anstey's population soared from 768 to 2,544 due to these industries. As well as the factories, other associated industries were needed such as tanneries, box factories, haulage; examples of which were established in Anstey. In the 1895 Trade Directory 23 shoe factories were recorded. G.H. Palmer, Pollard and Wain (later, Airborne Shoes), Diana Shoes were not only well known in Anstey but also further afield. The last shoe factory, Burton and Stone, closed down in 1976.



Airborne Shoe Factory 1960



Palmer Shoe Factory 1970

050 It was at this time the Land Societies, known as Lannys, were formed as a way to acquire land on which people, who were attracted to the village by the new shoe factories and other industries, could build their own houses after obtaining mortgages from the newly established building societies. As property owners, these people also gained the right to vote.

051 These people paid weekly, monthly or in one lump sum for one or more allotments which could then be used for building. Anstey had 3 such societies:

- Working Men's Club Land Society (1879) "Bottom Lanny"; Albion Street, Andrew Road (High Street), part of Gladstone Street and part of Cropston Road.
- Forest Gate Land Society (1891) "Top Lanny"; Forest Gate, Hollow Road, Ellis Road (now Street)
- Prudential Land Society (1897) "Klyondyke"; Upper Edward Street, upper Albion Street, Dalby Road, Kitchener Road and Rosebery Road.

052 Throughout the 20th century an ever-expanding Anstey continued as a flourishing and self-sufficient village. Council housing was constructed after WWII; Link Road and surrounding roads were built in the 1960s; The Ashfield Drive Estate in the 1970s and Fairhaven Estate in the 1980s. In addition, there has been in-fill building.

053 Each development has resulted in the village expanding beyond its previously limits. The latest estates at the end of Cropston Road and Groby Road have stretched these limits further.

054 As the boot and shoe industry declined other industries took its place, one of which was printing, with Artisan Press, Ulverscroft Press, Norwood Press and Suburban Press all large employers. By the end of the 20th century both industries and services had declined further. As people began to work outside Anstey, it became a 'commuter village'.

055 The 21st century has brought a further decline in industry and services in spite of the large rise in population. A large number of old buildings still remain, but now have different functions.



Parish Church of St Mary

056 The oldest structure in the village, the Saxon preaching Stump, is found in the Churchyard. A good example of a standing cross marking a place of worship. It includes a socket stone and part of a shaft.

057 Much of the church is Victorian, rebuilt at a cost of £4,000 between 1845 and 1846, at the expense of the then Rector, Reverend Richard Waterfield, B.D. There is evidence of Norman stonework in the tower, pointing to a much earlier building. Until 1867 Anstey was part of the Parish of Thurcaston, but as the population increased Anstey became an independent parish.

- ⁰⁵⁸ The tower contains eight bells which were recast at Taylor's bell foundry Loughborough in 1936; the tenor bears the inscription "Recast in the year of the accession of King Edward VIII", believed to be the only one in Britain to bear such an inscription, due to Edward's short reign.
- ⁰⁵⁹ As well as the parish church there were two Methodist Churches (Wesleyan and Primitive) and a Congregational Church.
- ⁰⁶⁰ Education in Anstey began with 'Dame Schools' followed in 1833 by the National School in Church Lane.
- ⁰⁶¹ Formal education arrived in 1874 with the opening of Bradgate Board School on Bradgate Road. In 1896 a new school in Latimer Street was opened to accommodate the growing number of children. Numbers continued to grow and the school was extended in 1912.
- ⁰⁶² The rising population in Anstey meant that by the 1970s Latimer School had expanded pupils. Woolden Hill School, in Netherfield Road was opened in 1977 for the children on the Cropston side of the village.
- ⁰⁶³ Martin High School opened in 1956 to provide secondary education for Anstey's children.

A General Policies

Settlement Boundary

- ⁰⁶⁴ The purpose of a Settlement Boundary is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations within the Parish that will meet the community's aspiration to avoid unwanted encroachment into the countryside.
- ⁰⁶⁵ Settlement Limits have been drawn by Charnwood Borough Council in the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies to define what has historically been seen as a suitable limit for local development. These Settlement Limits have been updated in preparation for the new Local Plan, currently at Examination, but follow the principles contained within the Charnwood Settlement Boundary Assessment 2018. For Anstey, this is mainly in the built-up area of the village. It defines where development would not be acceptable, generally in the least sustainable locations such as the countryside. Such growth would risk the loss of separation of hamlets and settlements to the detriment of the community and visual amenity of the Plan area.
- ⁰⁶⁶ The Neighbourhood Plan designates a Settlement Boundary for the village which will update and supersede the existing Settlement Limits currently used by Charnwood Borough Council, as it takes into account recent development that has taken place since the Settlement Limit was introduced and also recognises additional allocations of land for development. Local Plan allocations are not included within the Settlement Boundary until such a time as they have been confirmed as Local Plan allocations, as this would remove flexibility should the proposed allocations be rejected at Local Plan Examination.
- ⁰⁶⁷ Within the defined Settlement Boundary an appropriate amount of suitably designed and located development will be acceptable in principle, although all will be required to take into account the policies within this Plan. Focusing development within the Settlement Boundary will help to support existing services within the village centre and help to protect the village's countryside setting, the natural environment and the remainder of the Neighbourhood Plan area from inappropriate development. In statutory planning terms, land outside a defined Settlement Boundary, including any individual or small groups of buildings and/or small settlements, is classed as countryside.
- ⁰⁶⁸ It is national and local planning policy that development in the countryside should be carefully managed. Development will only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including (in principle) farm diversification, or if needed for formal sport and recreation uses or for affordable housing provision where there is a proven need. This approach to development in the open countryside is supported through the Neighbourhood Plan

to help maintain the setting of Anstey and retain the countryside surrounding the village as an attractive, accessible, distinct and non-renewable natural resource.

⁰⁶⁹ The Settlement Boundary included here (figure 2) does not take into account the proposed boundary that is included in the Examination version of the Local Plan (2021 – 2037).

Methodology

⁰⁷⁰ The Settlement Boundary has been determined using the following criteria:

- a. The development sites with an extant planning permission for residential or employment land development on the fringes of the settlement as at 31 March 2024 have been incorporated within the Settlement Boundary;
- b. Large clusters of dwellings which are outside of the main village have been included;
- c. Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses and roads have been used as the defined boundaries;
- d. Non-residential land which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- e. Sites with a strong historical heritage have been excluded;
- f. Open spaces and sports and recreational facilities which stand on the edge of the built form have been excluded;
- g. Isolated development which is physically or visually detached from the settlement has been excluded;
- h. The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included.

POLICY G1

SETTLEMENT BOUNDARY

Development proposals within the Neighbourhood Plan area will be supported on sites within the settlement boundary as shown in Figure 2 where the proposal complies with the policies in this Neighbourhood Plan. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies. Appropriate development in the countryside includes:

PG1-A For the purposes of agriculture – including farm diversification and other land- based rural businesses;

PG1-B For the provision of affordable housing through a rural exception site, where local need has been identified;

PG1-C For the provision of a formal recreation or sport use or for rural tourism that respects the character of the countryside.

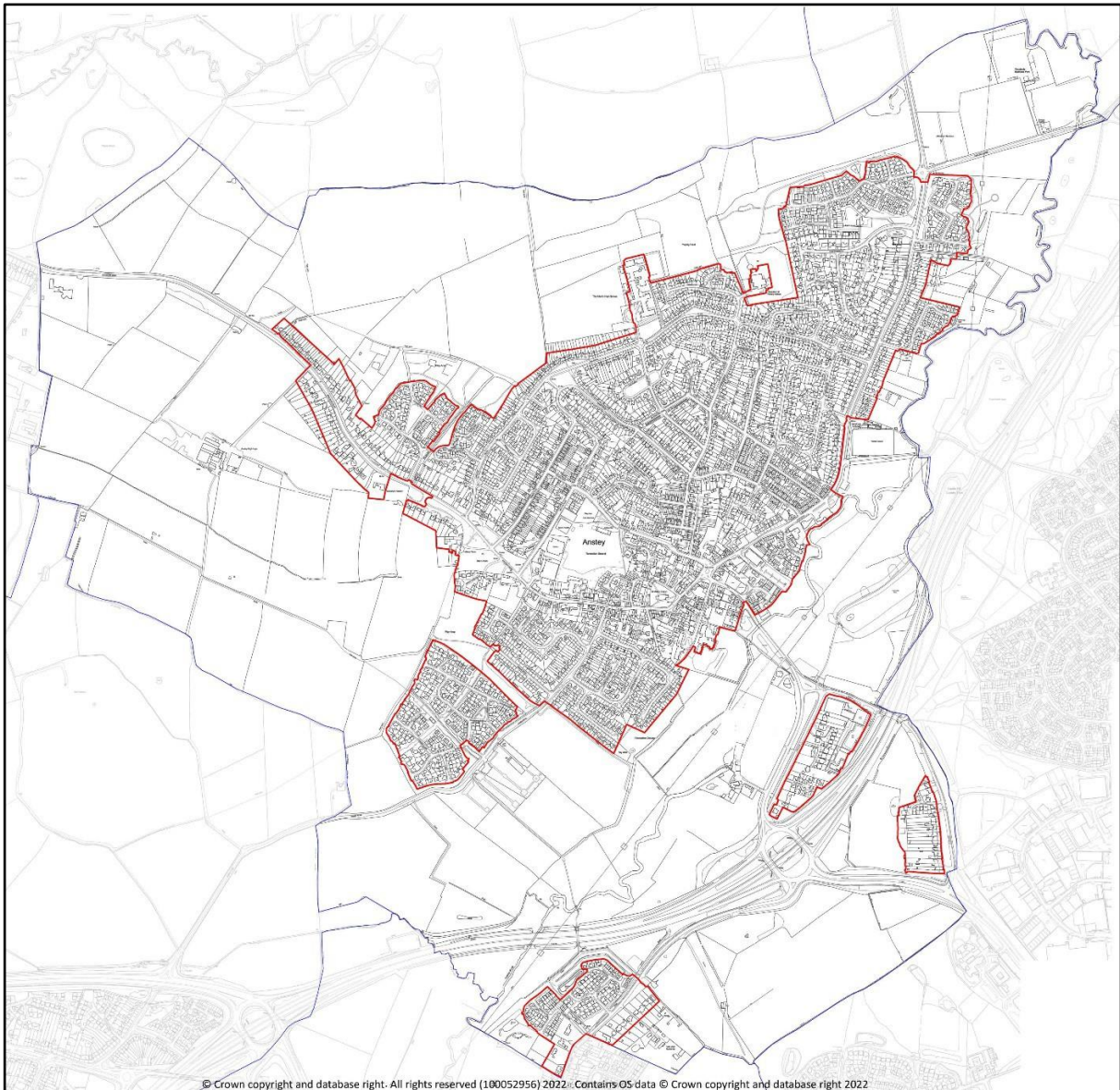


Figure 2 – Settlement Boundary

Design Principles

- ⁰⁷¹ The Parish of Anstey has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. The biggest challenge facing the future of Anstey is to balance the desire to protect the character of the village with the need for it to grow and evolve in a sensitive and proportionate manner in order to sustain the community and its facilities. The NPPF notes that development that is not well designed should be refused, especially where it fails to reflect local design policies. Design guidelines and codes were commissioned as part of the process of preparing a Neighbourhood Plan and is available as Appendix 1.

- ⁰⁷² This policy seeks to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of consultations of all age groups, of community organisations and of the Housing Theme Group which specifically focused on relevant issues. The overall aim is to protect Anstey so that it retains its character. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive environment.
- ⁰⁷³ In this section therefore, the Neighbourhood Plan sets out design principles and guidance which seeks to identify and protect the distinctive elements which together provide the special qualities of the landscape setting and built heritage of Anstey Parish. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings. It is not considered necessary to have a uniform series of properties from new development that all look the same, rather to ensure that new developments respect the features of buildings which make Anstey a desirable place in which to live.
- ⁰⁷⁴ New development proposals should be designed sensitively to ensure that the high-quality built environment of the Parish is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.

POLICY G2

DESIGN

All development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area. Any new development application should make specific reference to how the design guidelines and codes (Appendix 1) has been taken into account in the design proposals. New development should consider the prevailing character area in which the proposal resides and are sympathetic to local character and add to the overall quality of the area.

B Housing and the Built Environment

Chapter Introduction

- ⁰⁷⁵ Anstey is a large village in Leicestershire which is defined in the Examination version Local Plan as one of six Service Centres within the settlement hierarchy. Loughborough is the main social and economic focus for the Borough and performs an important role at the top of the hierarchy described as an 'Urban Centre', being the largest settlement, a market and university town and the only urban centre in the Borough. It provides accessible employment opportunities and higher order services to a wider area. Loughborough, along with Leicester City to the south of the Borough, provide the social and economic focus for residents in the Borough.
- ⁰⁷⁶ The hierarchy identifies four settlements as 'Urban Settlements' in the Borough. Three of these settlements, Shepshed, Birstall and Syston have a population of more than 10,000 and therefore fall in the government's definition of an urban area (Rural Urban Classification 2011). The fourth, Thurmaston has a population of 9,668 (2011 Census) and with natural and planned growth in this area, is expected to have a population of over 10,000 by the time the next census data is released.
- ⁰⁷⁷ Six settlements are identified as Service Centres; Sileby, Barrow Upon Soar, Mountsorrel, Anstey, Rothley and Quorn. These settlements are the Borough's largest villages and all have a population of more than 3,000 people and all have a range of services and facilities to meet most of the day to day needs of the community and good accessibility to services not available within the settlement.
- ⁰⁷⁸ According to the 2011 Census, the Anstey Parish had an estimated population of 6,528 residents living in 2,811 households dispersed across 497 hectares, equating to a population density of 13.1 persons per hectare which is higher than the borough (6.0), region (2.9) and England (4.1) averages.
- ⁰⁷⁹ It is estimated that between 2001 and 2011 the number of people living in the parish increased by 12% (707 people). During the same period the number of dwellings (occupied and vacant) grew by 17% (422). The latest available small area population estimates suggest that the number of people living in the Anstey area has continued to grow rising to 7,510 in 2018 a rise of about 9.4% (620 people) since 2011.
- ⁰⁸⁰ A significant additional level of housing is proposed through the Examination Local Plan (2021-2037) which allocates over 900 dwellings in the Parish.
- ⁰⁸¹ Despite this, the Neighbourhood Plan allocates a single site for residential development to contribute towards the housing requirement for the parish to help meet a local need and to secure the additional protections afforded neighbourhood plans through Paragraph 14 of the NPPF.

Setting a Housing Growth Target for Anstey

⁰⁸² The Examination Local Plan says ‘We will continue to support neighbourhood planning groups that wish to meet more local housing needs. Where requested by a neighbourhood planning body, an indicative housing requirement figure will be provided taking account of the latest housing need and infrastructure evidence at that time, the delivery of allocated sites and the period that the neighbourhood plan would cover’.

⁰⁸³ Anstey Parish Council therefore requested a housing requirement figure from Charnwood Borough Council and a figure of 907 additional dwellings was provided as the housing requirement for Anstey. This figure reflects the total allocations for the Neighbourhood Area in the Examination Local Plan, including a 5% buffer as suggested by Charnwood Borough Council post-Adoption, making an additional housing requirement of 45 over the Plan period. Against this housing requirement a total of 2 dwellings have already received planning consents and by agreement with Charnwood Borough Council a windfall figure of 5 additional dwellings per annum (an additional 75 dwellings over the Plan period) can also be added to the overall total. The total number of new dwellings provided by the Neighbourhood Plan allocation (3 dwellings), existing consents (2) and the agreed allowance for windfall over the Plan period (75), totals 80 and therefore exceeds the minimum requirement of Charnwood Borough Council (45).

⁰⁸⁴ As the Local Plan Examination has progressed, ‘site intensification’ work has been undertaken which has increased the potential housing provision for site HA43 from 600 to 714 and for site HA12 from 30 to 40 and then to 60. Further increasing the overall allocation in Anstey Parish from 907 to 1,061. This increases the minimum housing requirement for the Parish from 45 to 54. This figure is well within the 80 dwellings accounted for within the Neighbourhood Plan through the site allocation, windfall and existing consents. The Anstey Neighbourhood Plan therefore supports sustainable development by containing policies and allocations to meet its identified housing requirement, as it is required to satisfy the intention of the NPPF (December 2023) Paragraph 14.

Housing Allocation

⁰⁸⁵ The Anstey community questionnaire showed a generally negative perception towards extensive residential growth and in particular a fear that Anstey would be unable to develop further without an unacceptable impact on traffic pollution and congestion. Substantial numbers of residential units are allocated to be built through the new Local Plan.

⁰⁸⁶ To help meet the housing provision target required by Charnwood Borough Council, the Neighbourhood Plan allocates a single site for residential development having undertaken assessments of all identified potential residential site allocations through a call for sites and a thorough and comprehensive site assessment process detailed in Appendix 2. AECOM published their site options and assessment report in June 2023.

087 The community consultation showed that redevelopment of redundant ‘brownfield sites’ instead of building on greenfield sites should be a priority. The NPPF (Section 11) encourages the effective use of land by giving ‘substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.’

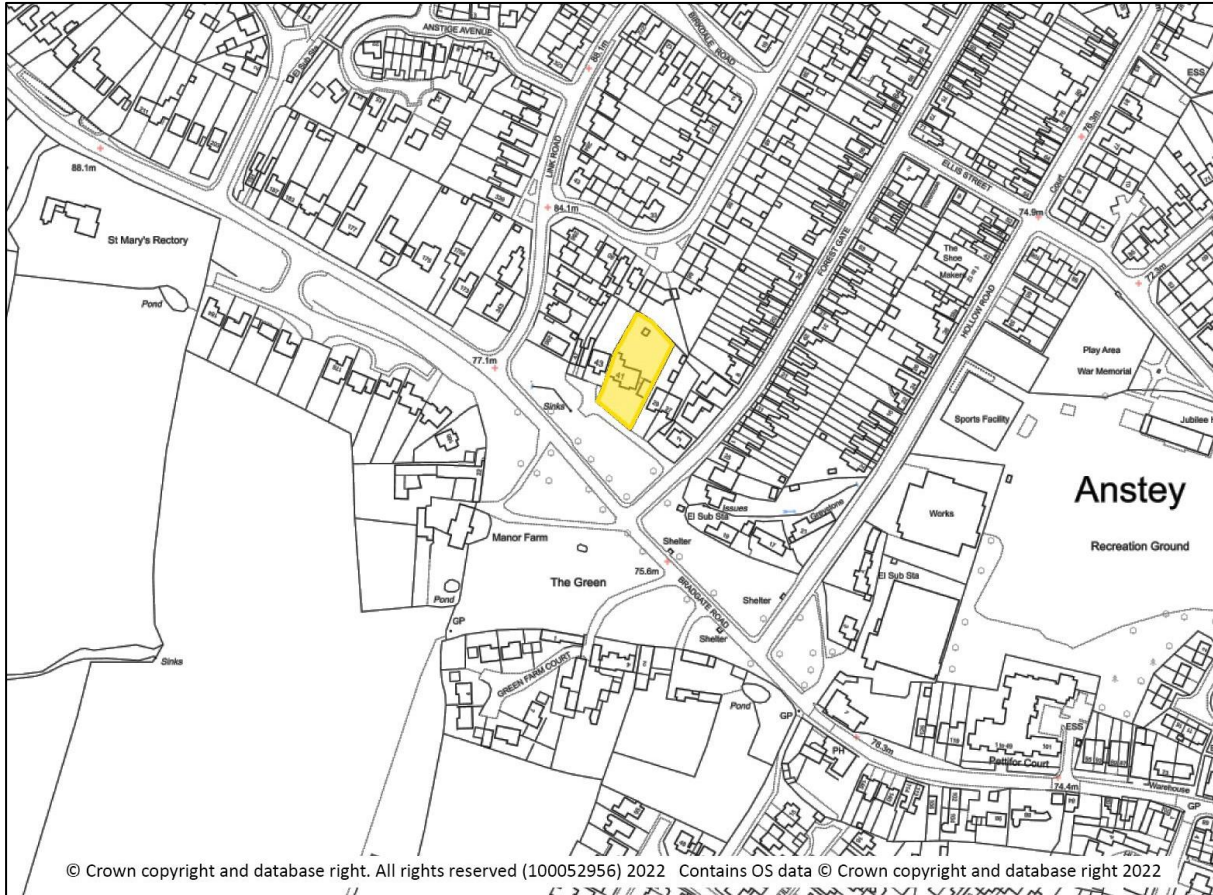


Figure 3 – Residential Land Allocated Site C

POLICY H1 Residential Allocation

The Neighbourhood Plan makes provision for around 3 new dwellings in Anstey up to 2037. This is met by land being allocated at the following location as shown in Figure 3. Development at 41 The Green Anstey will be supported subject to:

- PH1-A The development will provide for around 3 dwellings including a 2-bed bungalow and two x 2-bed Affordable Housing cottages, and
- PH1-B The housing mix will accord with Policy H4; and
- PH1-B Appropriate and safe vehicular access is provided into the site; The design and layout of the development and the materials used should be in accordance with the design principles included in Policy G2 of this Plan.

Windfall Development

- ⁰⁸⁸ 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. Such sites normally comprise previously developed land that has unexpectedly become available. To help protect the character of the Anstey Parish, development beyond the housing allocation will be restricted to windfall sites within the Settlement Boundary, other than in exceptional circumstances.
- ⁰⁸⁹ The Core Strategy defines windfall sites as ‘Sites which have not been specifically identified for housing development through the planning process, but which may come forward over the course of the plan. They normally comprise previously developed sites that have unexpectedly become available’.
- ⁰⁹⁰ The NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area (paragraph 69) and that local planning authorities should support the development of windfall sites through their policies and decisions. Discussions with Charnwood Borough Council indicated that a windfall figure of 5 additional dwellings per annum (an additional 75 dwellings over the Plan period) is appropriate for Anstey given the level of windfall sites that have come forward over recent years, and this figure was agreed by Charnwood Borough Council. Appendix 2 of the NPPF notes that ‘major developments’ are those which consist of ten dwellings or more. It is reasonable therefore to conclude that ‘small and medium’ size developments include developments up to and including 9 dwellings.

POLICY H2

Windfall Sites

Development of infill and/or redevelopment sites comprising individual dwellings or small and medium developments within the Settlement Boundary will be supported where it:

PH2-A retains existing important natural boundaries such as trees, hedges and streams;

PH2-B provides for a safe vehicular and pedestrian access to the site;

PH2-C does not reduce garden space to an extent where it adversely impacts on the character of the area, the amenity of neighbours and the occupiers of the dwelling or has a significant detrimental heritage or environmental impact;

PH2-D ensures that any traffic generation and parking impact including mitigation measures do not result in a severe adverse impact on road and pedestrian safety;

PH2-E is of an appropriate scale which reflects the size, character and level of service provision within the surrounding area; and

PH2-F does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

Housing Mix

- ⁰⁹¹ The Examination version Local Plan seeks ‘a range of house sizes ... to cater for a diverse housing market and provide levels of affordability’. It goes on to specify that the mix of housing ‘should be largely split between 2- and 3-bedroom dwellings, for which there is demand from both newly forming households and older households wishing to downsize but retain the ability for friends and family to come and stay. There is also a small need for 1-bedroom dwellings, and some 4-bedroom dwellings reflecting the lack of turnover in larger dwellings and the number of larger households in the Borough.
- ⁰⁹² Local Plan Policy H1 says ‘We will seek a mix of house types, tenures and sizes that meet the overall needs of the Borough in line with our most up to date evidence’.
- ⁰⁹³ Data from the 2011 Census shows the majority (43%) of residential dwellings in Anstey were semi-detached which was higher than the borough (39%), regional (35%) and national (31%) shares. Detached housing accounted for 26% of the housing stock against 30% for the borough, 32% for the region and 22% nationally. Terraced housing, flats and apartments provided 32% of accommodation spaces which was close to the borough and regional rates but somewhat below the national (47%) share.
- ⁰⁹⁴ There is evidence of under occupancy in Anstey (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 40% of all occupied households in Anstey have two or more spare bedrooms and around 36% have one spare bedroom. Census data also suggests that older person households are more likely to under-occupy their dwellings.
- ⁰⁹⁵ There is an over representation of older people (aged 65+) which accounted for 20% of total residents in 2011 and was above the borough (16%), region (17%) and England (16%) rates. The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 33% between 2001 and 2011. Over 65s represented 16% of total population in 2001 rising to 20% by 2011.
- ⁰⁹⁶ The main theme to emerge from the open event from September 2021 was that in the event of any new development, there is a need for a mix of housing to attract and retain younger families/young people as well as meeting the housing needs of older residents. Several responses called for any new development to consider affordable or shared ownership for existing younger residents to get on the ladder, and more bungalows for Anstey’s ageing population.
- ⁰⁹⁷ Additional development of smaller properties in the village centre or adjacent to it is a very well-favoured community approach which supports local traders and brings a vibrancy to the shared village centre facilities.
- ⁰⁹⁸ A focus around centrally located bungalow / flats development where possible to enable a virtuous circle of population flow through the housing stock.

POLICY H3

Housing Mix

New development should provide for a mixture of housing types having regard to identified local housing needs as identified in the Housing Needs Assessment (Appendix 3) or more recent evidence of housing need. The provision of bungalows or housing suitable for older people and dwellings of up to three bedrooms will be supported.

The inclusion of four-bedroom or larger houses will be supported where there is an identified need and the inclusion of four-bedroom or larger houses in housing developments should not exceed that of one, two and three-bedroom accommodation.

Affordable Housing

- ⁰⁹⁹ The NPPF (December 2023) defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership. The Government has subsequently introduced ‘First Homes’ as an Affordable Housing product.
- ⁰¹⁰⁰ Social rented properties account for 9% of tenure which is lower than the district (12%), region (16%) and England (18%) rates. Shared ownership housing is also lower than Charnwood as a whole. This is an area that the NP wishes to address.
- ⁰¹⁰¹ Policy CS3 of the Core Strategy indicates that 80% of affordable housing should be social rented and 20% shared ownership. Since then, the definition of affordable housing has widened to include First Homes and discounted market sales housing.
- ⁰¹⁰² In the Anstey Parish area in 2016 a low to mid-priced property cost on average £155,000 which was higher than the national average. Assuming a 15% deposit, those entering the property market in the area would require a household income of £29,278 (£26,444 E&W average) and savings of £25,850 which is a challenge for many households. With the average cost of an entry-level home in the area being £155,000 prospective buyers would require an estimated £2,000 for legal and moving costs, £600 stamp duty and £18,750 for a 15% deposit, coming to £25,850 in total.
- ⁰¹⁰³ Many people support the need for social housing but feel it suffers a bad reputation and that residents don’t always maintain the properties as they would their own. Partly this is from social units being placed together in a development creating a “Social Housing Centre”. Affordable housing provision should therefore be developed on-site in a pepper-potted fashion, in effect a tenure blind approach. This policy allows pepper-potting to be provided in clusters of 4 dwellings to aid the management of Affordable Housing units and to make the provision of Affordable Housing more attractive.

POLICY H4

Affordable Housing

To meet identified needs within the community at least 30% of all new housing developments of 10 units or more will be affordable housing. In any new development at least two thirds of the affordable housing will be social or affordable housing for rent, and the remainder First Homes and shared ownership housing.

The affordable housing stock should be made available as an integral part of the development, should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters of up to four dwellings dispersed throughout the development, subject to a registered provider being prepared to deliver the units if applicable.

The provision of affordable homes for people with a local connection to Anstey will be supported. A local connection can be defined as someone who lives in the Parish; works in the area or has close family living there. If there are no applicants with an Anstey connection, then the properties will be made available to other applicants on the Council's waiting list.

The achievement of M4(2) Building Regulations standards for affordable housing will be supported as is the provision of First Homes at a discount of 50% subject to viability, in line with the recommendations contained in the Housing Needs Assessment 2022 (Appendix 3).

C The Natural, Historical and Social Environment

Chapter Introduction

¹⁰⁴ This chapter of the Neighbourhood Plan deals mainly with the *environmental* agenda of *sustainable development*, and open spaces of community value in the *social* agenda, as described in the *National Planning Policy Framework* (2021), page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people - and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, planning for mitigation and adaptation to climate change, and approaches to renewable energy generation.

¹⁰⁵ Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Even taking into account the large size of the part of Castle Hill Country Park in the Plan Area*, only 32% by area of all the open and currently undeveloped land in the parish is protected through the Neighbourhood Plan’s policies, and the planning system generally, from potential environmentally damaging development:

1. Total area of Neighbourhood Plan Area	c.491 ha
2. Open and undeveloped land (absence of housing, commercial or transport infrastructure)	c.302 ha
3. Area designated or recognised in this Plan* (for protection of environmental features)	c.99 ha

Landscape, Setting and Geology

¹⁰⁶ The village centre of Anstey stands on the west bank of the Rothley Brook valley, close to a historic crossing point of the river. The brook meanders naturally and attractively over the floodplain meadows, while the valley is wide for a watercourse the size of Rothley Brook. The ground rises quite steeply (for central Leicestershire) on either side; to the southeast a ridge (Castle Hill, also known as the Dane Hills) separates the Plan Area from Leicester, while to the northwest, starting from Upper Green with its stone and slate buildings, lies the high ground of Charnwood Forest – a topographical and geological outlier of upland Britain. The difference in elevation (Figure 4) between the valley bottom (60m) and the highest points in the Area (85m in the southeast, 115m in the northwest) provides views – into and out of the village and across the valley from one side of the parish to the other – of high value for defining the character of the whole Plan Area.

107 Although hard rocks of Precambrian and Triassic age lie beneath the surface and are the primary reason for the high ground, the surface geology (and detailed topography) of the Plan Area is the result of the actions of ice and water during the Ice Ages between 2 million and 14 thousand years ago. Most of the higher ground has a thick covering of stony clay called 'till': the accumulated sheets and piles of the debris of rocks from elsewhere eroded, transported and dumped by the ice sheets that advanced over the area in the several coldest stages of the Ice Ages. Between and after these major glacial events, in environments like those of arctic tundra today, a large meltwater-fed river cut a broad, flat-bottomed channel across the area; this is the origin of the 'misfit' of Rothley Brook with its valley today and of the sand and gravel which covers it. Other Ice Age geological features (Figure 5) include valley-side terraces, freeze-thaw hillside debris and linear sand/gravel deposits in side valleys, one of which, with its springs and clay-free subsoil, provided the first settlers here with the location for the original Anstey.

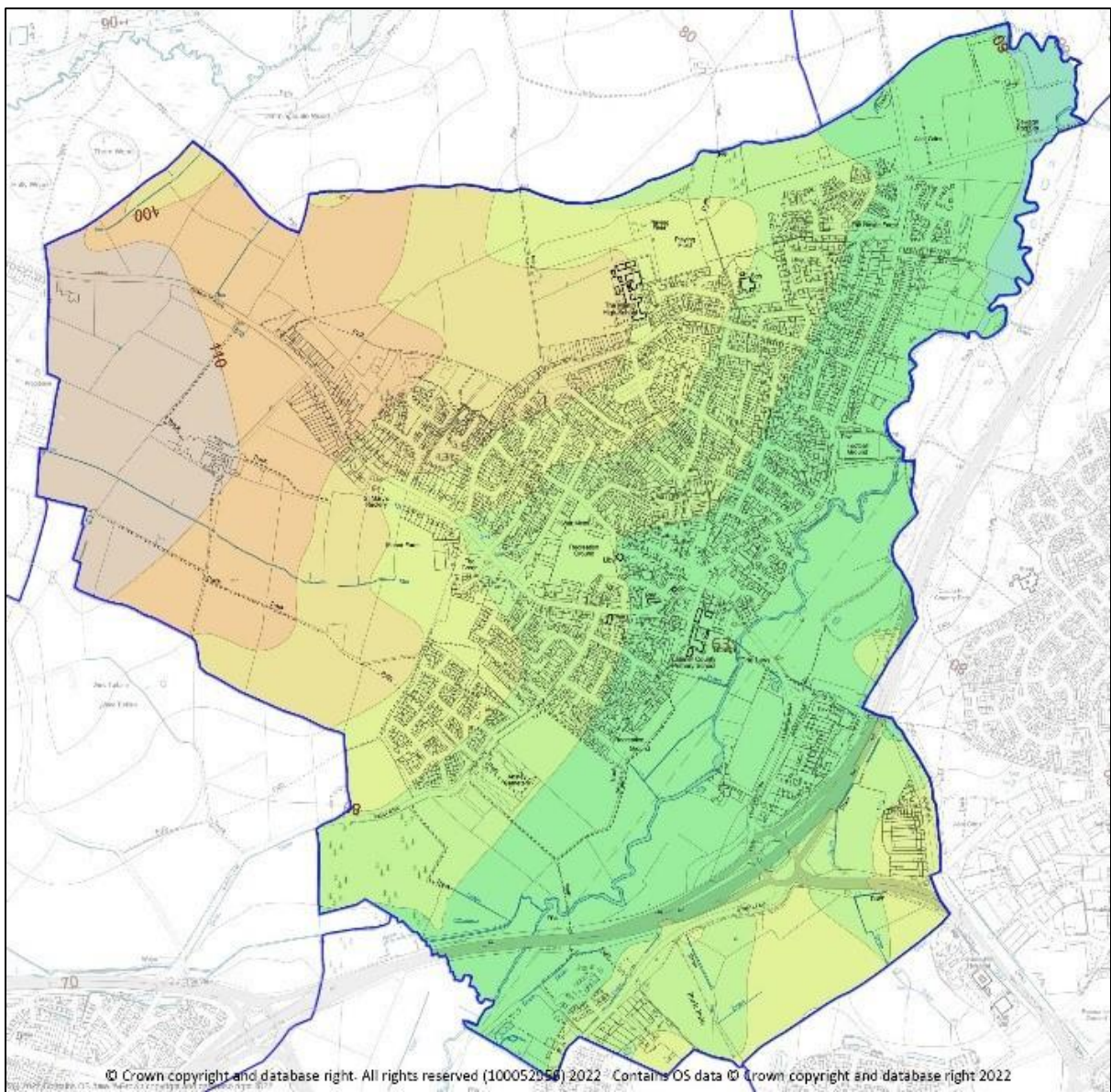


Figure 4 - Topography Map of Anstey Parish
(Map adapted from British Geological Survey online mapping)

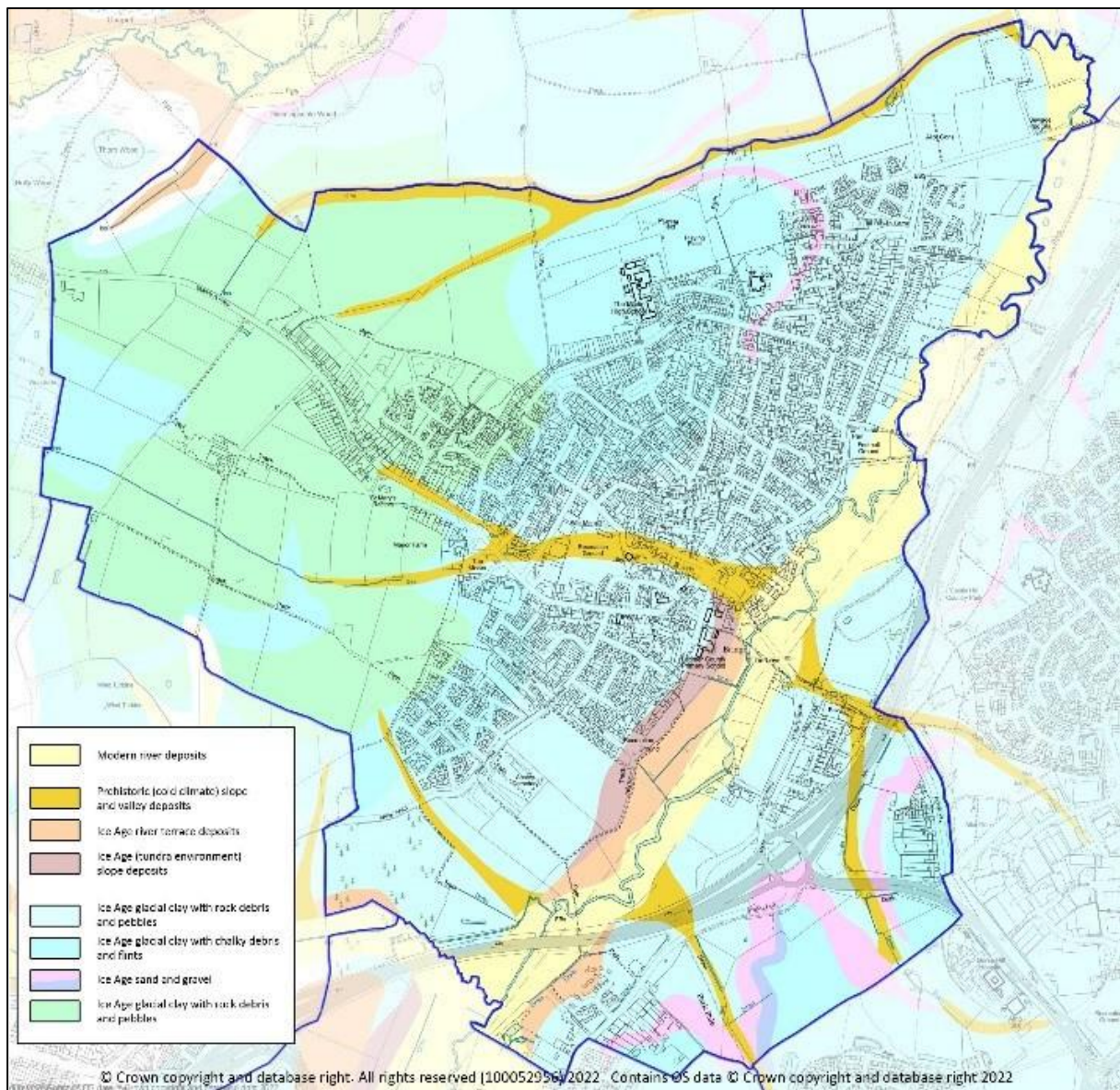


Figure 5 - Geology Map of Anstey Parish Boundary
(Map adapted from British Geological Survey online mapping)

Natural Environment

108 With up to a third its area under buildings or other built infrastructure, there is clearly less space for wildlife in Anstey than in more rural parishes in Charnwood Borough. However, the surviving farmland, Rothley Brook, a few pockets of woodland, and the many hectares of gardens, together with the important open spaces managed under Anstey Parish Council's stewardship, means that there is still a natural environment to be protected, albeit in semi-natural, managed habitats. The value of such semi-natural 'wild spaces' (including in urban, suburban and commercial areas) for mitigating further local and national biodiversity loss (a reality recognised in current and draft UK environmental legislation and policies) is considerable, however.

¹⁰⁹ Anstey has a variety of habitats: among others, watercourses, ponds, wetland, grassland, scrubland and naturally regenerating woodland, and wet and dry woods, both deciduous and coniferous. Although there are no individual sites or species of national importance, biodiversity is reasonably high, as shown by the number of species (currently 116, including several national Biodiversity Action Plan species – birds, bats, reptiles, insects, plants) and habitats recorded in Leicestershire Environmental Records (LERC).

Historical Environment

¹¹⁰ As a formal planning document, this Neighbourhood Plan identifies and provides protection for the most important physical evidence (visible, and/or proven buried, features) for the Plan Area's history and heritage. Chronological histories can be found elsewhere, but the sites and features identified and mapped for policies ENV5 – 7 nevertheless effectively represent the broad sweep of local history.

¹¹¹ Although Mesolithic people were in the Plan Area (as shown by finds and trial excavations), the oldest proven habitation, on two sites about a kilometre southwest of the modern village centre, was by British people during the Roman occupation. Following the Romans' abandonment of Britain, it seems likely that the area reverted to forest and that Anglo-Saxon settlers arriving here, perhaps in the 8th century, established the original Anstey by making a clearing roughly where Upper Green is now.

¹¹² As further evidence of Dark Ages history, the shape of Upper Green, with its elongated spidery outline and diverging streets, is recognised by historians as typically that of a settlement originally established in a woodland clearing.

¹¹³ Later in the medieval period Anstey consisted of two manors (Ulverscroft and Leicester Abbey, the two foci of the pre-20th century village, still to be seen today) with two sets of open fields (the layout of ridge and furrow and other earthworks in the Plan Area).

¹¹⁴ A few buildings with elements dating from the 16th to 18th century survive, while there are a considerable number of 19th and 20th century buildings of note that attest to the rapid growth of the village during and after the industrial revolution and are now valued for their social-historical and architectural merits.

Existing Environmental Designations

¹¹⁵ The Plan Area is located in National Character Area (NCA) 73 *Charnwood*. NCAs are landscape areas defined by Natural England for Planning purposes. It is also located in Charnwood Borough Council Landscape Character Area (LCA) *Charnwood Forest*.

¹¹⁶ In the natural environment there are 11 areas of *Priority Habitat* and national *Forest Inventory* (as defined by Natural England), together with 15 validated and historic Local Wildlife Sites (LWS) in the Leicestershire and Rutland Environmental Records Centre database.

¹¹⁷ In the historical environment there are 24 Listed Buildings, 3 Scheduled Monuments (some duplications with Listed Buildings) and some 32 further sites and features of historical environment significance in the Leicestershire & Rutland Historic Environment Record (HER), of which eight are of relevance to Neighbourhood Plan policies.

Environmental Inventory

¹¹⁸ An Environmental Inventory (Appendix 4) of Anstey was compiled in support of the environmental designations and policies in this Plan between January and June 2022. The work comprised two elements:

- Review of all existing designations and other available information in the public domain and
- Fieldwork to identify and confirm environmentally significant (in the context of the Plan Area) sites and features.

¹¹⁹ The 'Review' compiled information from many sources, including DEFRA, Natural England, Historic England, Leicestershire Historic Environment Records, Leicestershire Environmental Record Centre (habitats, species and designations), Charnwood Borough Council, Environment Agency, British Geological Survey, old maps (Ordnance Survey, archive), local history and archaeology, publications and local knowledge.

¹²⁰ The 'Fieldwork' was combined with local desk studies to review all open and currently undeveloped land in the Plan Area. Significant species, habitats, public open spaces, landscape characteristics, earthworks and other extant heritage features, views and viewpoints were checked and recorded.

¹²¹ The data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and every site of local environmental significance was evaluated using a system based on the seven criteria for Local Green Space selection in the *National Planning Policy Framework 2021*.

Local Green Spaces

- 122 Of the approximately 153 inventoried parcels of open land in the parish, 52 were identified as having notable environmental (natural, historical and/or social) features. These sites were scored, using the seven criteria for Local Green Space designation noted in the *National Planning Policy Framework 2021* (see Appendix 4 for the criteria and scoring system used in this Plan). Two sites (Figure 6) score highly under all relevant criteria in the inventory (Appendix 4) and meet the essential requirements for designation as Local Green Space as outlined in NPPF (December 2023) paragraph 105-107. Their statutory protection will ensure they can be appreciated and valued by future generations.
- 123 Note that two of the proposed Local Green Spaces identified in Figure 6 (ref 001 and 002) are designated as Green Wedge in the adopted Core Strategy (and emerging Local Plan) and are therefore afforded some protection under this designation. The community considers that these sites are sufficiently special to warrant the additional protection afforded under this LGS designation.

POLICY ENV1 Local Green Spaces

The areas listed and mapped in Figure 6, are designated as areas of Local Green Space (see Appendix 5), which will be protected in a manner consistent with the protection of land within Green Belts.

PENV1-A Lower Green, Anstey (inventory references 001, 002, 114)

PENV1-B Upper Green, Anstey (inventory reference 140)

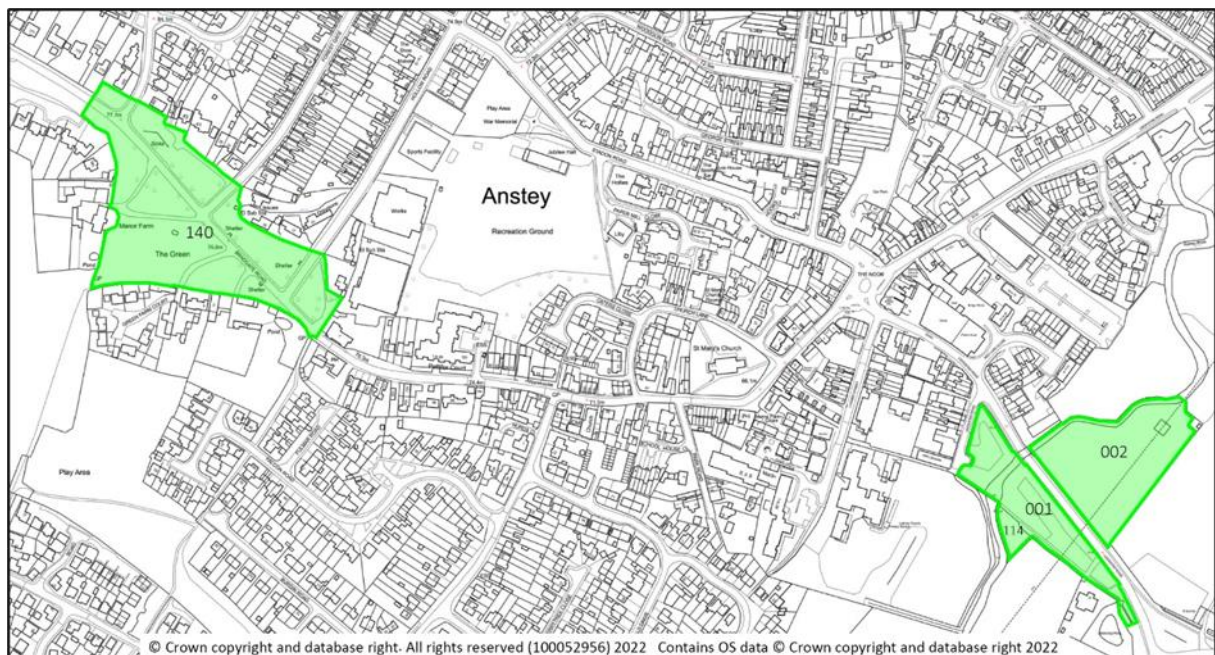


Figure 6 - Local Green Spaces

Important Open Spaces

- 124 A group of sites in the Neighbourhood Area has high (scoring for 'recreational value' in the inventory) or recognised (actual amenities or functions) community value as Open Space and/or for Sport & Recreation. They have been identified in fieldwork, community consultations and in Parish records. While many are recognised as Open Space, Sport & Recreation (OSSR) sites in the supporting documentation for the emerging Charnwood Borough Council Local Plan (2019- 36), 17 of the 42 open spaces audited locally for this Plan are either new open spaces in new commercial developments (thus currently under transitional management and ownership arrangements) or were omitted for some reason from the CBC commissioned audit.
- 125 All these sites' values as open space within and close to the built-up areas and/or their actual or potential value as community resources are recognised in Policy ENV 2. The policy is in conformity with, and adds local detail to, the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies, and to Policy CS15 and Draft Local Plan (2019-2036) Policy LP25. The need for effective, continuous maintenance arrangements for publicly accessible open spaces, irrespective of their public/private rights of access status, is recognised in Community Action 1.

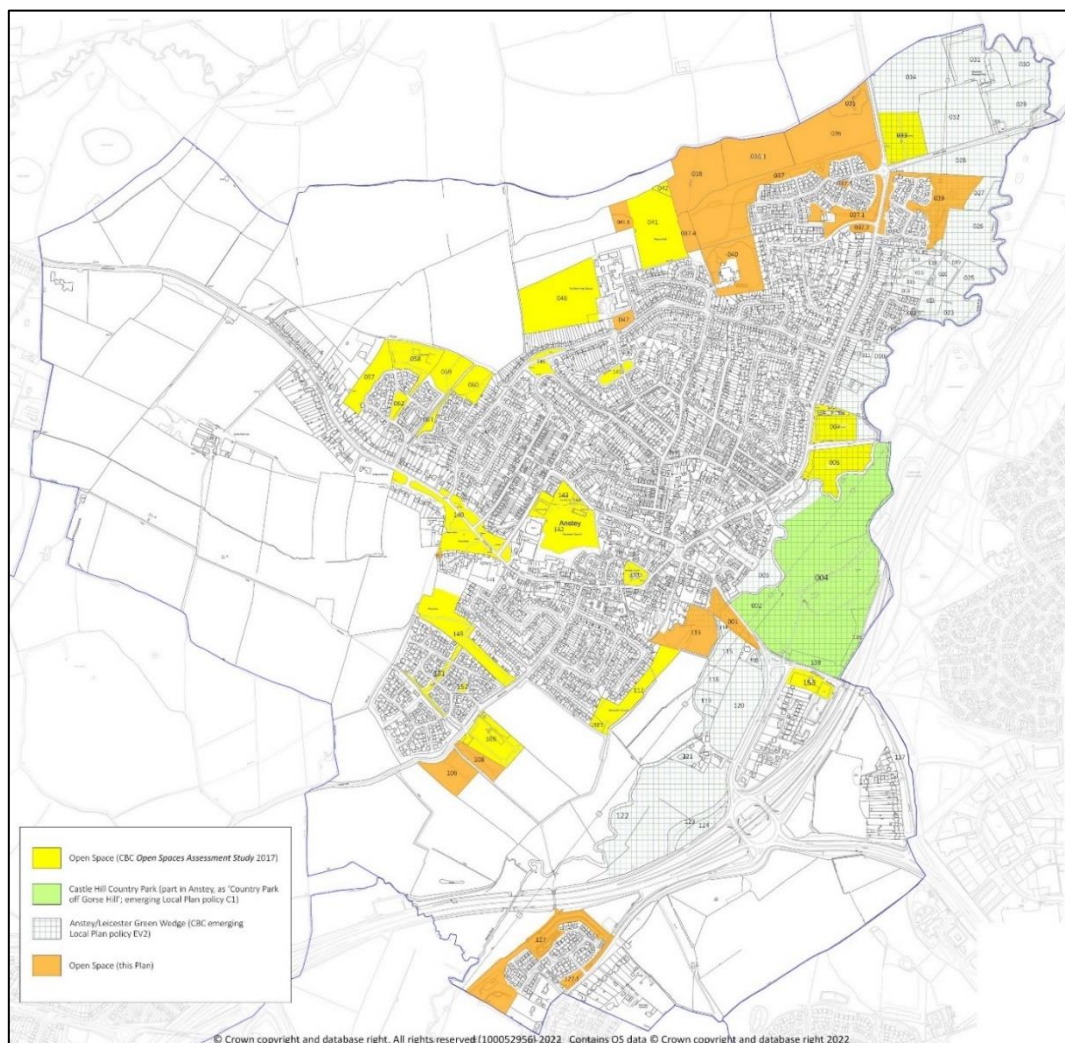


Figure 7 - Important Open Spaces

COMMUNITY ACTION 1 Maintain and manage Important Open Spaces

The Anstey community expects all public open spaces mapped in Figure 7 to be managed effectively to maintain or enhance their amenities, features or biodiversity, and to comply with public liability standards for safety, for as long as they continue to function as publicly accessible open spaces.

POLICY ENV2 Important Open Spaces

The following open spaces (locations, Figure 7) are of high local value for recreation, beauty, amenity, or tranquility, within or close to the built-up area.

Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Inventory of Important Open Spaces:

Lower Green (Inventory reference 001): Anstey Parish Council Open Space (not CBC). This open space is part of designated *Local Green Space* (Policy ENV1, this Plan). Owned and managed by Anstey Parish Council. Recorded here for completeness only – not covered by policy ENV2]

Mitchells' Field Recreation Ground [006]: CBC open space PAN42; CBC OSSR typology *Recreation grounds, Outdoor sports*. Owned and managed by Anstey Parish Council

Anstey Nomads pitches [007]: CBC open space PAN13; *Outdoor sports managed by Anstey Nomads FC*

Anstey Lane allotments [033]: CBC open space PAN5; *Allotments, community gardens and urban farms*, Owned by Church of England, managed by the Allotment Society

Cropston Road Nature Area [035]: *Amenity green space and natural and semi-natural greenspace* (this Plan). Part of natural buffer zone reserved in the development by Bloor Homes

Cropston Road Nature Area [036]: *Amenity green space and natural and semi-natural greenspace* (this Plan) Part of natural buffer zone reserved in the development by Bloor Homes

Bloor Homes open space (part) [036.1]: *Amenity green space* (this Plan) Part of natural buffer zone reserved in the development by Bloor Homes

Pollards Road open space(s) [037]: *Amenity green space* (this Plan). Currently owned by and managed on behalf of Bloor Homes

Cropston Road / Fairhaven Road open spaces (part) [037.1]: *Amenity green space* (this Plan). Currently owned by and managed on behalf of Bloor Homes

Cropston Road / Fairhaven Road open spaces (part) [037.2]: *Amenity green space* (this Plan). Currently owned by and managed on behalf of Bloor Homes

Pollards Road play area [037.3]: *Amenity green space* (this Plan). Currently owned by and managed on behalf of Bloor Homes

Bloor Homes open space (part) [037.4]: *Amenity green space* (this Plan). Currently owned by and managed on behalf of Bloor Homes

Bloor Homes woodland open space (part) [038]: *Amenity green space* (this Plan). Existing woodland, incorporated into Bloor Homes development

Pylon Park, Abbotts Close, open space(s) [039]: *Amenity green space* (this Plan). Currently owned by and managed on behalf of Jelsons

Woolden Hill Primary School grounds [040] Leicestershire County Council

Netherfield Road playing field (Link Road playing field, Hollgate Close) (041, part) and community planting [041.1]: *Outdoor sports* and *Natural and semi natural green space*. owned and managed by Anstey Parish Council

The Martin High School grounds (main part) [046]: CBC open space; Leicestershire County Council

The Martin High School grounds (green opposite James Street) [047]: Not in CBC audit; Leicestershire County Council

Long Close amenity green space south [057]: CBC open space PAN22; *Amenity green space* owned and managed by Anstey Parish Council

Long Close Play Area [058]: CBC open space; *Amenity green space* and *Children and young people's facilities*. Owned and managed by Anstey Parish Council

Ruskin Field, Wolfe End [059]: CBC open space PAN24; *Amenity green space*. Owned and managed by Anstey Parish Council

Anstige Avenue amenity green spaces [060 + 061]: CBC open space PAN43 (two parts); *Amenity green space*

Amenity Green Space off Ruskin Field south (Long Close play area) [062]: CBC open space PAN23; *Amenity green space*. Owned and managed by Anstey Parish Council

Diamond Jubilee Plantation (off Upper Green) [101.1]: allocated as open space by the developer of Green Farm Court; Woodland Trust and community planting for Elizabeth II Platinum Jubilee. Anstey Parish Council open space

Groby Road Allotments extension [106]: Currently owned by and managed on behalf of Davidsons Homes; to be transferred to Anstey Parish Council

Groby Road Cemetery extension [108]: *Cemeteries and churchyards*. Owned and managed by Anstey Parish Council

Groby Road Cemetery [109]: CBC open space PAN6; *Cemeteries and churchyards*. Owned and managed by Anstey Parish Council

Millfield Close recreation ground [112]: CBC open space PAN14: *Recreation grounds, Outdoor sports*. Owned by CBC, managed by Anstey Parish Council

Millfield play area, off Groby Road [112.1]: CBC open space PAN3; *Children and young people's Facilities* managed by Anstey Parish Council

Anstey Latimer Primary School playing fields [113] Leicestershire County Council

Storer Road open spaces [127]: *Amenity green space* and *Natural and semi-natural greenspace* (this Plan). Currently owned by and managed on behalf of Davidsons Homes

Gynsill's Lane play park, Willford Road [127.1]: *Amenity green space* and *Facilities for children and young people* (this Plan). Currently owned by and managed on behalf of Davidsons Homes

Upper Green [140]: CBC open space PAN7. Designated *Local Green Space* (Policy ENV1, this Plan). Owned and managed by Anstey Parish Council. Recorded here for completeness only – not covered by policy ENV2

Anstey recreation ground, Staddon Road [142]: CBC open space PAN1 (part); *Recreation grounds, Outdoor sports*. Owned and managed by Anstey Parish Council

Staddon Road activity area [143]: CBC open space PAN 2 as 'teenage facility' *Children and young people's facilities*. Owned and managed by Anstey Parish Council

Anstey War Memorial Park [144]: CBC open space PAN 1 (part); *Parks and gardens*. Owned and managed by Anstey Parish Council

Link Road amenity green space [145]: CBC open space PAN17; *Amenity green space* owned and managed by Charnwood BC

The Close amenity green space [146]: CBC open space PAN15; *Amenity green space*

Groby Road amenity open spaces (includes Groby Road play area) [149, 151, 152]: CBC open space PAN17; *Amenity green space* and *Facilities for children and young people*. Currently owned by and managed on behalf of Davidsons Homes; to be transferred to Anstey Parish Council

St Mary's churchyard [150]: CBC open space PAN5; *Cemeteries and churchyards* managed by Anstey Parish Council

Gynsill Close tennis club [153]: CBC open space PAN12: *Outdoor sports*

Sites and Features of Natural Environmental Significance

126 A group of inventory sites score highly for 'wildlife' (scoring at least 3/5 under this criterion). The features and designations for which the identified sites have been selected are identified in the Environmental Inventory (Appendix 4). They comprise a) statutorily protected sites, if any, b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded; c) sites identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites, and d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area. The map (Figure 8) shows their locations.

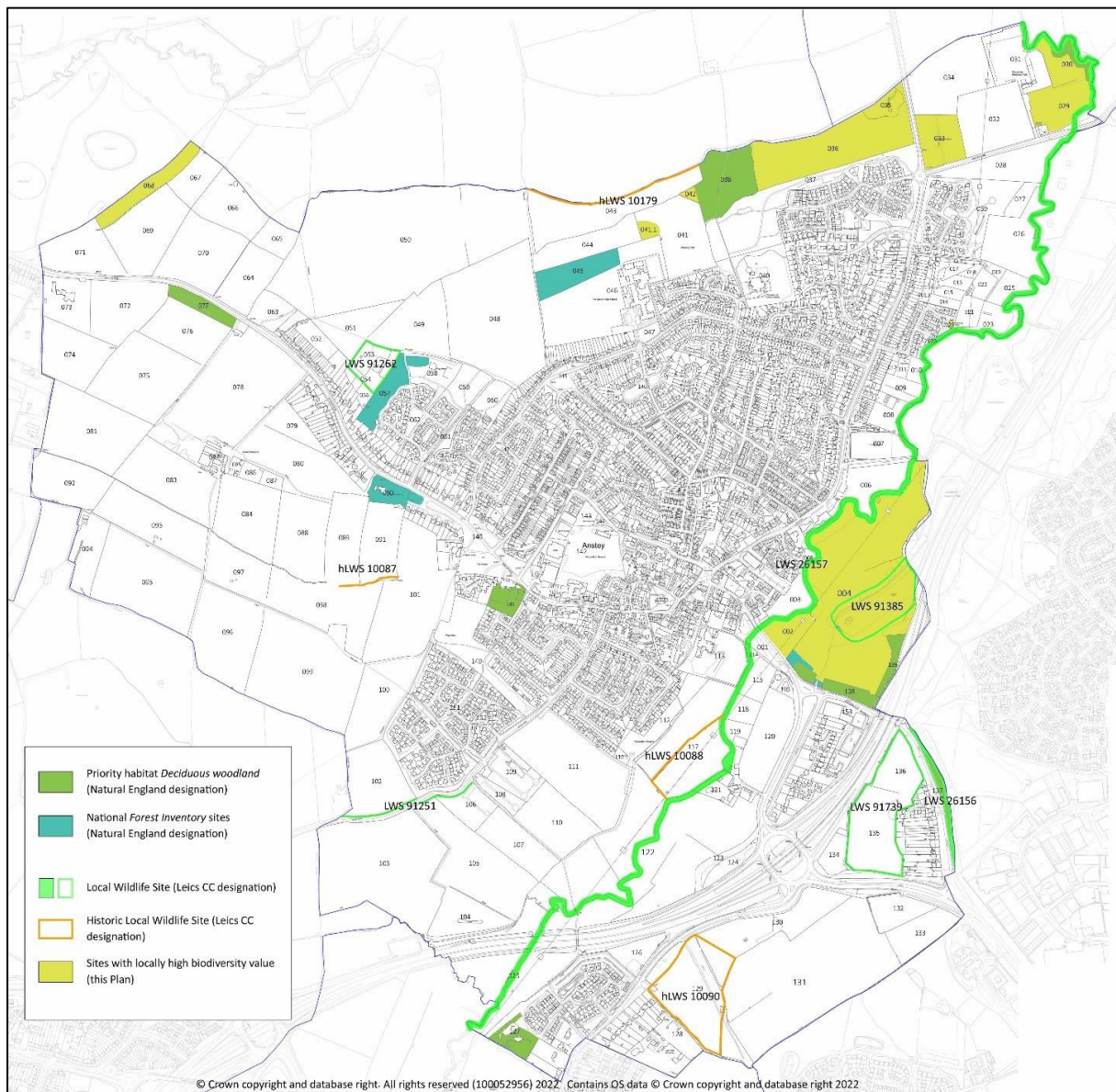


Figure 8 - Sites and features of natural environment significance

¹²⁷ Policy ENV 3 delivers site-level compliance in the Plan Area with the relevant Charnwood Borough Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It is in conformity with National Planning Policy Framework 2021 policies 174, 179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites.

POLICY ENV3

Sites and Features of Natural Environmental Significance

The sites and features listed here (and mapped in Figure 8) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right, make a contribution to carbon sequestration, and are locally valued.

Development proposals should demonstrate that the need for, and benefits of, the development clearly outweigh the ecological loss. Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%.

If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated by net gain as above or compensated for, planning permission should be refused, in conformity with paragraph 185(a) of the NPPF (December 2023).

Biodiversity and Habitat Connectivity across the Plan Area

¹²⁸ It might be said that Anstey is a ‘typical’ area of the English Midlands because it has no nationally important 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: Anstey 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 threatened and diminishing biodiversity.

¹²⁹ Anstey village (around the church) and the water meadows along the Rothley Brook valley, including the Country Park, together with the part of the village extending from Upper Green out towards Bradgate Park and Cropston reservoir, are recognised by Leicestershire County Ecologists as important for bats, with at least eight of the 17 species occurring in Britain being recorded (Figure 10). New development and changes to existing infrastructure requiring planning consent should take bat conservation into account.

¹³⁰ 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.

- 131 A wildlife corridor along Rothley Brook (itself a natural green corridor and designated Local Wildlife Site) providing connectivity between the main groups of biodiversity sites in the Plan Area is mapped (indicatively) in Figure 9; it also forms part of the Charnwood Borough Council *Green Wedge* (emerging Local Plan) and the Leicestershire CC *Country Park*. It should be taken into account in the planning system.
- 132 While policy ENV 3 delivers site-specific compliance in the Plan Area with the relevant Charnwood Borough Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 4) does the same for strategic planning and future development proposals across the Plan Area.
- 133 Policy ENV4 also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by National Planning Policy Framework (2021) paragraphs 174 (a) and (d); 175; 179 and 180(a), on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting Anstey to comply with the requirements of the *Climate Change Act 2008*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021*.

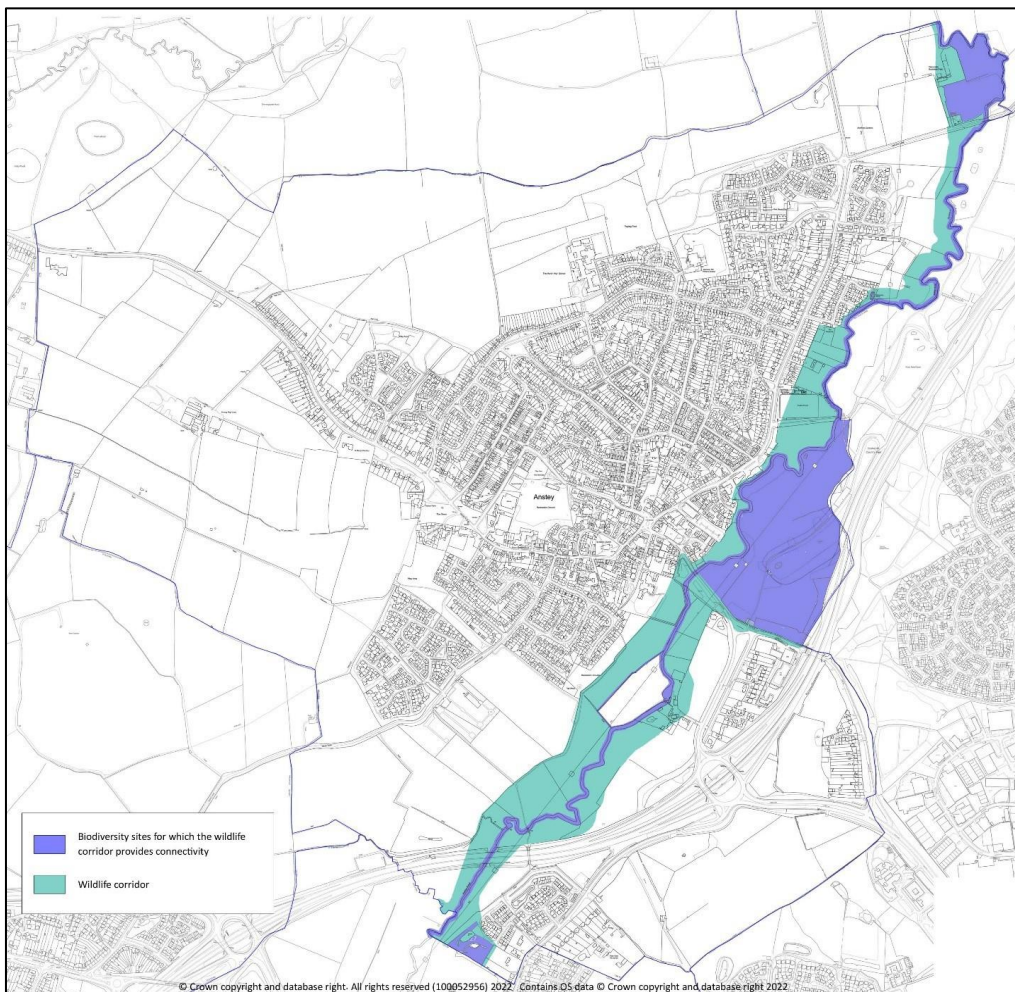


Figure 9 - Wildlife corridor

POLICY ENV4

Biodiversity and Habitat Connectivity

All new development proposals will be expected to safeguard habitats and species, including those of local significance, and to deliver biodiversity net gain. If significant harm to biodiversity cannot be avoided (through relocating to an alternative site with less harmful impacts), adequately mitigated, or dealt with through onsite or offsite enhancement (via biodiversity net gain at 10%) or compensation, planning permission should be refused, in conformity with paragraph 186a of the NPPF (December 2023).

When fulfilment of biodiversity net gain involves trees and hedges, compensatory plantings should be of native or suitable exotic/ornamental species and should take account of current best practice regarding plant disease control and aftercare.

Development proposals close to locations where bats are known to occur (Figure 10) and which involve demolition, extension affecting roof-space or roof-line, or changes to eaves, chimneys, ridge, soffits, slates/tiles, must include a record of consultation with the Leicestershire Environmental Records Centre team and demonstrate that their recommendations have been taken into account in the proposal.

In addition and to comply with current legislation and guidance, all development proposals in the Plan Area should take account of the possibility of bats, their roosts and commuting and foraging habitats, in and adjacent to the development site. They should:

- PENV4-A in known bat habitat areas, not incorporate exterior artificial lighting (on buildings or open areas) unless demonstrably essential;
- PENV4-A in known or potential bat habitat areas, not remove trees unless demonstrably essential;
- PENV4-A in all locations, apply mitigation methods in the design and location of artificial lighting using current best practice in respect of dark buffers, illuminance levels, zonation, luminaire specifications, curfew times, site configuration and screening;
- PENV4-A in all locations, incorporate integral or external bat boxes in an agreed ratio of boxes to number of buildings or site size.

Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridor identified in Figure 9.

Subject to their compliance with all other relevant policies in this Neighbourhood Plan, proposals to rewild and increase biodiversity in the Neighbourhood Area will be supported if they have local community agreement.

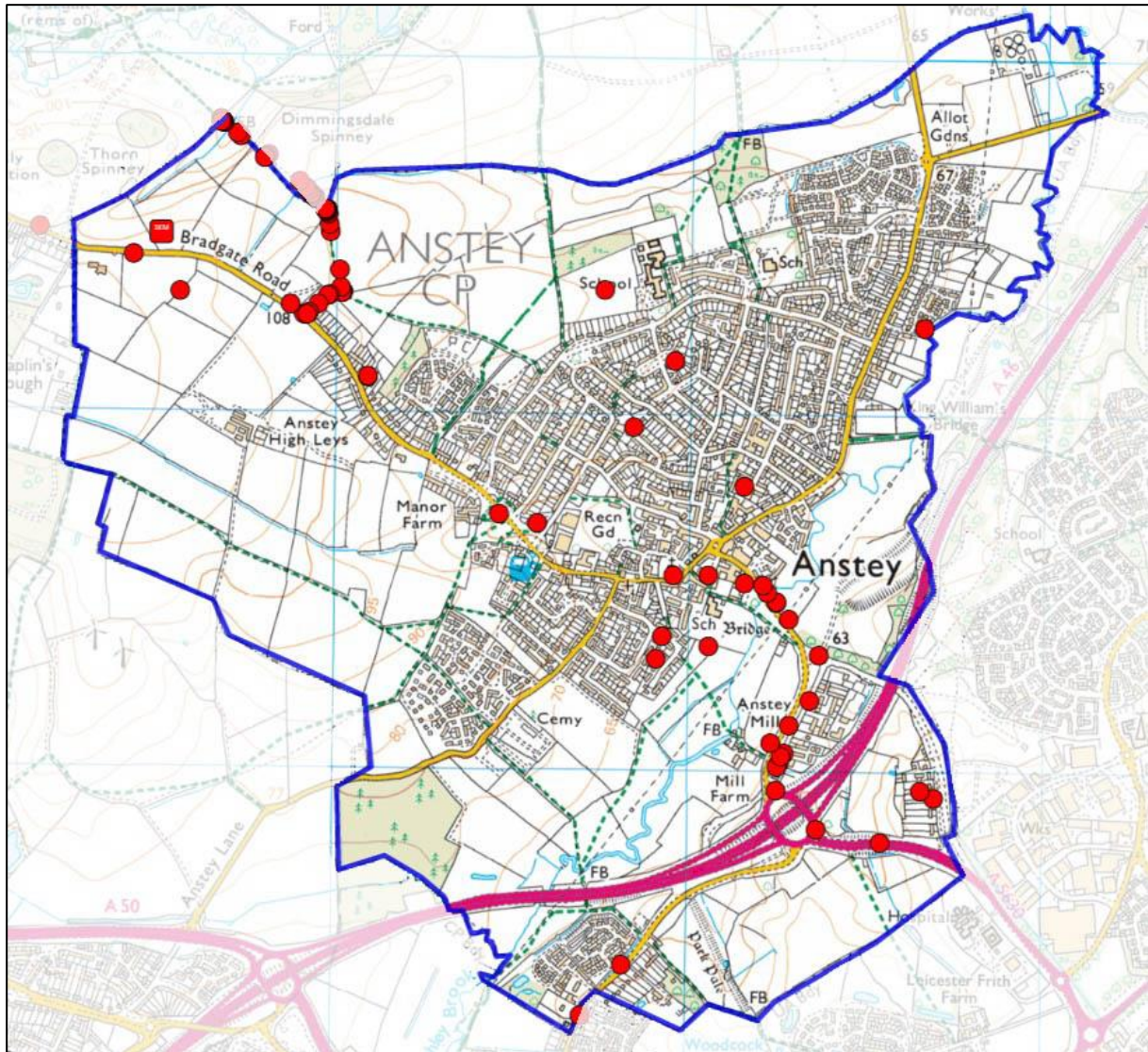
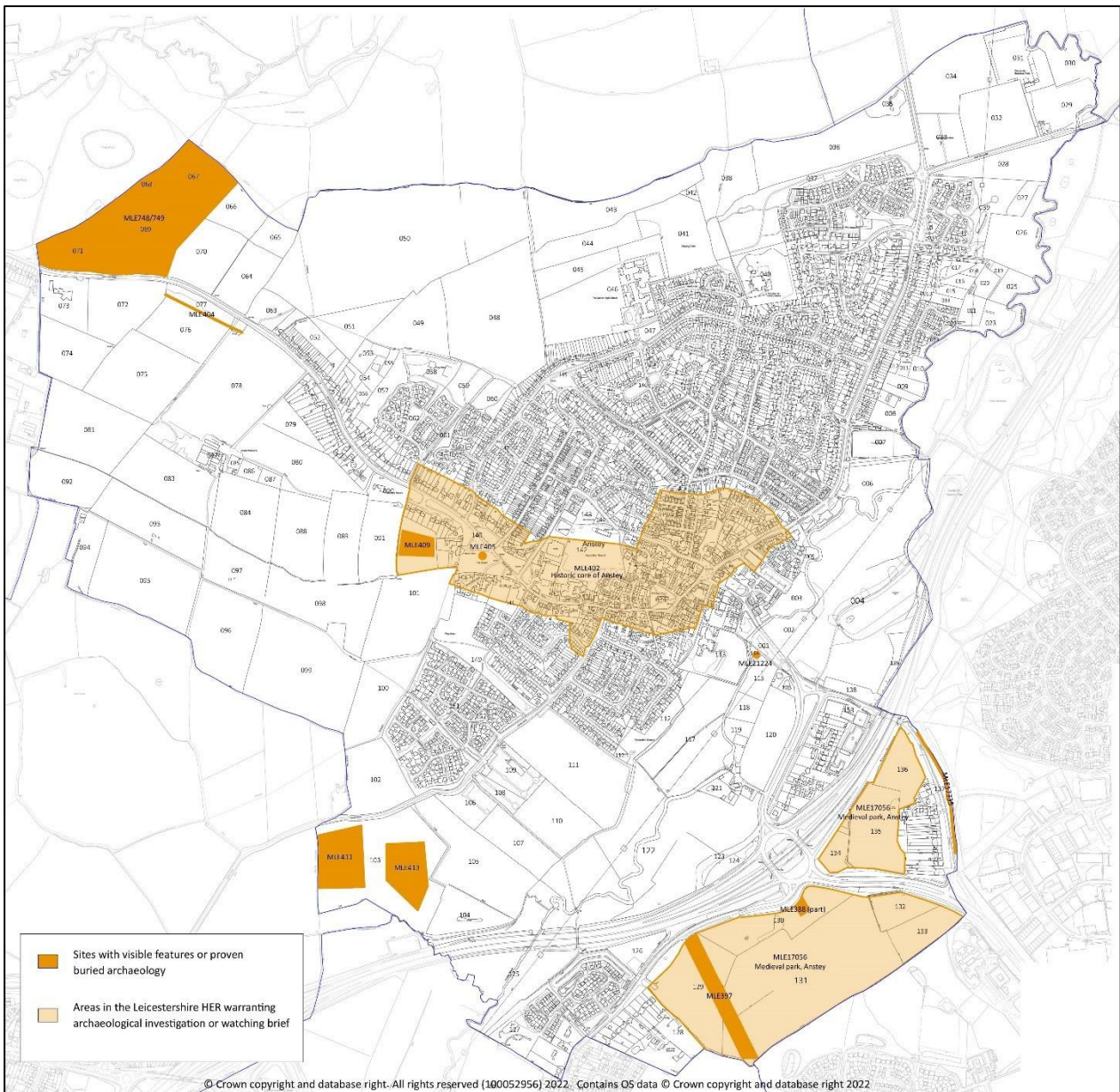


Figure 10 - Bats within the Ansteley Parish Boundary
 (all recorded species provided by LERC data and mapping, © LCC)

Sites of Historic Environmental Significance

- ¹³⁴ A group of inventory sites scores highly for ‘history’ (scoring at least 3/5 under this criterion). The features for which the identified sites have been selected and notified are listed in the Environmental Inventory (Appendix 4). The map (Figure 11) shows their locations.
- ¹³⁵ These historic environment sites comprise sites with *extant and visible* archaeological or historical features or proven buried archaeology, as recorded in the Historic England and Leicestershire *Historic Environment Records* (HER) databases, and other sites of historical and social significance, as recorded by Leicestershire CC or by the community during the preparation of this Neighbourhood Plan.



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Figure 11 - Sites of Historical Environment Significance
 (For ridge and furrow and other medieval earthworks see policy ENV 6)

POLICY ENV5 Sites of Historic Environmental Significance

The sites mapped in Figure 11 (details in Appendix 4) have been identified as being of local significance for history. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued.

Development proposals that would have a detrimental impact on a site of historic environment significance will not be supported unless the need for and benefits arising from development in that location clearly outweigh the loss.

Medieval Earthworks including Ridge and Furrow

136 Although the original Anglo-Saxon settlement and land of Anstey was established by the gradual clearance of woodland, by the 9th-10th centuries almost all of its territory was open fields (arable) and meadow (pasture). The fields, usually three, were managed in a seasonal and 3-yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because the ploughshares were not reversible, the soil was always turned rightwards as the plough team progressed up and down the furlongs, producing a corrugated pattern of ridges and furrows whose dimensions increased with every season.

137 By the high medieval period (11th-14th centuries) Anstey comprised two manors, Leicester Abbey and Ferrers, with two sets of open fields, eight in total (Figure 12), and this was shown by the pattern of ploughlands revealed by the ridge and furrow surviving in 1947 (Figure 14). The open field system was practised for most of the medieval period and beyond, until changes in land ownership and adoption of the latest farming methods in the 18th century produced an agricultural revolution: a national-scale switch from large open fields to small fields with hedged boundaries and from arable to pastoral (livestock) farming.

138 The open land in the Plan Area was *Enclosed* in this way by Anstey's Parliamentary Enclosure in 1762. The result of the enclosures was to 'fossilise' the ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20th century, when a second agricultural revolution after the Second World War effectively reversed the first one.

139 British governments, and later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow.

140 Further losses were caused by expansion of Anstey village itself, in both the 19th and 20th centuries. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%.

141 In the late 1990s, English Heritage (now Historic England), realising the scale of this destruction nationally, undertook the first of a series of surveys ('*Turning the Plough*', (Figure 15) across the Midlands and made recommendations for protection and management.

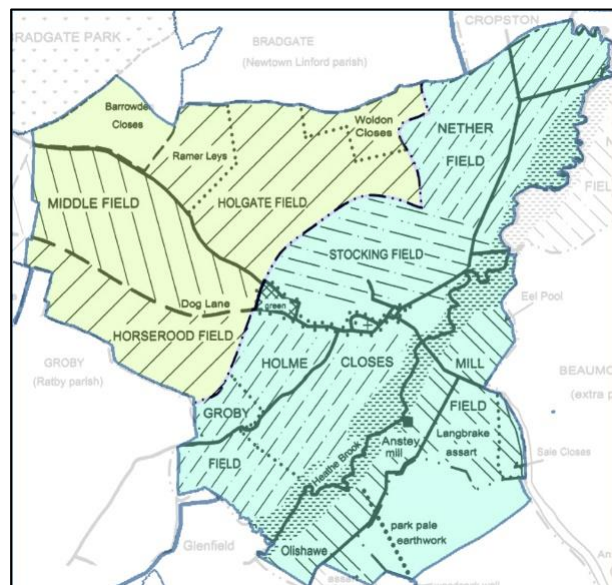


Figure 12 - Field Enclosure Award (1972)

142 The extent of Anstey’s ridge and furrow surviving in 1947 was mapped from historic aerial photographs by R F Hartley (Leicestershire County Council, Figure 14). The ridge and furrow in Anstey in 1999 mapped by *Turning the Plough* provided the baseline for a new survey undertaken for this Plan in 2022 (Figure 16).

143 The summary results show the decline since World War II and since 1999; although the 2022 survey identified on the ground some areas missed by the 1999 study, the situation is now as follows:

1947	[approximately] 284 ha
1999	c.43.2 ha
2022	c.21.2 ha (c.92% loss since 1947)

144 In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that, in view of the level of loss since the mid-20th century, “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage, 2001).

145 While the 11 individual modern fields with surviving ridge and furrow in Anstey are not claimed to be of international importance, their ‘group relationship’ with the other important medieval heritage assets in the Plan Area means that any further, avoidable, loss would be irreversibly detrimental to the local and regional historic environment.

146 Supported by paragraph 200 of the National Planning Policy Framework (specifically footnote 68) and following the recommendation of Historic England, all surviving ridge and furrow in the Plan Area (Figure 16) should now be regarded as a non-designated heritage asset and taken into account in the planning system; it is arguably a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need or new targets required at a higher level in the planning system should be fulfilled by allocating development to available sites with no surviving ridge and furrow.



Figure 13 - Anstey’s Medieval Landscape
LIDAR imagery of Rothley Brook valley

Also significant in the south-east part of the Plan Area is the survival of features of the medieval landscape associated with the complete system of open arable fields, temporary pasture and water-meadows. This is shown by detailed, laser-based imagery of the land surface (Figure 13), which reveals features not normally visible at ground level. Much of the Rothley Brook valley between Castle Hill, Gorse Hill and Anstey village has high potential for landscape archaeology, and this significance should be taken into account when development is proposed.

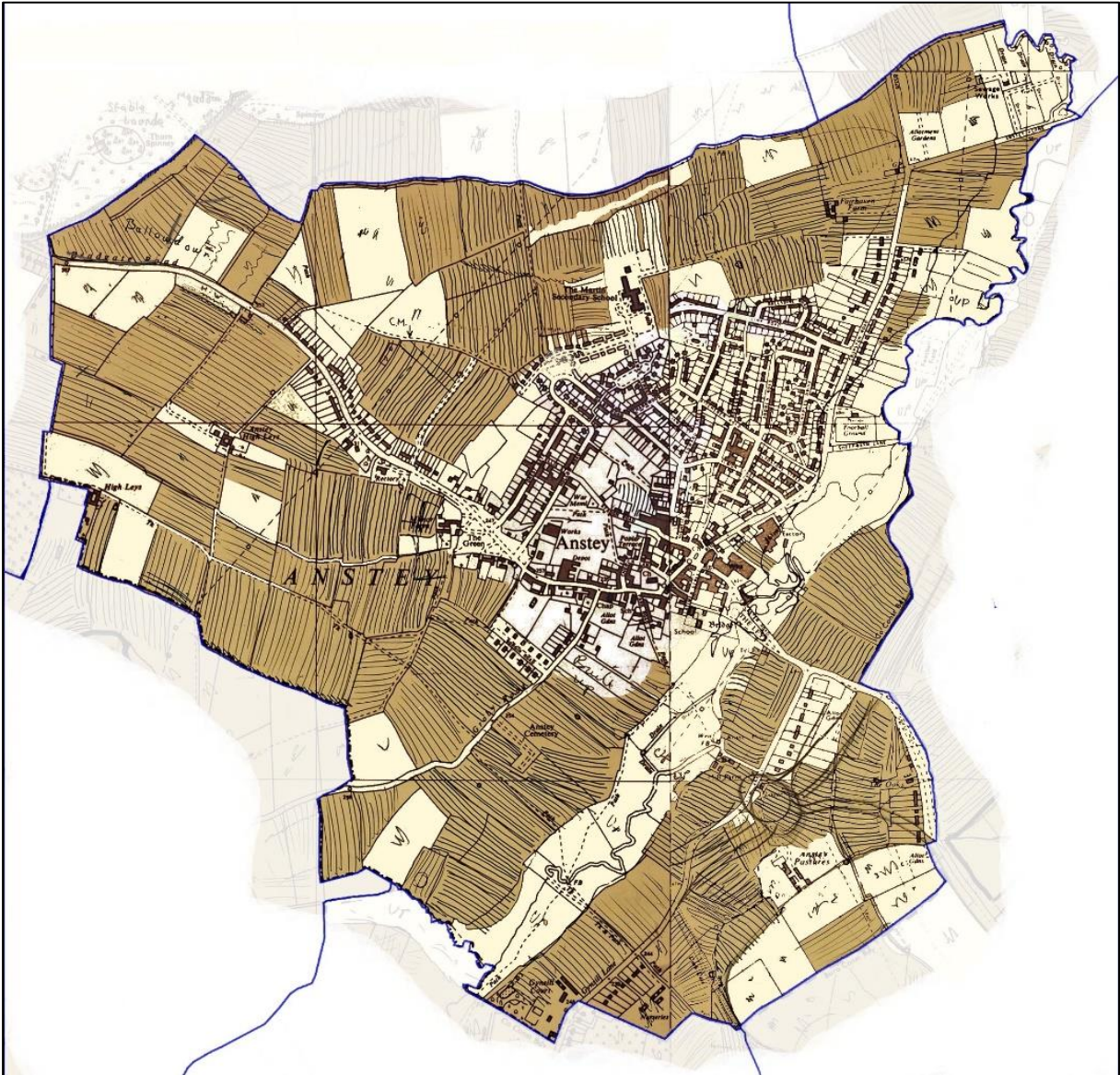


Figure 14 - Ridge and Furrow c.1947
(reconstructed by R F Hartley (Leicestershire County Archaeology Unit) in c.1985)

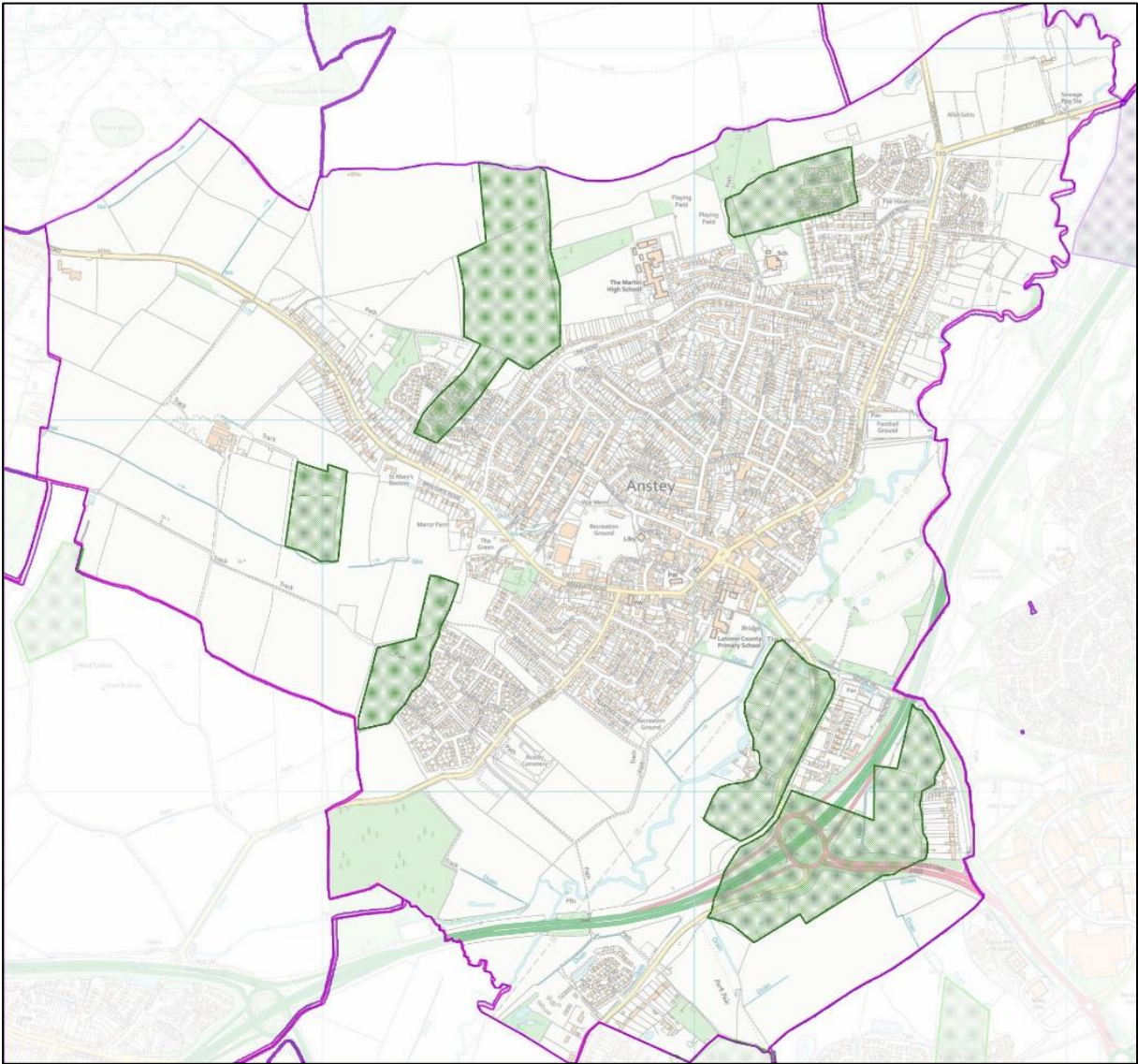


Figure 15 - Ridge and Furrow c.1999

(Turning the Plough survey, Historic England - adapted from map © Leics. CC)

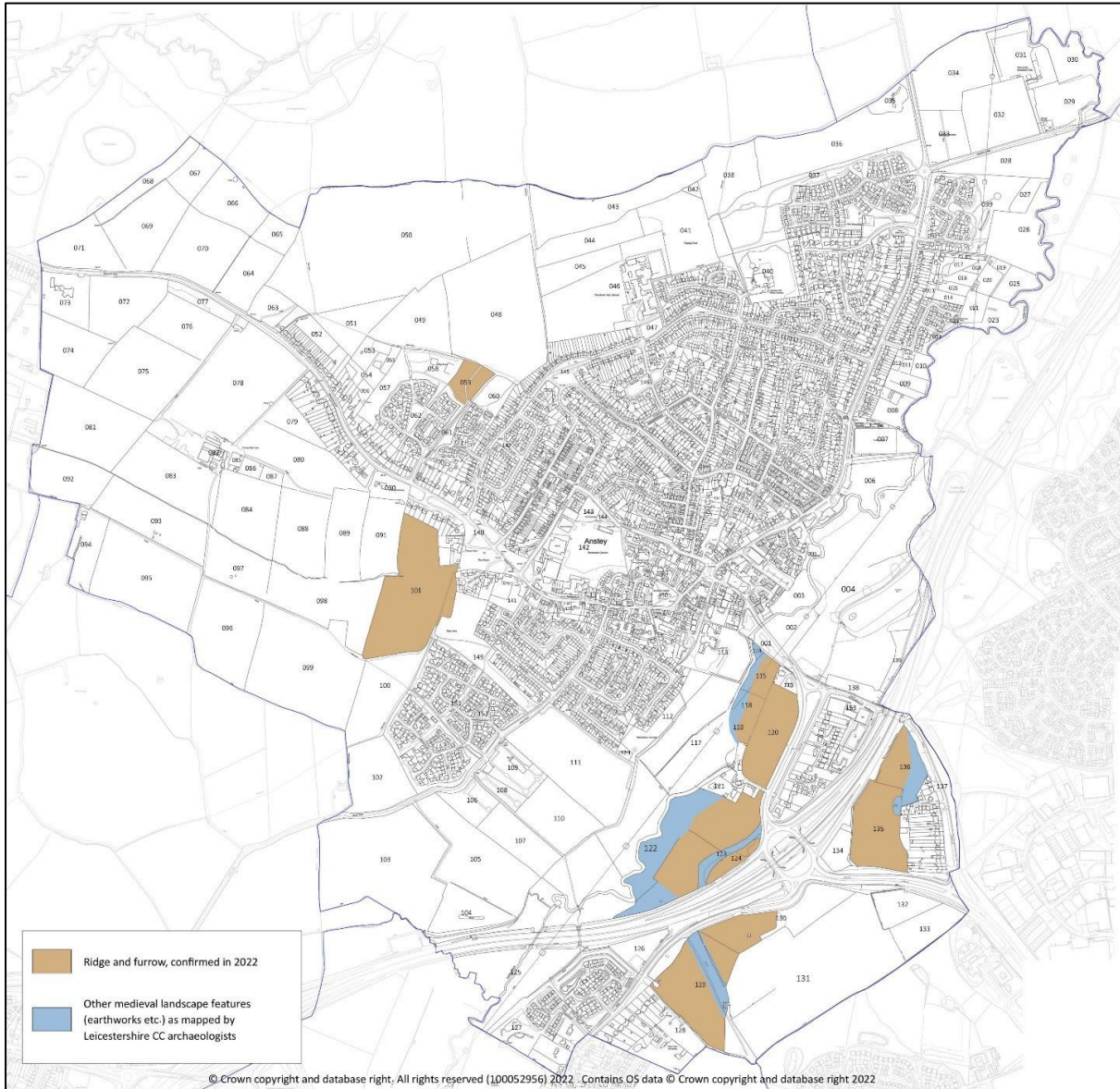


Figure 16 - Ridge and Furrow c.2022
(And other medieval landscape features)

POLICY ENV6

Medieval Earthworks including Ridge and Furrow

The areas of ridge and furrow and other earthworks mapped in Figure 16 are non-designated heritage assets. Proposals for new development within the ridge and furrow fields shown on Figure 16 will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset of the field or fields concerned.

Statutory Protected Heritage Assets

148 Twenty-four buildings and structures in the Plan Area have statutory protection as Scheduled Monuments or through Listing at Grade II. The Neighbourhood Plan lists them in 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.

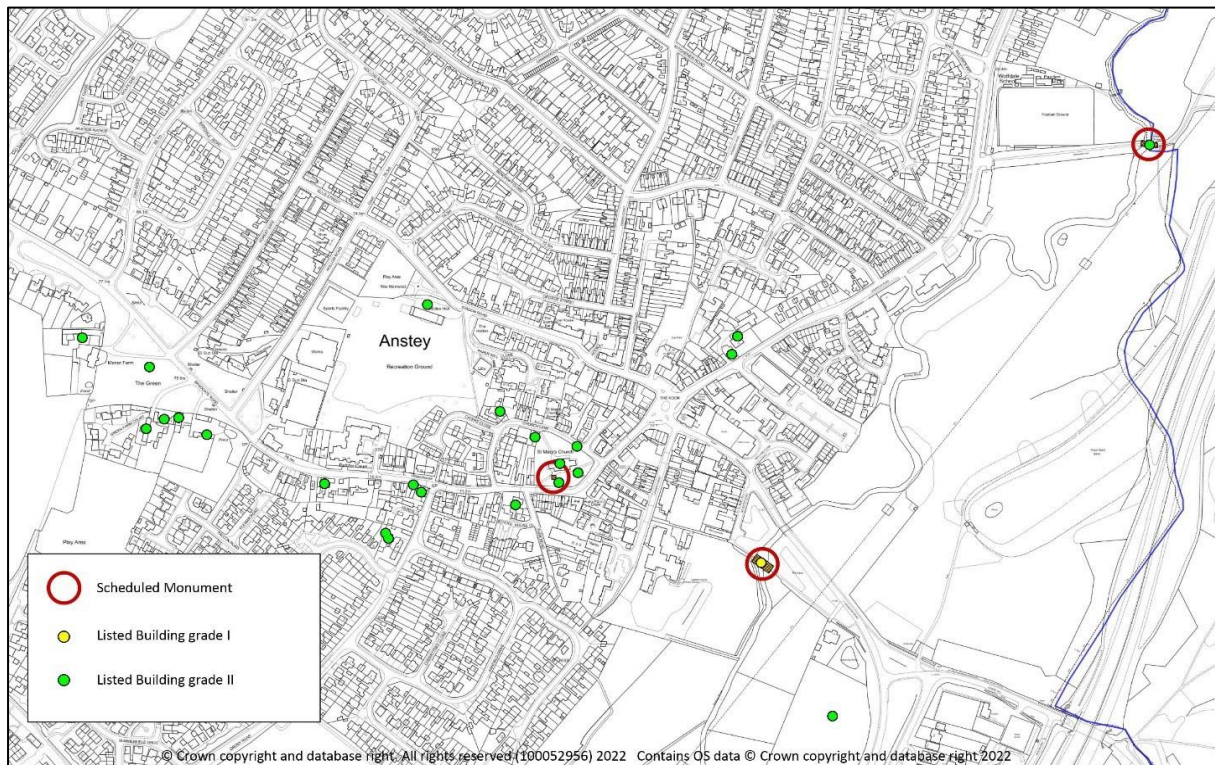
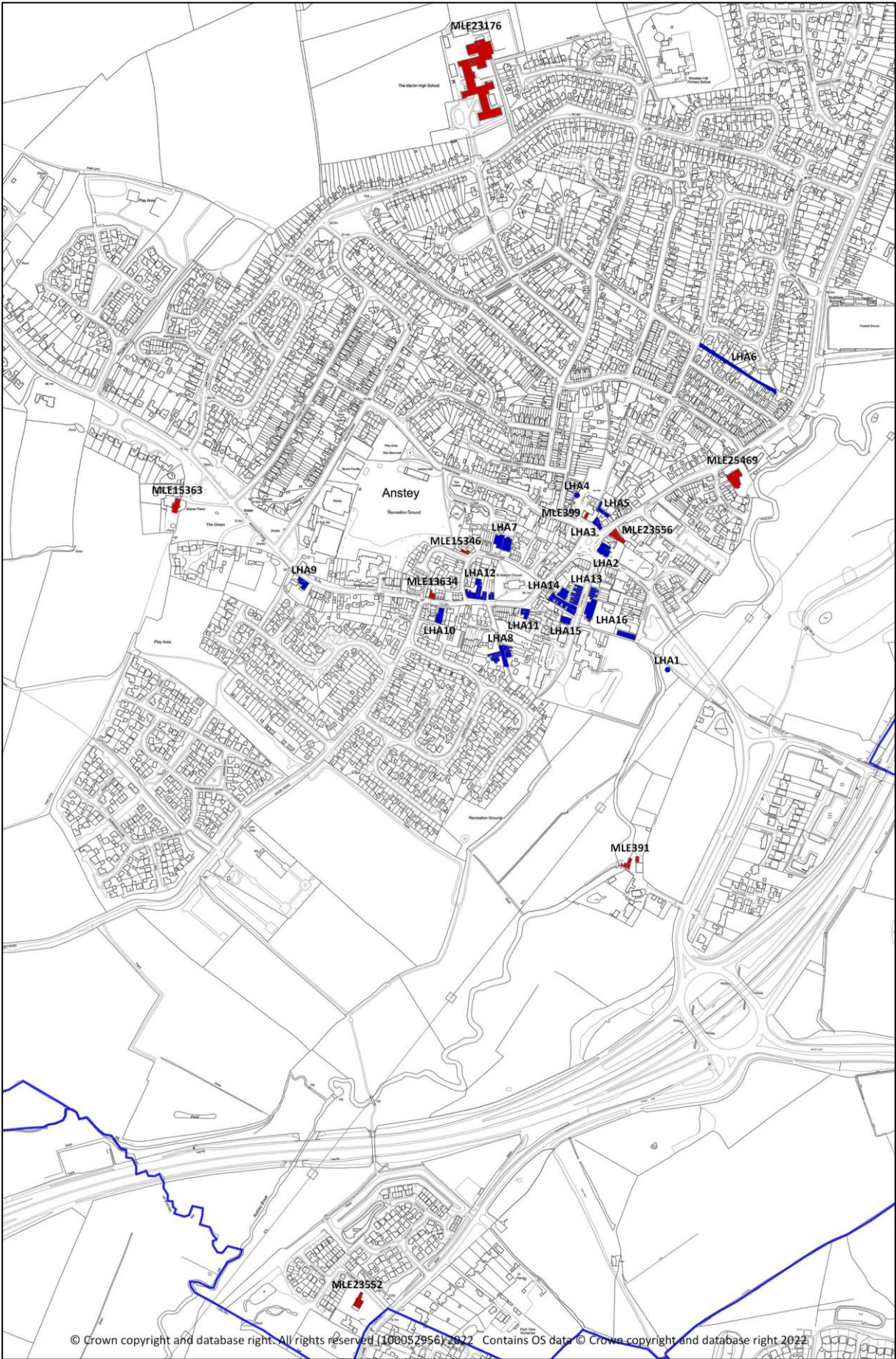


Figure 17 - Statutory Heritage Assets

Non-Designated Heritage Assets

149 Leicestershire County Council recognises 12 buildings or structures of local historic significance in the Historic Environment Record (HER). In addition, the Neighbourhood Plan identifies 16 other buildings, groups or structures in the built environment of Ansteyp that are considered to be of local significance for architectural, historical or social reasons.

150 The evidence for their inclusion (Appendix 6) has been based on Historic England *Advice Note 7*, 2016. The inclusion of both sets in the Neighbourhood Plan records them in the planning system as *non-designated heritage assets* in order that they can be afforded protection at the appropriate level in conformity with NPPF (December 2023) paragraphs 194 and 195.



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Figure 18 - Non-Designated Heritage Assets

POLICY ENV7**Non-Designated Heritage Assets**

The buildings listed here (locations at Figure 18, as numbered here, details Appendix 6) are non-designated local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village and Plan Area, and their features and settings will be protected wherever possible. The loss of, or substantial harm, to a Non-Designated Heritage Asset will not be supported unless it is demonstrated that any loss or harm cannot be avoided or mitigated and would be clearly outweighed by the benefits of the development.

Assets in the Leicestershire Historic Environment Record (HER) as *non-Listed historic buildings*:

MLE391	Anstey Mill, Gynsill Lane, Anstey
MLE399	Medieval house, 25, The Nook, Anstey
MLE15346	57, Church Lane, Anstey
MLE16363	Manor Farm, Anstey
MLE16364	Timber framed house, 67, Bradgate Road, Anstey
MLE16518	Home Farm, Bradgate Road, Anstey (site redeveloped, but historic building retained)
MLE23176	The Martin High School, Link Road, Anstey
MLE23552	Gynsill Court, Gynsill Lane, Anstey
MLE23648	Anstey Adult School (as 'Anstey Paper Mill' in HER), 25, Church Lane, Anstey
MLE25469	Coronet/Savoy Cinema, 69, Cropston Road, Anstey
MLE25470	Regent Cinema, 4, Ellis Street, Anstey
MLE25556	Methodist Sunday School, Cropston Road, Anstey

Non-designated heritage assets: this Plan, 2022

LHA1	Spigot mortar gun turret, Lower Green, Anstey
LHA2	Coach and Horses public house, The Nook/Leicester Road, Anstey
LHA3	Nos. 29 and 31 The Nook, Anstey
LHA4	Stump in The Nook Car Park, Anstey
LHA5	Factory building behind No. 4 Cropston Road, Anstey
LHA6	The Slang, Cropston Road, Anstey
LHA7	St Mary's Church Rooms, Church Lane, Anstey
LHA8	South end of Park Road, Anstey
LHA9	The Crown public house, Bradgate Road
LHA10	The former United Reform Church, Bradgate Road
LHA11	Hare and Hounds public house, Bradgate Road
LHA12	Nos. 51 to 61 Bradgate Road
LHA13	Nos. 5-19 and 6-14 Latimer Street, Anstey
LHA14	Factories on The Jetty, off Latimer Street, Anstey
LHA15	No. 25 Latimer Street, Anstey
LHA16	Latimer Street School, Latimer Street, Anstey

Important Views

- 151 Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect what remains of Anstey's rural setting, in particular its visual relationship with the surrounding landscape, including the valley of the Rothley Brook, Castle Hill and Charnwood Forest.
- 152 One of the main ways in which residents expressed this wish was by describing several highly valued views within the village, at its 'gateways' and toward the surrounding countryside. These consultation findings were further defined by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (Figure 19).

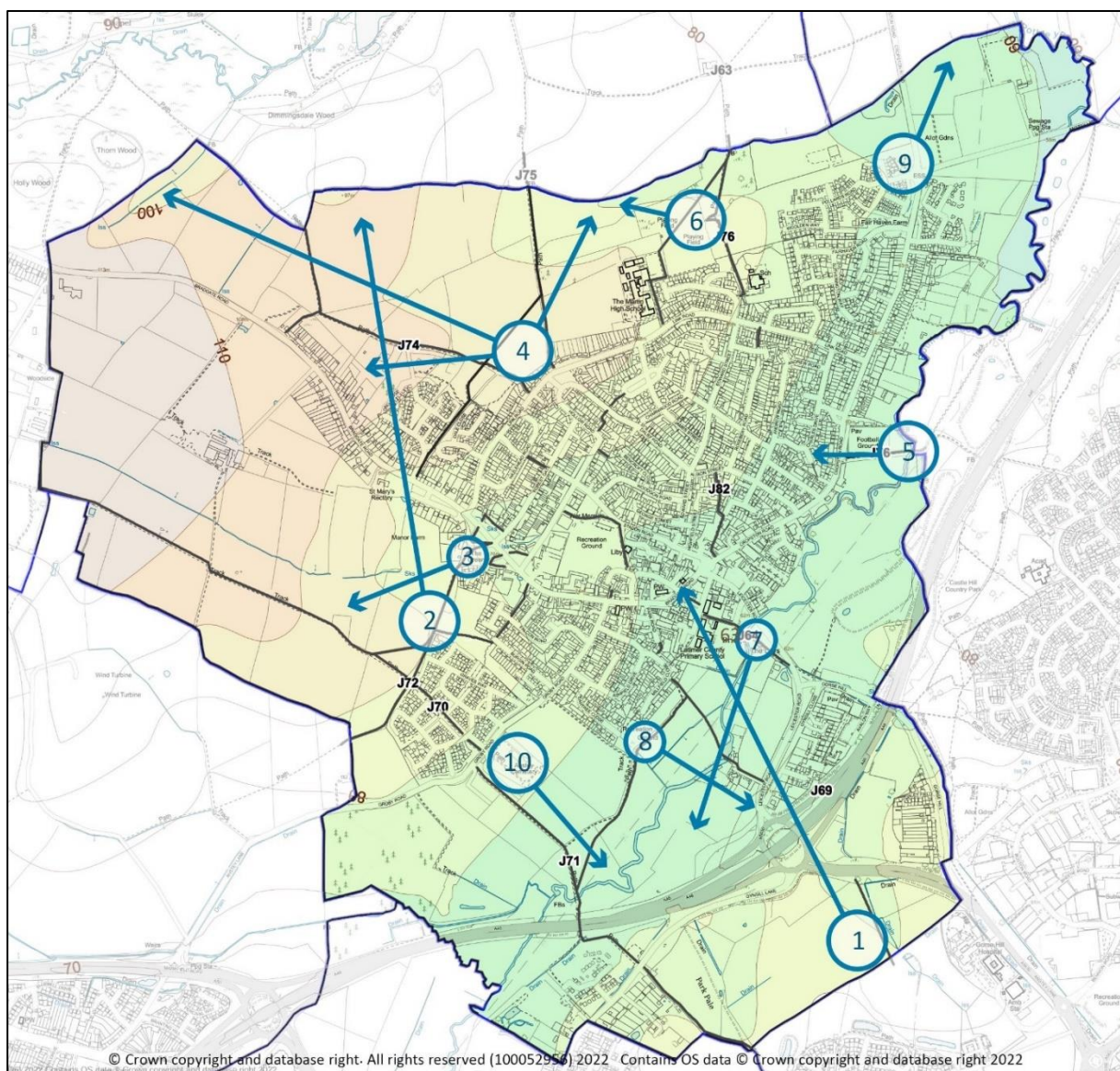


Figure 19 - Important Views

The following views (Figure 19, details Appendix 7) are important to the setting and character of the village. Development proposals should respect and whenever possible protect them. Development which would have an adverse impact on the identified views will not be supported.

1. From southeast edge of the Plan Area on PRoW J69/1 northwest over Anstey village
2. From southwest Anstey settlement boundary, north-northwest over open countryside toward Bradgate Park with Old John and the War Memorial
3. From southwest corner of Upper Green (Local Green Space) on PRoW J72/6 directly into open countryside. Provides a highly valued visual connection between the original medieval village site and its historic landscape (ridge and furrow, etc.)
4. From the northwest edge of Anstey settlement boundary on PRoWs J74/3, J75/2 and J75/3, panoramic views west, northwest and northeast over open countryside toward the hills of Charnwood Forest. Note that Anstey's local identity is as 'the gateway to Charnwood'
5. From King William's Bridge (Scheduled Monument) on PRoW J76a/1, west along Sheepwash Lane into the village
6. From Anstey Rugby Club Field on PRoW J63/1 northwest over open countryside toward Charnwood Forest/Bradgate Park
7. From gateway at the east end of Lower Green (Local Green Space), south-southwest across the water-meadows of Rothley Brook (historic landscape) to the water mill and beyond
8. From the southeast edge of Anstey settlement boundary on PRoW J71/3, southeast across the river (Rothley Brook), the mill, and historic open fields (ridge and furrow and other medieval earthworks) to the high ground separating the Plan Area from Leicester city
9. From the amenity open space in the Pollards Road estate, northeast over Anstey allotments to open countryside along the Rothley Brook valley
10. From Anstey cemetery (garden of remembrance), southeast over the hedgerow, across the fields of the floodplain to the mill and the skyline beyond. This view provides a 'shared landscape' to enhance the beauty and tranquility of the garden of remembrance for visitors.

Footpaths and other walking routes

¹⁵⁵ The network of footpaths and other rights of way in the Plan Area is not extensive compared with other parishes in north Leicestershire. Because walking routes everywhere tend to be survivors from before the 18th century enclosure of the farmed landscape and from before the development of paved motor roads, there are good historical reasons for this. In the special case of Anstey these explanations include its location (effectively until the 17th century) close to the 'waste' of Charnwood Forest, where few people ventured.

¹⁵⁶ The influence of the medieval Leicester Forest and the large manorial estates, particularly Bradgate, again areas from which most people were excluded, the way some medieval tracks were converted to roads (now public highways), and (from the 18th century) the growth and industrialisation of

Anstey village itself, in which the traditional walking routes across the open fields were built over, fragmented and eventually paved. With modern recognition of the value of walking routes for health and wellbeing, the lack is unfortunate and any erosion of the network's surviving extent and character will be resisted.

157 In the Neighbourhood Plan's questionnaire (December 2021) over 92% of respondents supported 'access to the countryside' as a highly valued part of the Plan Area's character.

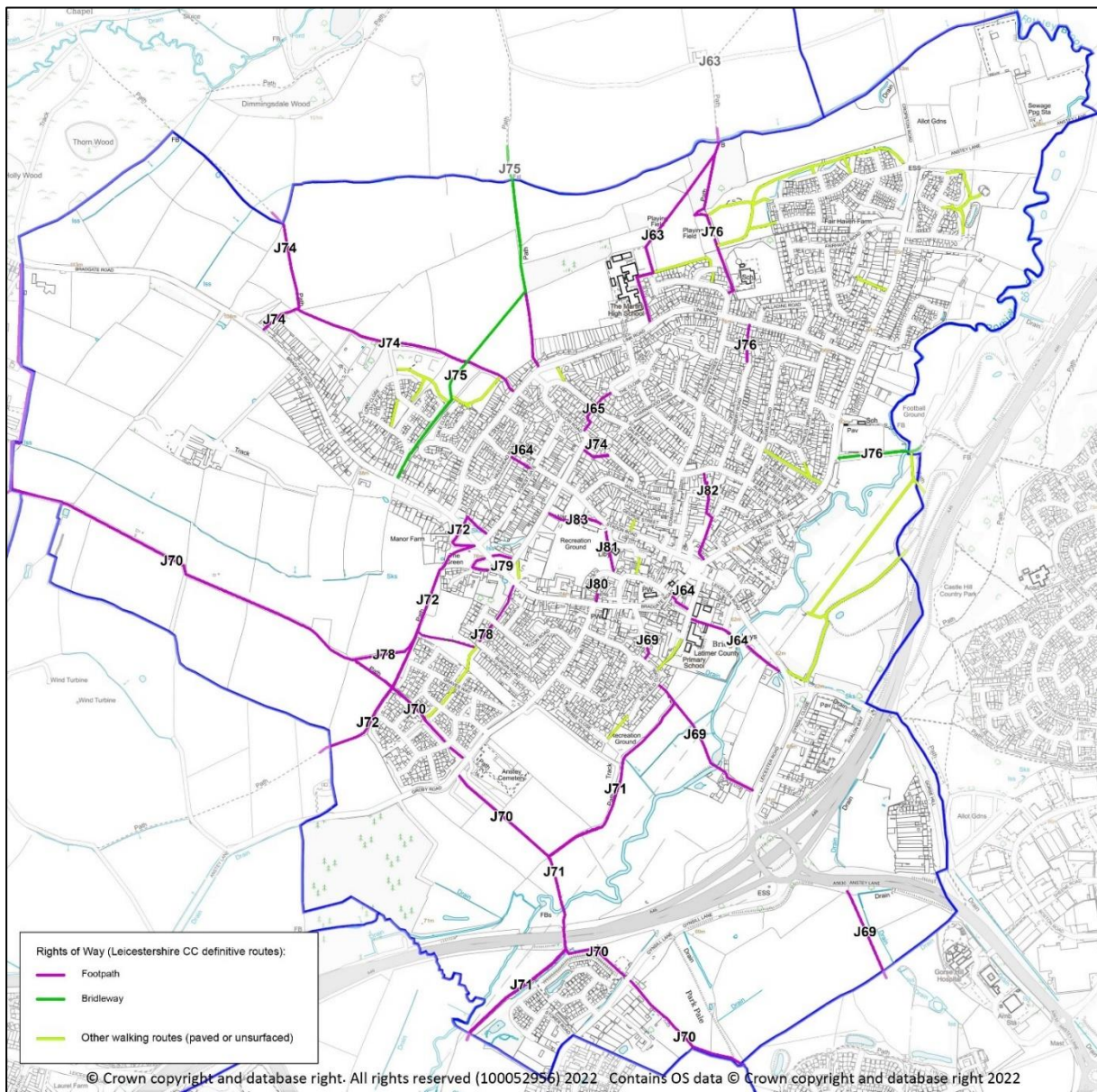


Figure 20 - Footpaths and Walking Routes
(This is not the definitive map)

Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (Figure 20) will not be supported without appropriate mitigation. Proposals to enhance the network of footpaths, bridleways and other walking routes will be supported.

Flood Risk Resilience

- ¹⁵⁸ Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that mitigate the challenge of climate change for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk to requiring it to avoid creating or adding to flood risk at all.
- ¹⁵⁹ Local opinion fully supports the Charnwood Borough Council *Climate Change Strategy and Action Plan 2018-2022* while noting that there has been little acknowledgement of the strategy in individual decisions (scrutiny of and consent for development proposals) or in the strategic residential site allocations for new development in the Plan Area in the emerging new Local Plan (resulting from the SHLAA process). The Neighbourhood Plan Advisory Committee endorses the following assessment of the seriousness of the climate emergency as experienced in the context of Anstey village and parish.
- ¹⁶⁰ *“Climate change is the biggest, most pervasive threat to humans and the natural environment the modern world has ever experienced. The balance between the greenhouse gasses emitted into the atmosphere, and the greenhouse gasses removed from it causes global warming which is impacting human lives and health in a variety of ways. It threatens the essential ingredients of good health – clean air, safe drinking water, nutritious food supply and safe shelter. The scientific evidence shows that humans are the leading cause of climate change. In their latest report, the Intergovernmental Panel on Climate Change stated unequivocally that human activity is the cause of global warming. The loss of biodiversity is intrinsically linked to global warming as it is a two-way process. While climate change is one of the main drivers of biodiversity loss, destruction of ecosystems undermines nature’s ability to regulate greenhouse gas emissions and protect against extreme weather, thus accelerating climate change and increasing our vulnerability to it. Although residents of Anstey experience only local impacts of climate change (flooding of the Rothley Brook, the extreme heat experienced in the summer of 2022), the responsibility to make the changes needed to deal with the effects of climate change falls on individuals, communities, and (via the planning system) local and national government.”*

161 Therefore, it is particularly important that the location and technical standards of all new development proposals in the Plan Area should in future be judged not only on their immediate adverse effects on flood risk but on their likely contribution to flooding in a climate change world. Local experience over recent years provides evidence for the importance of stronger controls on the location of, as well as the standards applicable to, new development in the Plan Area. To complement this Plan’s restrictive approach to managing development proposals for flood risk, the community will support any proposals to improve the infrastructure within the built-up areas for managing flooding from the rivers and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

162 This policy is in general conformity with the Charnwood Borough Council Climate Change Strategy 2018-2030, and with Charnwood Borough Council Examination Local Plan 2019-2037 Policy LP31. There are no relevant policies in the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies.

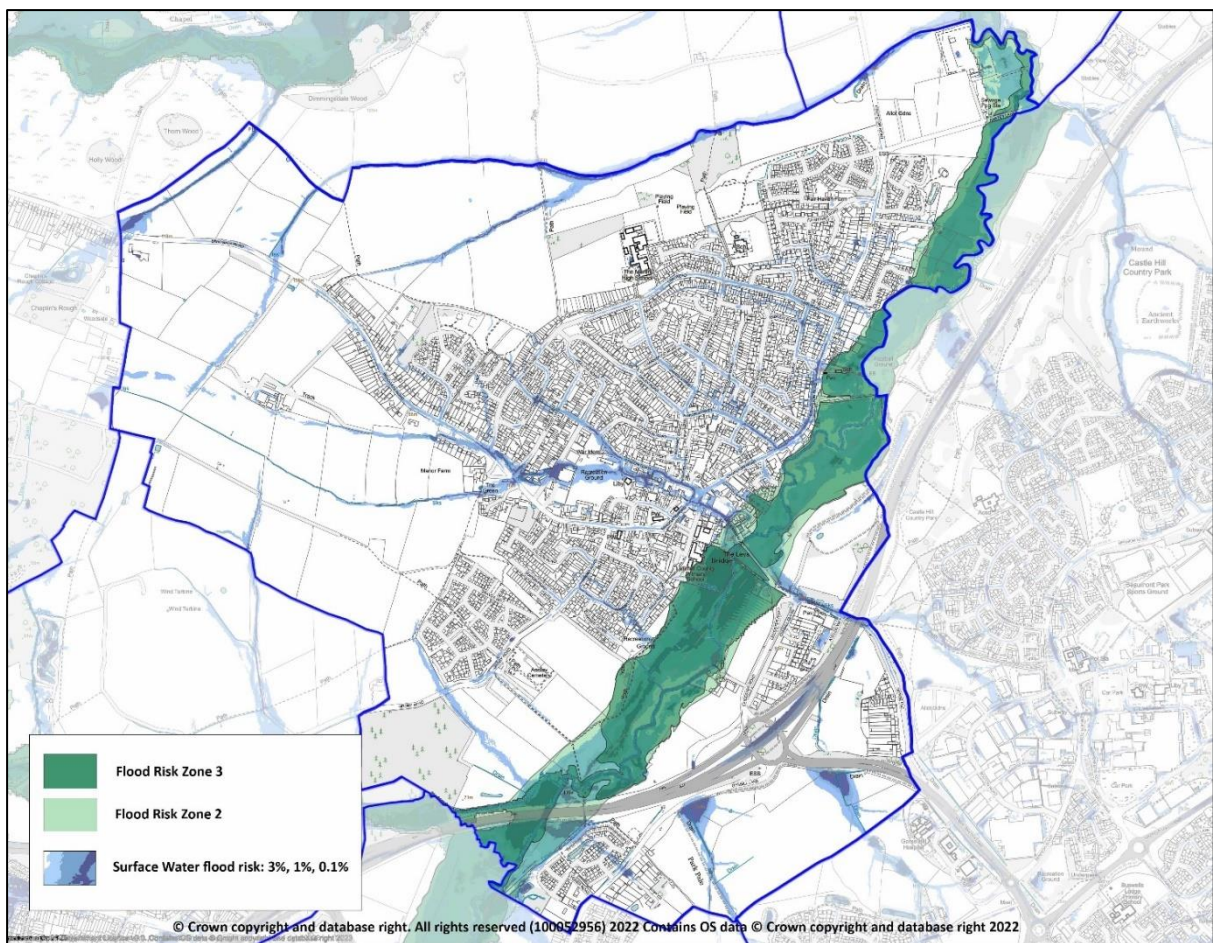


Figure 21 - Areas Susceptible to Flooding

(Rivers and surface water, based on combined Environment Agency flood risk maps, May 2023)

POLICY ENV10

Flood Risk Resilience

All development proposals (except householder applications) within the areas of flood risk mapped in Figure 15 will be required to demonstrate that the benefit of development outweighs the harm in relation to its adverse impact on climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported on condition that they demonstrably reduce flood risk and do not unnecessarily and adversely affect historical sites, biodiversity or important open spaces.

Development proposals for two or more dwellings and/or for employment/agricultural development should demonstrate that:

- | | |
|----------|--|
| PENV10-A | if in a location susceptible to flooding from rivers or surface water, no alternative site to meet the local residential development need is available; |
| PENV10-B | its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction; |
| PENV10-C | it includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems; |
| PENV10-D | its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces; |
| PENV10-E | it does not increase the risk of flooding to third parties; |
| PENV10-F | proposed S.U.D.S. infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and |
| PENV10-G | it explicitly takes into account the future effects of climate change on the flood risks associated with the development. |

Renewable Energy Generation Infrastructure

- ¹⁶³ Anstey Neighbourhood Plan Area is located on the south-eastern edge of Charnwood Borough Council Landscape Character Area (2012 Assessment) *Charnwood Forest*, and is on the southeastern edge of the *Charnwood Forest Regional Park* (area as recognised by the multi-Authority *Landscape Partnership* that has been created to promote it).
- ¹⁶⁴ National Planning Policy Framework 2021 paragraphs 158 - 164 make it clear that all communities are responsible for reducing emissions as part of the necessary approach to mitigating and adapting to climate change. Residents of Anstey wish to play their part in this, but at a scale and in locations appropriate to the sensitive landscape of the Plan Area. The impact of wind generation infrastructure on local communities has been recognised by the government: a Ministerial statement made on the 18th June 2015 notes that suitable areas for wind energy development must be identified in Local Plans (as has been done by Charnwood Borough Council) and crucially that any such developments must have the support of affected local communities. In Anstey, local concern about the climate emergency and agreement with the Council’s *Climate Change Strategy* and *Action Plan 2018-2022* means that this Neighbourhood Plan provides this community support for turbines proactively, subject to the parameters and conditions set out in policy ENV 11.

Wind Energy

- ¹⁶⁵ Technical suitability for turbines of different heights and solar arrays of different sizes was assessed in 2019 (*Wind and Solar PV Energy Landscape Sensitivity Assessment*) as part of the background evidence for the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies. Although this study showed that several areas around Anstey village are ‘suitable’ for wind turbines (map, p. 45 of the *Assessment*), the landscape sensitivity across the Charnwood Forest Landscape Character Area was judged to be ‘medium-high’ for ‘small-scale turbines’ (<40m tip height) and ‘high’ for all others:

Development scenario	Sensitivity				
Small-scale turbines (<40 metres)				M-H	
Medium-scale turbines (40-80 metres)					H
Large-scale turbines (80-120 metres)					H
Very-large scale turbines (120-160 metres)					H
Notes on any variations in landscape sensitivity					
Areas which are visually prominent from the promoted viewpoints within Charnwood Forest will be highly sensitive to all scales of wind energy development.					

Figure 22 - Landscape Sensitivity to Turbines

(Within Charnwood, according to *Wind and Solar PV Energy Landscape Sensitivity Assessment*, 2019)

¹⁶⁶ For locations within the Anstey Neighbourhood Plan Area the sensitivity to large and very large turbine installations was assessed in the 2019 study as follows:

¹⁶⁷ *“The area to the north of Anstey and east of Bradgate Park is characterised by a gently undulating landform overlain by large scale fields which are primarily used for arable farming. This area is located adjacent to the Grade II Registered Park and Garden of Bradgate Park. There are high levels of intervisibility between Bradgate Park (including the viewpoint at Old John Tower) and this area. Existing built features including settlement at Anstey, pylon lines and the existing wind turbine at Wanlip are visible on the skylines. The strong visual relationship between the area and Bradgate Park means that this area would be highly sensitive to large and very large scale turbines.”*

¹⁶⁸ Based both on Anstey’s inclusion in the Charnwood Forest Regional Park (where large turbines are considered to be antithetical to the vision and strategy of the Park) and on the findings in the 2019 assessment, the (*Examination draft*) CBC Local Plan 2019-2036 strategic policy is to preclude any turbine development in the Anstey Neighbourhood Plan Area. However, a local (Plan Area and immediate surroundings) assessment undertaken as part of this Neighbourhood Plan’s preparation took account of the CBC criteria for assessment of landscape sensitivity but re-assessed it at a more detailed level in respect of topography, views and proximity to settlements; it suggested that an area in the southwest of the Plan Area would be suitable for small/medium turbine installations as part of the community’s contribution to mitigating the climate emergency through renewable energy generation.

Solar PV Energy

¹⁶⁹ Locations for solar (photovoltaic) arrays were also assessed in the 2019 *Wind and Solar PV Energy Landscape Sensitivity Assessment*.

¹⁷⁰ Figure 23 is an extract from the Charnwood Council Examination Local Plan 2019-36 policies map (online; downloaded May 2023). It shows areas technically ‘suitable’ for solar generation in the Plan Area without taking other factors into account – these factors would include the likelihood of community resistance to renewables infrastructure in such close proximity to the settlement.

¹⁷¹ As implied by Figure 23 and confirmed in Figure 24, only ‘very small’ and ‘small’ installations are considered appropriate in the Charnwood Forest Landscape Character Area, which includes Anstey.

¹⁷² However, the locations mapped as ‘suitable for solar’ for the emerging 2019-37 Local Plan appear to be technically inappropriate and are in conflict with several environmental policies in this Neighbourhood Plan, and in any case are not be supported by the community.

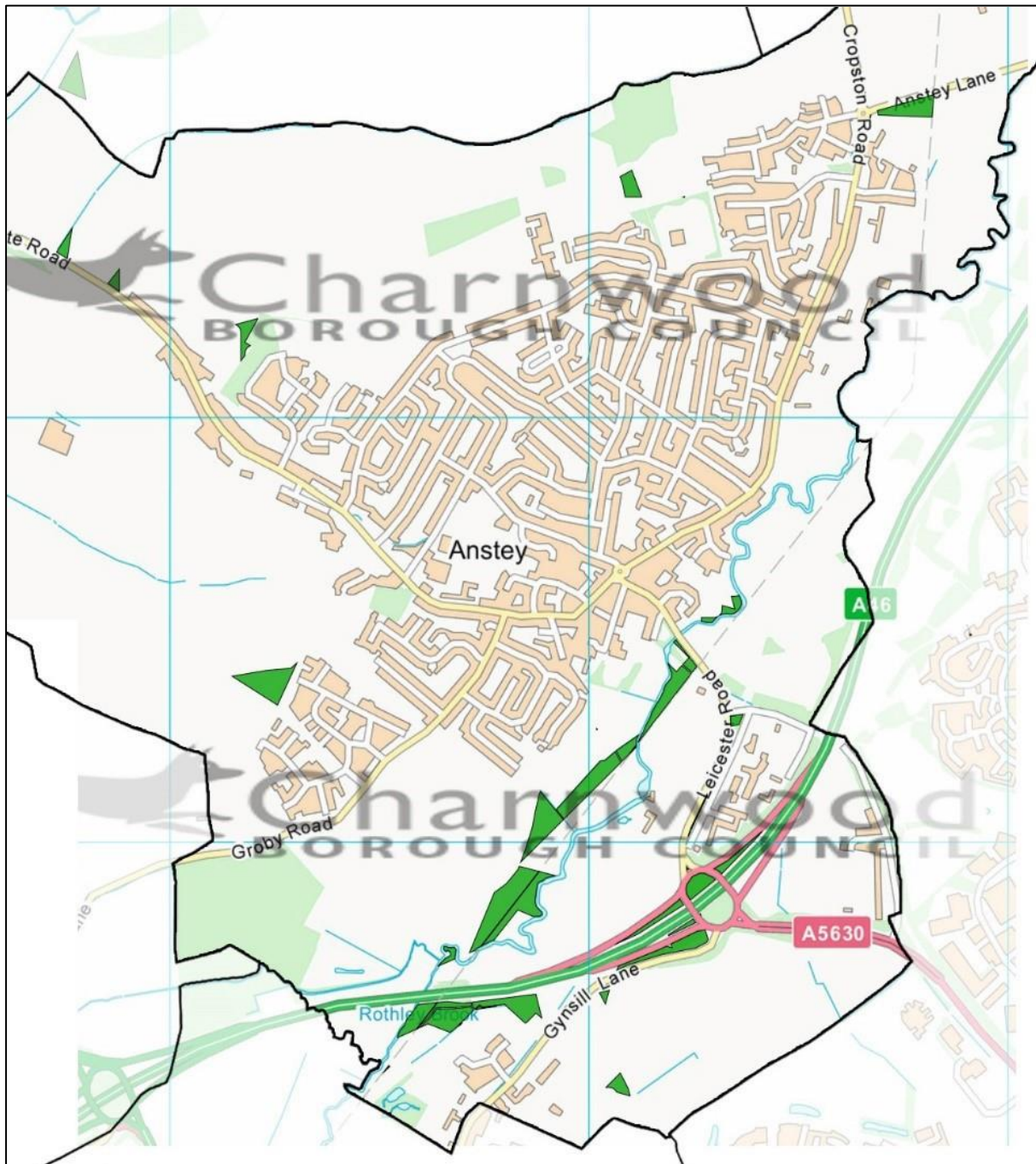


Figure 23 - Suitable Areas for Solar Generation
 (Adapted from Charnwood BC Examination Local Plan 2019-2036 policies map)

Development scenario	Sensitivity			
Very small solar installation (<1 hectare)			M	
Small solar installation (>1-5 hectares)			M-H	
Medium solar installation (>5-10 hectares)			M-H	
Large solar installation (>10-15 hectares)				H
Very large solar installation (>15-20 hectares)				H

Figure 24 - Landscape Sensitivity to Solar PV
 (Within Charnwood Forest LCA, Wind and Solar PV Energy Landscape Sensitivity Assessment, 2019)

173 In the consultations conducted as part of this Plan’s drafting, local residents have observed that the large residential allocations to the north, west and southeast of Anstey in the Charnwood Local Plan 2011-2028 Core Strategy (2015) and its Saved Policies are arguably more damaging to landscape sensitivity and views than renewable infrastructure in the same areas would be, but the former are promoted as part of Borough-wide strategy while solar PV infrastructure here is not. As a general principle, the community of Anstey supports proposals for PV arrays to ameliorate the effects of climate change and regards development of this type as far more important for the planet’s future and ultimately UK prosperity than green-field residential development whose scale far exceeds local housing need.

174 A potentially suitable site for hydro generation at Anstey Mill has been identified by the community, and proposals for small or medium-scale development here would be supported, subject to compliance with national, Local Plan and Anstey Neighbourhood Plan policies.

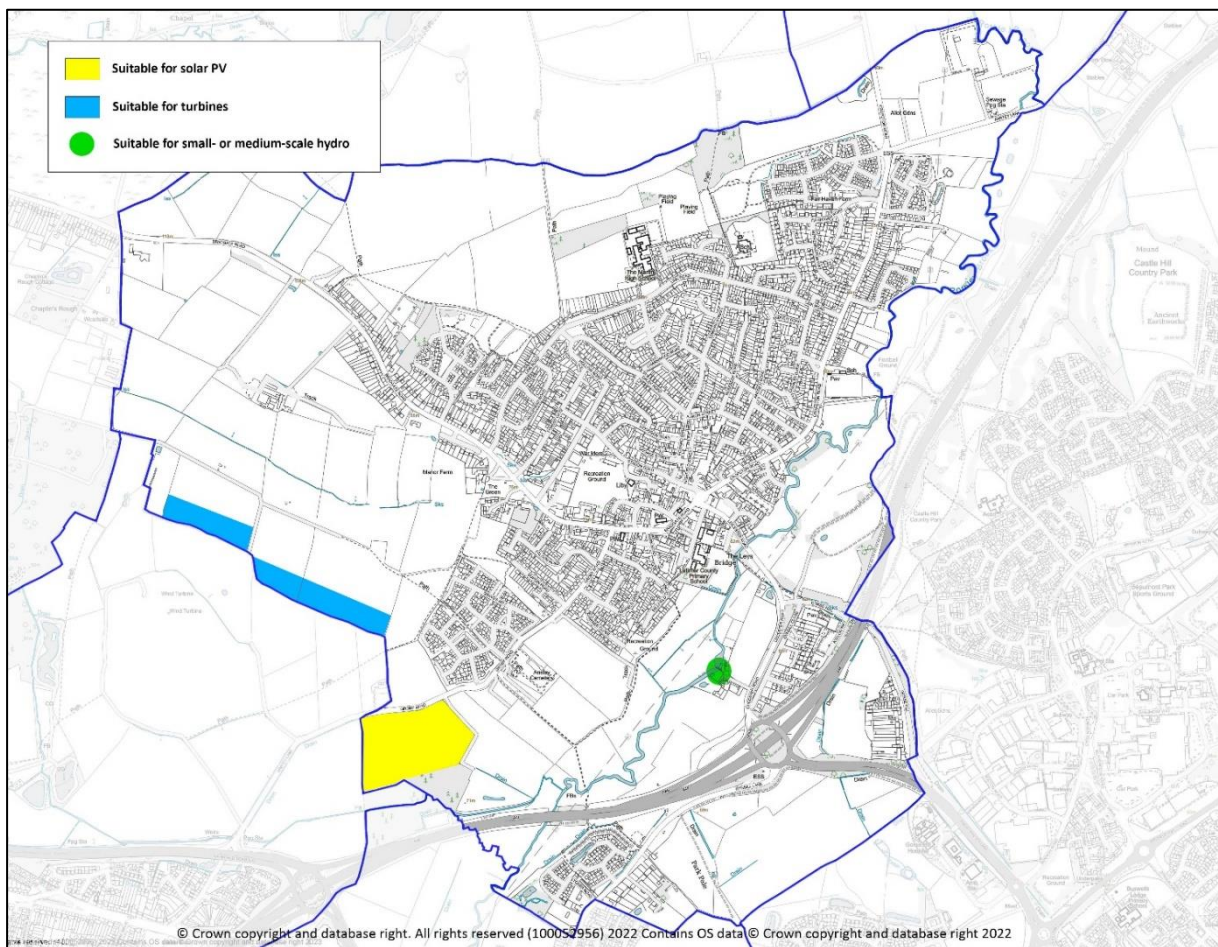


Figure 25 - Locations for Turbines, Solar PV and Hydro
(Areas and Location where proposals could be supported)

175 General conformity of Anstey Neighbourhood Plan Policy ENV 11 - Community appreciation of the seriousness of the climate emergency and the need for individual communities to play their part in ameliorating its effects by supporting renewable energy infrastructure (suitably located and of appropriate scale) in their neighbourhood is increasing. This growing acceptance of the need to support some renewables development includes the residents of Anstey, as shown by consultation on size options and locations conducted during preparation of the Plan.

176 Policy ENV 12 reflects the community’s wish to make a landscape-sensitive, appropriate level of contribution to the recognised need for local energy generation. It is in general conformity with NPPF (December 2023) paragraphs 158-160 and applies the Ministerial Statement of 2015 in respect of wind turbines; it is also in general conformity with adopted Charnwood Borough Council Local Plan 2011-28 Policy CS 16. It is also compatible with Examination Local Plan 2019-36 Policy CC3 but, by adding local detail and taking local opinion into account (i.e., by demonstrating community support) is less restrictive.

POLICY ENV11	Renewable Energy Generation Infrastructure
<p>Proposals for wind (small-scale turbines 40m tip height or less) and solar PV (solar arrays 5ha area or smaller) generation infrastructure proposals will be supported in the areas shown in Figure 25, subject to avoidance or mitigation of the following harmful amenity and environmental effects:</p>	
PENV11-A	adverse impact (noise, reflections, glare, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health, wellbeing or amenities of residents and third parties
PENV11-B	adverse impact on identified views (paying particular attention to ‘promoted viewpoints’ and intervisibility with Charnwood Forest and Bradgate Park), or the sensitive character of the landscape
PENV11-C	adverse effect on footpaths and other recreational and amenity walking, cycling and riding routes
PENV11-D	adverse effect on biodiversity, or identified species and habitat sites
PENV11-E	adverse effect on statutory historic environment features or sites, non-designated heritage assets or ridge and furrow
<p>In the case of solar PV arrays, proposals should also include appropriate and relevant assessments and documentation in respect of agricultural land grade, transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, arboriculture (impact and method) and tree protection.</p>	
<p>Proposals for generation using small- to medium-scale hydro-turbine technology will be supported at the location shown in Figure 25.</p>	

D Sustainability

Existing Community Facilities

¹⁷⁷ Anstey is a bustling community and forms the eastern gateway to Charnwood Forest. The village sits just three miles from Bradgate Park, one of the county's most popular visitor attractions. Anstey is also just a few miles from Leicester and with easy access to major road links in the East Midlands.

¹⁷⁸ With a population of 7,692 (2021 Census), Anstey is separated from Leicester by the city's ring road and sits among a clutch of other local villages and residential areas including Newtown Linford, Cropston, Beaumont Leys and Anstey Heights. Anstey has the largest provision of retail and services among nearby villages, making it a busy hub for pedestrians and traffic. The commercial centre of the village is located at the Nook, which serves also as a four-way traffic junction (roundabout) linking Anstey to the A46 bypass and M1 south, to Leicester, Glenfield, Newtown Linford and Cropston, and the villages beyond.

¹⁷⁹ The Parish is working hard to retain and evolve its historic sense of community in the face of significant development and change. The maintenance and enhancement of community assets is important for the future sustainability and wellbeing of residents.

¹⁸⁰ As the Parish is growing rapidly and is set to continue to do so. Services such as the surgery, dentists, opticians, chemist, car parking etc. will come under additional pressure.

Allotments

Cropston Road Allotments

¹⁸¹ There are 73 plots with 19 individuals on the current waiting list (as of February 2023) with the slow turn-over of plots this relates to approximately 6 years wait to get a plot.

Groby Road Allotments

¹⁸² Anstey Parish Council own and manage the 36-plot site with a waiting list.

Anstey Cemetery and Remembrance Garden

¹⁸³ Anstey Parish Council as the burial authority, own and manage the cemetery for the burial of remains and cremated remains. It has two gardens of remembrance.

Community spaces, groups and rooms for hire

¹⁸⁴ A study commissioned by the Parish Council concluded that there is a lack of facilities for hire. Since the report was produced, the availability of rooms for hire within the financial reach of many community groups has continued to decline, leaving few remaining options for them to continue meeting together within the village.

Anstey Community Library

¹⁸⁵ Anstey Community Library (ACL) is a registered charity, formed in 2015 by local residents to prevent the closure of their local lending library. ACL now run the book lending service on behalf of Leicestershire Library Services for the communities of Anstey, Newtown Linford, Cropston and Thurcaston. The library building is in Paper Mill Close, Anstey. ACL have improved the services offered in a number of ways, by expanding the library book stock from donated books, by installing its own personal computers for free public use, each with high- speed access to the internet. A number of building improvements have been carried out, including a new kitchen layout, low energy lighting and a more efficient heating system. A spare room that was formerly used by Sure Start is now available as a venue for local community groups to meet and organise activities.

Jubilee Hall

¹⁸⁶ The Jubilee Hall is a well-used valuable community resource. It is home of the Parish Council and provides a facility for council staff to work from. An office is leased to the Leicestershire and Rutland Association of Local Councils, the Police also have an office in the building.

Methodist Church

¹⁸⁷ The building is somewhat small, however with some recent upgrades careful consideration has been given to the effective use of the space available. The building is also well used by community groups. Saturday morning coffee mornings are often popular due to the central location in the village.

St Mary's Church Rooms

¹⁸⁸ Available to book occasionally and for longer periods. Both the large hall and the small hall are heavily used by community groups.

The Martin High School

¹⁸⁹ Various rooms and facilities within Martin High School are available for hire. In past years, these were frequently used by the community, however more recently, the academy hire prices have significantly increased making them an unviable option for many local groups

Summary of Community Groups

¹⁹⁰ The range of community activities and groups using the existing facilities is considerable with a high demand for space. Examples of groups using them are;

Guides, Brownies, Rainbows, Scouts, Cubs, Beavers, Cadets, Church Meetings, Chess Club, Slimming World, Anstey Wives, Coffee Mornings, LM Academy of Dance, Art Group, Yoga, Zumba, Anstey Local History Society, Women's Institute, U3A main meeting with Interest Groups at various venues, RVS Lunch Club, Mini Movers, Wriggly Rhymers, Pilates, Karate, events for over nineties run by the Parish Council, Team Anstey Amblers and Runners, Indoor Boot Camp, Church Bell Ringers, Soar Valley Community Food Bank, Anstey Morris Men, Christmas Day Home Alone Lunch, Royal British Legion, Anstey Gala Committee, Anstey Nomads FC and Anstey Rugby FC.

¹⁹¹ Anstey Town Charity, managed by locally appointed trustees, has supported the village for 600 years using income from investment returns on donations and historically gifted land. Today the

trustees annually distribute the income from ethically invested funds and are able to help local groups and individuals with specific endeavours or projects at the trustees' discretion.

Education

Lilliput Montessori Day Nursery (Anstey)

¹⁹² This is rated as 'good' by Ofsted and caters for children aged 0 – 5 years.

The Latimer Primary School

¹⁹³ This is a Local Authority Maintained School with 379 pupils aged 4-11, plus post 16 pupils, on roll for the 2022/23 academic year. It is rated as a 'good' school by Ofsted.

The Martin High School

¹⁹⁴ This is part of the Lionheart Academies Trust with 716 pupils aged 11 to 16 on roll for the 2022/23 academic year. It is rated as a 'good' school by Ofsted.

Wolfdale School

¹⁹⁵ Is an Independent Special School catering for 34 pupils aged 7 to 16 on roll for the 2022/23 academic year. It is rated as a 'good' school by Ofsted.

Woolden Hill Primary School and Woolden Ferns Pre-School

¹⁹⁶ This is part of the Discovery Schools Academies Trust with 204 pupils aged 4-11 on roll for the 2022/23 academic year. It is rated as a 'good' school by Ofsted. Woolden Ferns Pre-school on the same site, caters for up to 30 children aged 3 and over.

POLICY SUST1

Schools

Proposals for the expansion of existing schools in the parish are supported where it can be demonstrated that:

PSUST4-A they would have adequate and appropriate access for pedestrians, cyclists and vehicles;

PSUST4-B they do not have significant detrimental impacts on traffic circulation in the vicinity;

PSUST4-C it would not result in an unacceptable loss of recreational space available to the school; and

PSUST4-D the development would not result in an unacceptable loss of amenity to residents or other adjacent users.

Proposals for the creation of a new school would be supported where it can be demonstrated that the development:

PSUST4-E is located in an accessible location to serve residential communities;

PSUST4-F	would be safely accessible for pedestrians and cyclists, and is well related to bus routes and/or there is adequate provision for waiting school buses to park;
PSUST4-G	has appropriate vehicular access, takes account of appropriate mitigation measures, and does not have a severe impact upon traffic circulation;
PSUST4-H	would not result in an unacceptable loss of open space, amenity to residents or other adjacent users; and
PSUST4-I	the development of a Community Use Agreement is supported where it will prevent facilities being underused and to help ensure a viable and sustainable business model over the longer term.

Dental

¹⁹⁷ At the time of NP publication, Anstey provides two dental practices: The Bradgate Road location and The Nook location, the former operating as a general family practice. This long-standing practice is planning an extension which is greatly needed to provide adequate care for Anstey residents. The latter operating primarily for private dental and aesthetic dental treatments.

Medical

¹⁹⁸ Anstey surgery, located in the centre of the village, is run as a local partnership. The audit of February 2022 showed 7640 patients registered at the practice. The surgery employs 25 staff, many of whom work part-time. Healthcare staff comprise: 8 GPs (4.1 whole time equivalent), a Nurse Practitioner, 3 Practice Nurses, a Student Nurse Associate and Health Care Assistant (HCA). Other staff are shared with Soar Valley Primary Care Network. Accommodation is a key concern and affects capacity to locate staff on site. The surgery is currently in discussion with Charnwood Borough Council and Leicester, Leicestershire and Rutland Clinical Commissioning Group about a surgery extension to enable more face-to-face work. 89% of the residents who responded to the Anstey Community Questionnaire believed that demand for ready access to medical facilities will be an increasing issue to the village. Staff estimate that the planned housing developments are likely to increase the practice list by between 1000 and over 2000 patients if all new residents register at Anstey Surgery. This would require more staff and accommodation. It is difficult to assess whether the current premises could be extended sufficiently to meet the expanded practice list. The surgery would like to share plans about the proposed extension with patients and the Patient Participation Group (PPG), and to have community support for the extension.

POLICY SUST2

Medical Facilities

Proposals for additional or alternative premises that increase the accessibility of health care services provided through general practice and dentistry for residents living in the Plan Area will be supported providing that the development:

PSUST3-A	will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties.
PSUST3-B	will provide parking provision, including that for essential medical personnel, to development plan standards.

Open Spaces

¹⁹⁹ All Open Spaces within the Anstey Parish Boundary are detailed under Section C; the Natural, Historical and Social Environment, sub-section Important Open Spaces. They include areas of open land for recreational use as well as specific play parks and sports facilities.

Long Close

²⁰⁰ Has access from the road and footpaths, contains 2 play areas. One is fenced for younger children and the other is a wooden play area for older children. There is also a small area for playing football.

Millfield Playing Field

²⁰¹ Has access from the road and footpaths, contains a large playing field open to the public which is also used for croquet and a fenced play area containing swings, slides and climbing frame for younger children.

Mitchells Field

²⁰² Has access from the road and footpaths to public areas including junior football pitches, an outdoor gym and has two petanque courts.

Stadon Road Recreation Ground

²⁰³ This is the largest play area in the village. There is access from roads and a car park. It contains a large playing field for general use which is also used for football matches, sports training and annually for the Anstey Gala. There are 2 fenced play areas; one for smaller children containing swings, slides and climbing apparatus, the larger play area contains a zip wire, climbing frames, swings, roundabout and slide. There is a skate board half pipe located near the multi-use games area (MUGA). The MUGA is available to the public and can be hired in the evenings when flood lights are required.

Play Parks

²⁰⁴ There are a number of play areas for community use distributed across the Parish as detailed in Section C, Policy ENV 2, Important Open Spaces, also as listed here. They are managed by either Anstey Parish Council, Charnwood BC or other independent management companies;

- Link Road playing field
- The Close amenity green space
- Groby Road amenity open spaces
- Groby Road play area
- Pollards Road open spaces
- Gynsill Lane play park, Willford Road
- Cropston Road, Pylon Park play area

Places of Faith

Churches Together in Anstey

²⁰⁵ This was founded in 1959 and includes St Mary's Parish Church, Anstey Methodist Church, the Anstey members of the city-based One Church (formerly All Nations Church), and St Patrick's (RC) Church, Beaumont Leys, and as of February 2023, the New Covenant Church of God (in the former United Reformed Church building) are going through the process of joining.

Methodist Church

²⁰⁶ Anstey Methodist Church is situated at the Nook roundabout end of Cropston Road. The current church building was originally the Sunday School Rooms. The congregation has mainly a mature age profile with a few younger members and, while numbers are small, there is a desire to reach out to the Anstey community.

New Covenant Church of God

²⁰⁷ The large church has a hall behind (which has a stage), together with two meeting rooms and a kitchen, all of which have been hired by community groups in the past.

Parish Church of St Mary

²⁰⁸ The church, a grade 2 listed building, has a tower of possibly Norman origin, with a peal of eight bells and other unique or special features. It is an active place of worship and community and a place for baptisms, weddings, funerals, special services, musical and social events. The Parochial Church Council is considering how the church can be reconfigured to include some flexible space, a disabled toilet and a kitchenette/servery. However, the church has no parking within its curtilage. Other pressures are making on street parking more difficult to find, and any provision of publicly available off-street parking in the vicinity would be helpful.

Public Houses and Bars

²⁰⁹ There are 4 long-established public houses;

- Coach and Horses
- The Crown
- The Old Hare and Hounds
- The Staddon Club

²¹⁰ The Mash is a local micro-brewery business. The Staddon Club, Nomads FC bar and hall are for hire. Each place has its own character, so that anyone in Anstey can find an atmosphere that suits them. These pubs are vital to the communal life of the village, offering places to meet and socialise over a drink or meal. Most have adapted to the Covid lockdowns and emerged intact, and they need continued support as community facilities.

Sports Facilities

Anstey Gynsill Tennis Club

- ²¹¹ A long-established tennis club with a lot of social play, and also league teams. There is a full-time professional club coach and thriving junior membership. There are six courts (four floodlit) and a large clubhouse.

Anstey Nomads Football Club

- ²¹² The club was established in 1946 by a merger of Anstey Methodists and St Mary's. The following year the club was renamed Anstey Nomads and have enjoyed considerable success since. The club has played their home games at Cropston Road since their formation. The ground has a capacity of 1,000. Facilities include a clubhouse with licensed bar, changing rooms, car parking, sheltered seating and standing for spectators. Following a merger with Anstey Swifts Juniors, the club now runs numerous junior teams for boys and girls.

Anstey Rugby Football Club

- ²¹³ Founded in 1980, the club has defied the trend of shrinking numbers of players and clubs and are thriving. They have two senior teams and a veterans' team. The home ground is Link Road Playing Field using facilities at the Martin High School.

Footpaths

- ²¹⁴ Anstey's footpath network is important to the community, providing access to the outstanding countryside in and around the Parish. Some of the footpaths connect to create a 7-mile circular route around the parish. This is the Centenary Walk, designated in 1994 to mark the centenary of Anstey Parish Council. Some paths are susceptible to flooding and mud but they are generally well maintained.

www.mediafiles.thedms.co.uk/Publication/LM/cms/pdf/Anstey-parish-local-walks-leaflet.pdf

POLICY SUST3

Retention of Existing Community Facilities and Amenities

Development leading to the loss of any existing community facility, including: the surgery, Jubilee Hall, St Mary's Parish Church, The Methodist Church, Church Rooms, New Covenant Church of God, Anstey Community Library, pubs (Coach and Horses, Old Hare and Hounds, The Crown, The Staddon and The Mash), sports facilities (Anstey Gynsill Tennis Club, Anstey Nomads Football Club and Anstey Rugby Club) will not be supported unless it can be demonstrated that:

- PSUST1-A there is no longer any need or demand for the existing community facility; or
- PSUST1-B further to 12 months active and open marketing, the existing community facility is shown not to be economically viable; or
- PSUST1-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.

New Community Facilities

- ²¹⁵ There remains a need to consider further improvements to the range and quality of parish facilities as identified by stakeholder / resident's feedback. The community survey identifies many facilities seeking improvement and protection of assets / nature areas, and improvement to children's play areas and the need for dedicated sports facilities.

POLICY SUST4

New and Improved Community Facilities

Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- PSUST2-A meets the design guidelines and codes stated in Policy G2;
- PSUST2-B will not result in unacceptable traffic movements or other public disturbance;
- PSUST2-C will ensure the provision of adequate parking facilities;
- PSUST2-D is of a scale appropriate to the needs of the locality
- PSUST2-E is readily accessible by pedestrians and cyclists;
- PSUST2-F does not adversely affect the character, infrastructure and environment of the Parish, including the countryside; and
- PSUST2-G fully accommodates people with disabilities.

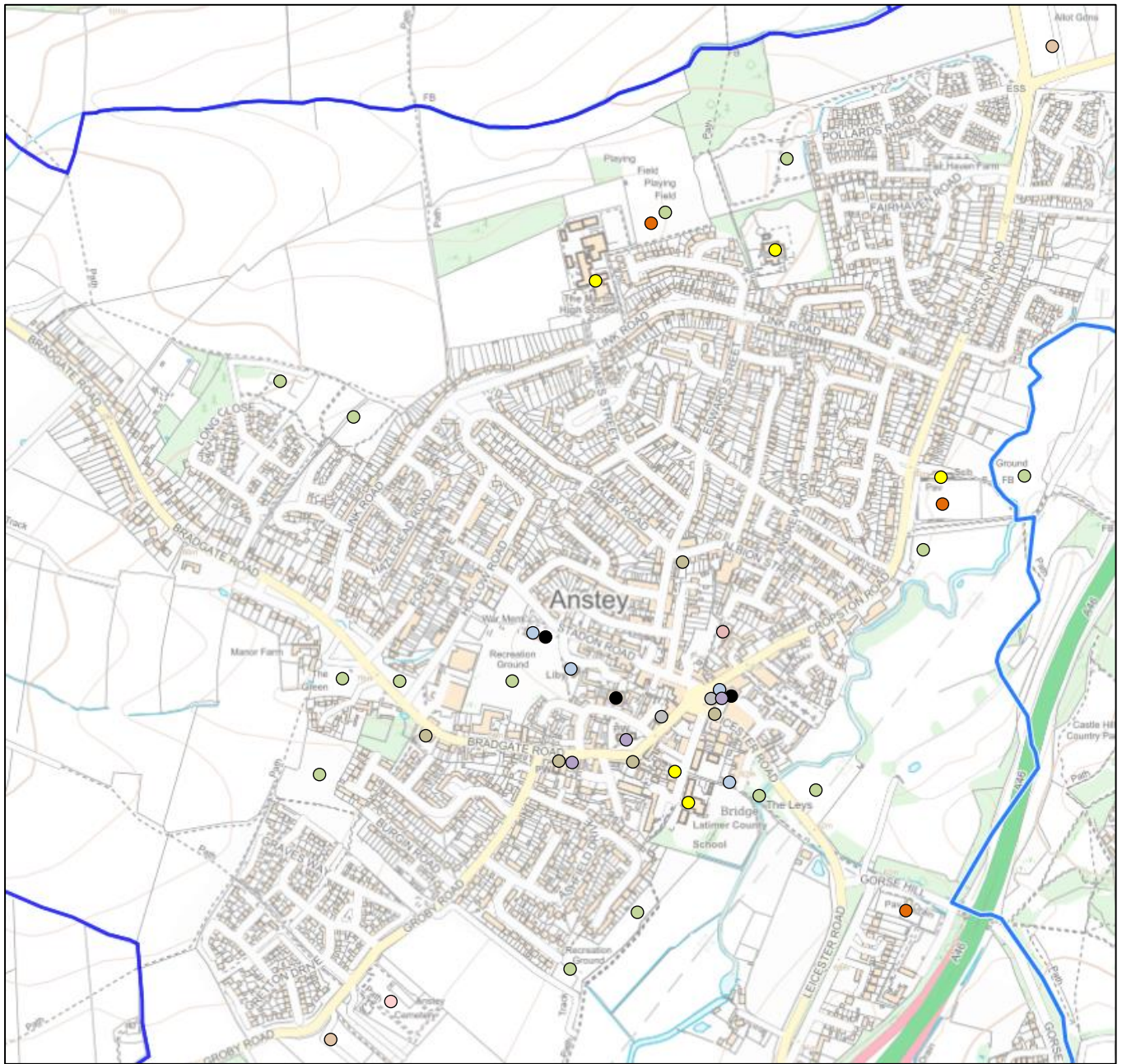


Figure 26 - Location of Community Facilities

Allotments	Cropston Road Groby Road
Cemetery	Anstey Cemetery
Community Spaces	Anstey Community Library Jubilee Hall Methodist Church
Education	Lilliput Montessori Day Nursery The Latimer Primary School The Martin High School Wolfdale School Woolden Hill Primary School

Dental	Bradgate Road
Dental	The Nook
Medical	GP Surgery
Open Spaces	Long Close Millfield Playing Field Mitchells Field Play Parks Stadon Road Recreation Ground
Places of Faith	Methodist Church New Covenant Church of God Parish Church of St Mary

Public Houses	The Coach and Horses The Crown The Mash The Old Hare and Hounds The Stadon Club
Rooms for Hire	Jubilee Hall St Mary's Church Rooms The Martin High School
Sports	Anstey Gynsill Tennis Club Anstey Nomads Football Club Anstey Rugby Football Club

Existing Businesses and Employment

²¹⁶ The Parish has a range of retail businesses, services and employment opportunities. These are an essential part of a vibrant and healthy community. It is important for residents that these are available locally, especially for non-drivers. Being able to access shops and services on foot has additional benefits, people are out and about, interacting socially and adding to a sense of community. Anstey has the largest provision of retail and services among nearby villages, making it a busy hub for pedestrians and traffic. The commercial centre of the village is located at the Nook, which serves also as a four-way traffic junction (roundabout) linking Anstey to the A46 bypass and M1 south, to Leicester, Newtown Linford and Cropston, and the villages beyond.

Industrial heritage

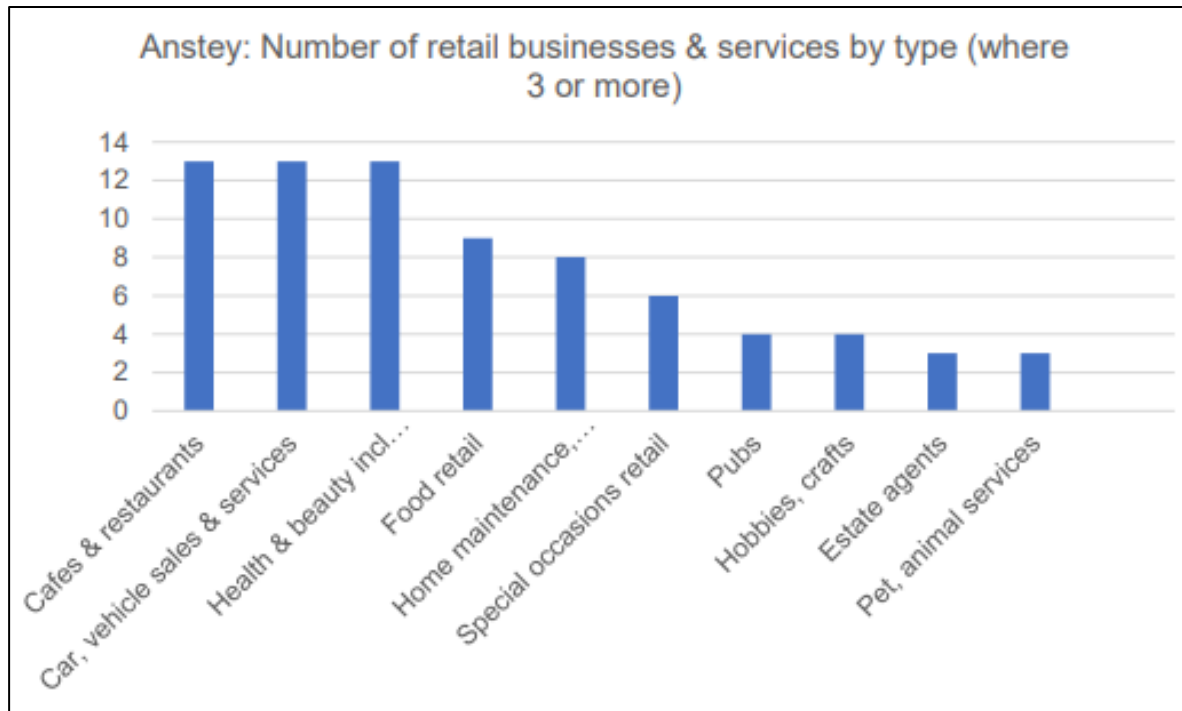
²¹⁷ Anstey has a rich industrial heritage in hosiery, tannery, shoemaking, book printing and packaging. Many of these industrial buildings have since been converted into apartments, although Ulverscroft Ltd, who invented large print books, still remain in the village.

Population growth and the evolution of Anstey

²¹⁸ Rapid development from traditional rural living, through intensive industrial revolution, to the present day is reflected in the broad span of homes. While the hub of the village retains the oldest properties, large and impressive houses on Bradgate Road blend into the terraced property of the old industrial area. Link Road, Cropston Road and Groby Road, and many of the roads in between, are composed mainly of modern suburban semi-detached homes. A significant number of new houses have been built on new estates situated around the periphery of the existing village in the past twenty years; these have a mix of private and social housing. This rapid expansion of new homes is having an inevitable impact on the local environment, infrastructure and community services, which is of concern to many residents.

Retail outlets and services

²¹⁹ Anstey is the main commercial centre for the surrounding local villages, with most activity centred on The Nook in the centre of the village. The majority of all businesses in Anstey are independently owned. Services include a GP surgery, dental surgeries, opticians, a pharmacy, several solicitors, some estate agents, a post office, a veterinary surgery and a funeral director. Retail outlets include supermarkets, butchers, bakery, greengrocers, newsagents, carpet superstore, electrical and hardware shops, barbers and hairdressers, dry cleaners, cobblers, florists, craft shop, gift shops, jewellers, and charity shop. Further out from the Nook, in clusters on Link Road, along Cropston Road, Forest Gate and Albion Street, the village has a number of other retail outlets. These are currently shops & business premises including model railway, ironmongery, car dealership & workshops, upholstery, carpeting and flooring, some of which are located in repurposed buildings including the former cinema.



Cafes, restaurants, bars and pubs

²²⁰ Anstey centre has a nationally acclaimed Michelin-starred Italian restaurant, a Turkish restaurant, an Indian restaurant and takeaways, a fish and chip shop, a pizza delivery, and two Chinese fast-food takeaways. There are 3 public houses offering food; The Old Hare and Hounds - former coaching inn, The Crown and The Coach and Horses. More recently the village has become home to the Mash, a brewery tap and cider house above Anstey Ale Brewery. Beyond the Nook there are further cafes, tearooms and fast-food takeaways.

Banking facilities

²²¹ Anstey currently has two ATM machines, one located in the Nook and the other at the Co-op store. The post office is located in Londis and Loughborough Building Society has recently opened a branch in The Nook.

Industrial Units and heavy industry

²²² Woodside Business Park on Anstey Lane towards Thurcaston is the most significant industrial development within the Parish. Two businesses currently operate from it. Businesses also operate out of premises on Bradgate Road and Hollow Road.

Employment & Self-Employment

²²³ Anstey's development has been accompanied by a growth in residents carrying out supporting trades, providing services to Anstey and the county and city more widely. These include gardeners, tree surgeons, plumbers, electricians, painters and decorators, roofers, IT specialists, private childcare providers, hairdressers, beauty therapists, dog groomers, bicycle repairers and a wide range of people working in the holistic health, wellbeing and complementary therapy industries. In addition to the retail businesses and services identified, this more hidden commercial activity,

although more difficult to quantify, shows a high overall volume of commerce, employment and self-employment among residents in Anstey, making up the local economy.

POLICY SUST5

Existing Businesses & Employment

There will be a strong presumption against the loss of commercial premises or land within the Parish that provides employment. 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:

PSUST5-A the commercial premises or land in question has not been in active use for at least 6 months; and

PSUST5-B the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses and has been unsuccessfully marketed for employment uses for a continuous period of at least 12 months.

New Businesses and Employment

²²⁴ New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

²²⁵ However, any new employment initiatives should be of a style not adversely affecting the character, infrastructure and environment of the parish including the countryside. Employment proposals outside of the existing employment area at Woodside Business Park 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.

²²⁶ From the community survey, carried out in October 2021, 87% of respondents to the survey stated they would welcome new businesses to the Parish. Respondents made 83 comments about the type of additional businesses they would like to see. The largest number wanted to see small, local businesses. There was also an emphasis on employment for local people. A number of respondents wanted to see a bank in the village, and ethical/environmental shops including green retail, zero waste and more charity shops.

²²⁷ In contrast, respondents also gave their views on types of businesses they would not like to see (more of) in the village. The largest number of responses expressed opposition to large or industrial businesses that would bring increased heavy goods vehicle traffic into the village and/or cause pollution. Others felt that there are currently sufficient hairdressers, barbers' shops and takeaways in the village. Further comments wished to avoid a late-night culture.

POLICY SUST6

New Businesses & Employment

The development of brownfield land for business and employment use will be supported. New development will be required to:

- | | |
|----------|---|
| PSUST6-A | fall within the boundary of limits of development for the Parish unless within the protected employment area at Woodside Park and be suitable for a countryside location: |
| PSUST6-B | be of a size and scale not adversely affecting the character, infrastructure and environment within the surrounding area; |
| PSUST6-C | avoid any loss of dwellings; |
| PSUST6-D | ensure that adequate parking associated with the development is fully provided within the curtilage of the new site; and |
| PSUST6-E | ensure that no significant adverse impact arises to nearby residences, businesses and wildlife habitats from noise, fumes, pollution or other disturbances. |

Shop Frontage and Signage

- ²²⁸ The visual appearance of shops and businesses in the village centre is important in maintaining and enhancing its character - especially around The Nook.
- ²²⁹ The retention of historic/traditional shop fronts is particularly important. Alongside high quality contemporary design, they make an important contribution to the architectural and historic interest of the retail area.
- ²³⁰ Where existing shop fronts are of indifferent or poor design, replacement with shop fronts of high quality design and materials which complement the design and proportions of the host building will be encouraged. Run down or broken shop fronts should be repaired rather than replaced where they make an important contribution to the local distinctiveness of the building or area.
- ²³¹ Signage is also an important feature of the village centre. All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed externally to a building are not in keeping and will not normally be permitted.
- ²³² The eclectic mix of frontages and signage at present suggests that it is not currently subject to regulations or guidance. It is felt that greater influence over this could significantly improve the overall visual appearance of the village centre which, in turn, could enhance the footfall and profitability of businesses.
- ²³³ The visual appearance of shops and businesses, especially in the village centre, is important in maintaining and enhancing its character and shall be in accordance with the Anstey Design Guidelines & Codes.

²³⁴ Signage, security measures and all other aspects of commercial operations should be in harmony with, and designed to enhance, the character of the village and shall be in accordance with the Anstey Design Guidelines & Codes.

POLICY SUST7		Shop Frontage and Signage
Development proposals to alter or replace existing shop frontage, create new shop frontages or to alter the frontages will be supported where they:		
PSUST7-A	conserve and enhance the qualities and significance of the building and area; and relate well to their context in terms of design, quality, scale, material and colour;	
PSUST7-B	do not remove, replace or substantially harm shop fronts or the frontages of buildings by poor or inappropriate design; and	
PSUST7-C	be in accordance with the Anstey Design Guidelines & Codes.	

Working From Home

²³⁵ The 2011 census notes that 3.2% of the Parish population worked mainly at or from home. This is in line with the national (3.5%) and regional (3.3%) averages. The level of home working is likely to have increased during the Coronavirus Pandemic. The NP, therefore, considers that it is important to be supportive of home workers' needs.

POLICY SUST8		Working From Home
Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small scale freestanding buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:		
PSUST8-A	the commercial development of the property is for the primary use of the property residents only; and	
PSUST8-B	any extension or free-standing building does 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; and	
PSUST8-C	such development will not result in significantly increased traffic movements and will meet the requirements of Parking Policy T2, Parking and	
PSUST8-D	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.	

Visitors and Tourism

- ²³⁶ The Parish as a whole attracts many visitors drawn by Bradgate Park and the surrounding countryside. The majority arrive by car. Some visitors use the village car park, which is free. A small number park on the streets. Cyclists also pass through the village. A major project is underway to have Charnwood Forest declared a UNESCO Global Geopark with Anstey gearing up to take advantage of the international high-value tourism that would ensue.
- ²³⁷ The consultation events did not reveal any particular views either supporting or opposing visitors to the Parish.

POLICY SUST9

Visiting and Tourism

Tourism developments will be supported provided that they demonstrate that:

- PSUST9-A they are of an appropriate scale so as not to have an adverse effect on the character or vistas of the immediate location; and
- PSUST9-B such development will not result in significant negative impacts on the road network or on highway safety and will meet the requirements of Parking Policy T2, Parking; and
- PSUST9-C 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.

Communications

- ²³⁸ Over recent years, access to high quality communications, networks and infrastructure have become increasingly essential to many businesses, services and households within Anstey.
- ²³⁹ Currently, the village is reasonably well served with telephone, mobile and broadband services at commercially competitive costs delivered to most premises by a combination of land-lines managed by BT Openreach (wired to standard plug-in sockets within the premises), buried high-speed cable managed by Virgin (wired to external junction boxes then cabled to modems within the premises) and up to 4G mobile services managed by a range of mobile providers. There is currently very little to no 5G outdoor coverage. Extending 4G outdoor coverage further and improving speeds with a 5G outdoor network throughout the village undoubtedly may require the placement of additional equipment such as those on Cropston Road at the Nomads' ground or those on land adjacent to Jubilee Hall. Access to indoor mobile services may be dependent on the capabilities of the modem installation at a premises some of which are able to bridge to the national networks via Wi-Fi.
- ²⁴⁰ Generally, the highest speed domestic broadband services in Anstey of up to 1Gbit/sec are currently offered by Virgin with lower-speeds available through a range of providers using the BT

lines. As a rough guide, a speed of 20Mbit/sec is capable of delivering 4K TV or gaming content to an individual user; where there are multiple users at a premises each streaming 4K content simultaneously, then multiples of this speed would be required.

²⁴¹ More recent property developments have broadband and land-line services delivered via cables in underground conduits to a junction box on the outside of the premises. Older properties have their broadband and telephony services delivered via a mix of buried cables and over-head telephone wires. Whilst the high-speed broadband cables were routed en-masse to almost all properties back in the late 80s & early 90s by NTL (latterly Virgin). Access to this network by some of the more recent properties is only by agreement with the individual developers who install the cable conduits at the time of build, and through which the higher speed cables must pass to connect to the property.

POLICY SUST10

Communication Infrastructure

Improvements to communications infrastructure services will be supported where:

- | | |
|-----------|---|
| PSUST10-A | it becomes necessary to install new masts or equipment in clear sight, in order to minimize the visual impact and intrusion, these should be shared by more than one provider wherever feasible; |
| PSUST10-B | preferably, new or refurbished infrastructure is delivered to premises in a visually unobtrusive manner such as via underground conduits rather than by external aerial wiring to telegraph posts; and |
| PSUST10-C | infrastructure improvements requiring above ground installations, are sympathetically located and designed to integrate into the existing buildings and landscape, for example; mobile masts not to be in or near to open landscapes. |

Transport and Traffic

²⁴² Anstey is a busy village, the layout of which brings most through traffic to a single central point – The Nook. The village continues to grow with more than 660 new houses built since 2011. Consequently, there is now more queuing traffic at the Nook, especially at peak times.

²⁴³ Vehicles exceeding the 30mph limit are frequently observed along the main feeder roads emanating from The Nook, with residents living on the busiest roads (Cropston Road, Bradgate Road, Groby Road and Link Road) finding it increasingly difficult to access and exit their properties safely.

²⁴⁴ Traffic Assessments have been undertaken surveying the major traffic routes through and around Anstey village, mainly focused on the Nook and considered from the perspective of both road users and pedestrians (Appendix 8 and 9).

²⁴⁵ Each assessment is tailored with viable recommendations for risk mitigation measures that, with the will of the Highways Authority, could be implemented to make Anstey a safer and more attractive environment to live in, especially to promote and enhance The Nook as the heart of the village. The suggested road traffic risk mitigation measures include;

- Localised reduction of speed limits
- Placement of additional speed tables or chicanes
- Placement of average speed cameras
- Introduction & widening of certain footpaths
- Safe routes for cyclists
- Introduction of one-way systems
- 2-way access onto the A50 from Groby Road
- Additional pelican crossing points
- Additional no-parking restrictions
- Additional pedestrian central road refuges
- Review of traffic light sequencing & tail-backs

²⁴⁶ The assessments each conclude that, with the current level of regional development expansion planned for Anstey and its neighbouring settlements, unless there is the prospect of intervention by the Highways Authority to provide alternative relief to the wider road network further, the excessive traffic congestion at The Nook at Anstey will undoubtedly continue to deteriorate from its present already high peak capacity levels. As a consequence, pedestrian use of The Nook as a sustainable community centre for the village and outlying residents will soon become untenable.

²⁴⁷ There has been an increase in HGV traffic in Anstey - along Cropston Road especially. This has increased since the development of the Woodside Business Park on Anstey Lane (towards Thurcaston) using Cropston Rd as their access route to Leicester and the A46. This causes considerable nuisance to residents along Cropston Road in terms of noise and vibration, and to road users and pedestrians, particularly at the Nook.

²⁴⁸ There is only one main route in and out of Anstey from the A46 interchange, and only a left-in, left-out junction with the A50, so proposals for a significant increase in housing could generate upwards of 2000 extra vehicles within Anstey. Increased traffic can bring increased noise and air pollution, impairing the health and wellbeing of the community, especially those living and working near to The Nook.

²⁴⁹ The recent relocation of the bus stop from Leicester Road to Stadon Road should help to reduce the issue of congestion at The Nook slightly. It should also help to cut vehicle emissions caused by the queuing traffic at this pinch point resulting in improved health and wellbeing of the community.

POLICY SUST11

Traffic Flow and Volume Management

With particular regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic all residential and commercial development must:

PSUST11-A	be designed to minimise additional traffic generation and movement through the village;
PSUST10-B	not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;
PSUST10-C	provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;
PSUST10-D	where practicable, improve and create footpaths and cycle ways to improve access to key Parish services – for example, GP surgery, library, churches, community buildings and schools;
PSUST10-E	a reduction in speed limits will be supported in areas where this enhances road safety.

In particular, development that does not mitigate adequately any increase in traffic flow will not be supported and development that does not provide traffic management solutions to reduce vehicular traffic in congested areas will also not be supported, unless in line with the assessments provided in Appendices 8 and 9.

Parking

²⁵⁰ The Examination draft of the Charnwood Local Plan 2021-2037 notes in para. 6.14 that demand for car parking is forecast to exceed supply in Anstey (and some other places) where additional off-street car parking will be required. It is understood that Charnwood BC has commissioned further evidence to identify the scope for bringing forward car parking sites. There is some onus within the Charnwood Plan placed upon parish councils to address parking needs and identify potential sites for new car parks through the neighbourhood planning process. A further consideration is that poor pedestrian access (e.g. on Staddon Road) makes the main car park less accessible for people using the Bradgate Road area.

POLICY SUST12	Parking
	New and adapted development for commercial use (including home working) must provide sufficient off-road parking based on realistic business forecasts and in line with LCC highways standards. Additionally:
PSUST12-A	additional community parking will be actively encouraged as part of planning applications;
PSUST12-B	all parking must be easily accessible and ensure that roadside parking is minimised.

Cycling

²⁵¹ There are no traffic-free cycleways in Anstey. Many people would like to cycle but say the roads are too dangerous. Cropston Road, Bradgate Road and Leicester Road are all very busy roads where cars

often exceed the speed limit. The Nook is even more dangerous for cyclists since recent road alterations were carried out. Cycling is healthy and sustainable, and should be supported, in line with Leicester County Council's Cycling and Walking Strategy. This can be easily and economically achieved. In addition, the County Council is currently developing a Local Cycle and Walking Infrastructure Plan (LCWIP) for the north of Leicester area, which includes Anstey and which this Neighbourhood Plan complements. This Plan proposes four components of a cycling strategy for Anstey, which provide safe cycling around the village and also provide safe links to adjacent settlements and to Leicester.

Cycling to Leicester from most of Anstey

²⁵² Leicester City Council is currently completing the final pieces in a cycleway from the city boundary (at the top of Gorse Hill) to, and through, the city centre. Since Gorse Hill is virtually traffic-free, this provides a safe, traffic-free route for cyclists into Leicester from the bottom of Gorse Hill. However, in order to cycle from anywhere in Anstey to join this cycle way it is necessary to negotiate the Nook and Leicester Road. These are very busy and a cycle route is required which bypasses both.

Cycling to Leicester from the west and south of Anstey

²⁵³ A cycle path is required which would link the Millfield Road estate, and adjacent existing and proposed housing to the south and west of the village, to the bottom of Gorse Hill. This would enable residents to safely cycle out of the village in this direction.

Cycling from houses west of Bradgate Road to village centre facilities

²⁵⁴ Any future development to the west of Bradgate Road should provide a toucan crossing near the Green, to enable cyclists and pedestrians to safely cross Bradgate Road and reach the rest of Anstey, including local facilities at the Recreation Ground and The Nook, without using Bradgate Road.

Cycling to Groby

²⁵⁵ The only existing cycle route from Anstey to Groby and beyond is along the Groby Road and then across the dual-carriageway A50. There is no safe crossing at all - it is just a gap in the central reservation barrier. There is a need for a shared-use cycle path alongside Groby Road and a safe crossing at the A50. Another option is for the existing paved path from Groby Road to Glenfield to be upgraded to bridleway status and the gates altered accordingly. However, this route is impassable when Rothley Brook floods, and would require cycling on the road for part of the journey.

Off-Road Cycling

²⁵⁶ For recreational off-road cycling, there are paths across Castle Hill Park and a bridleway from Long Close to Cropston.

Cycling Recommendations

²⁵⁷ Implement a cycling strategy to enable Anstey residents to cycle safely around the village and from the village to Leicester and Groby.

²⁵⁸ Impose lower speed limits and/ or use traffic calming on roads close to the village to make cycling safer.

²⁵⁹ Review kerb side parking and consider using double yellow lines where residents can park off -road.

POLICY SUST13

Cycling and Pedestrians

There is a strong desire for improved cycle routes in and around Anstey. The development and improvement of new and existing bridleways, cycle routes and footpaths will therefore be supported when:

- PSUST13-A they improve connectivity within the Parish and/or with Leicester city and other local Parishes; or
- PSUST13-B they offer a practical alternative to car journeys; or
- PSUST13-C they provide safer alternatives for cyclists and pedestrians than travelling on the road network or
- PSUST13-A they provide additional recreational opportunities and/or enhance health and wellbeing.

Public Transport

²⁶⁰ Anstey is currently served by 3 bus routes:

Anstey to Leicester Route 74

Runs every 20 minutes up to 6pm weekdays, less often at evenings and weekends, and stopping altogether at about 9pm. Evening and Sunday services are supported by Leicester City Council. This is the main bus service which covers part of the village, used to get to and from Beaumont Leys and Leicester city centre.

Anstey to Coalville Route 125

Runs 4 times a day Monday to Saturday, supported by Leicestershire County Council. This is the only bus service to Bradgate Park from Leicester city centre. It is used by residents of Newtown Linford, and Markfield to commute to Leicester.

Anstey to Loughborough Route 154

Runs hourly Monday to Saturday, supported by Leicestershire County Council. This bus is used by students studying at Loughborough College, as well as commuters and visitors to Loughborough.

Electric Vehicles

²⁶¹ The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2035 to combat rising levels of air pollution and address climate change concerns. The implication is that the number of 'pure' (i.e. not hybrid) electric vehicles (EVs) on the road will

certainly increase rapidly (there is some evidence this is already starting). If EVs are to have a similar range to today's petrol/diesel cars, they will need to have large capacity batteries installed. This raises the crucial question of battery recharging.

²⁶² Commercial/communal rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7KW re-charge time by a factor of 3). These could be utilised in the parish for example by installation in a permanent parking area, providing re-charging for residents with no off-road parking, and allowing fast re-charge for all residents.

²⁶³ There are limited public accessible electric charging facilities in Anstey both for visitors and residents without off-street parking.

POLICY SUST14

Electric Vehicles

The provision of communal vehicular charging points within the Parish will be supported so long as there is universal access and minimal negative impact on the availability of existing parking within the Parish.

8

Infrastructure

²⁶⁴ All development has the potential to impact the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate any adverse impacts on infrastructure.

²⁶⁵ The Examination Local Plan says 'We expect all of our communities to benefit from a wide range of infrastructure, at the right time and in the right place. We want developments to create places that residents can be proud of'.

²⁶⁶ This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

²⁶⁷ However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance (PPG 46) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires the Plan to prioritise the infrastructure requirements.

²⁶⁸ Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a wide range of potential infrastructure requirements through its production.

²⁶⁹ Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the Borough Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement. CBC is considering the introduction of what is known as a Community Infrastructure Levy (CIL) where charges will be applied according to the scale and type of development, and these funds used to pay for the infrastructure requirements, subject to CIL tests.

POLICY INF1

Infrastructure

Where policies in this Plan require contributions to community infrastructure, they will be made through contributions through Section 106 agreements or the Community Infrastructure Levy (CIL) where applicable. The infrastructure identified within this Neighbourhood Plan which would be welcomed includes but not limited to the following:

Extension of the GP Surgery, additional nature areas, improved children’s play areas, further dedicated sports facilities, traffic management solutions to reduce vehicle congestion, public car parks, improved cycle routes, bridleways and footpaths, communal electric car charging facilities, etc

9

Monitoring and Review

²⁷⁰ The Neighbourhood Plan covers the period up to 2037. During this time, it is likely that the circumstances which the Plan seeks to address will change.

²⁷¹ The Neighbourhood Plan will be regularly monitored. This will be led by Anstey 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.

²⁷² The Parish Council proposes to consider formally reviewing the Neighbourhood Plan in 2028 or to coincide with the review of the Charnwood Local Plan if this cycle is different.