

Charnwood Borough Council Local Plan 2021-37; Public Examination;

Councillor Deborah Taylor;

Anstey Ward;

Responses to Matters, Issues And Questions.

Policy SC1; Service Centres

2.16; What is the justification for the level of growth being directed to Service Centres given the Sustainability Appraisal's finding (paragraph 5.1.2) that there is potential for negative effects above 1600 dwellings?

2,747 houses are planned for the six service centres, Barrow upon Soar, Mountsorrel, Quorn, Rothley, and, Anstey, with Anstey being noted as a 'smaller service centre'. This equates to 14% of the housing planned for Charnwood in the Local Plan. Within the plan the smaller service centre of Anstey is required to take more than a third (35%) of the housing planned for the six service centres, a total of proposed house builds of 957 houses for Anstey.

The plan states that 'somewhere between a target of 1000 and 1600, there are no additional negative effects at all likely to occur, depending upon the choice and spread of sites.'

The 2011 population of Anstey was 6,528 (1). Since that point over 660 houses have been built in the village. The average housing size is 2.4 (2) so there are an additional 1,584 residents in the village since the 2011 census data, bringing the approx. current population of Anstey to 8,000 residents. With the planned 957 houses in the proposed local plan, this would increase the population to 10,300 (2) for the village. An expansion of this size (over a quarter more residents) can only bring negative effects to an already overcrowded village with limited road network access. The village has a focal local centre with local services contained within one area, The Nook, but this is full to capacity already and cannot take any further growth, in terms of both traffic movements and public car parking spaces.

The plan also states, 'More substantial growth on locations that encroach Areas of Local Separation (ALS) would mean that significant effects could arise, even within this range' (of 1000 to 1600). I believe that Anstey's ALS's are severely compromised around the entirety of the village, including their borders with Leicester City, Groby, Newtown Linford, Cropston and Thurcaston. These huge, proposed houses are likely to have significant effects on this smaller service centre. Anstey is not able to absorb a third of the housing proposed for the six service centres and more housing should be transferred to the other larger service centres.

Anstey also is the only service centre that lies within the Charnwood Forest character area and has Rothley Brook flowing around the village. Anstey (the Gateway to Charnwood Forest) needs to be protected and over 1000 new houses in Charnwood Forest area will dramatically affect the character of the area forever.

2.17 Are the site allocations in the Service Centres of Anstey, Barrow upon Soar and Sileby (served by Cossington primary school) as proposed in Policies DS1 and DS3 justified when there is a lack of capacity in their respective primary schools? How would this be addressed?

The overall spatial strategy for Charnwood Local Plan between 2021 and 2037 is urban concentration and intensification. This has then created issues for school places. The direction taken in this plan has been to then increase the need for more urban concentration and intensification. This has followed with even more housing being directed to the smaller service centre of Anstey to provide the evidence for a new primary school to be located in the village.

The site proposed for a new primary school (due to lack of space in the village) is at the top of a very steep hill with narrow pavements on Bradgate Road, right on the border with Newtown Linford, which is classed as 'Other Settlements' in the local plan. This area has a lack of public traffic to the proposed school site and is inaccessible other than by private car. There is no evidence provided about how travel to this proposed school site will be mitigated or sustainable.

2.18 What is the relationship between the Service Centre category in the settlement hierarchy and the District Centre/Local Centre designation? Is there any potential for confusion about the role of the Service Centres?

There also appears to be confusion about the status of Anstey. The village is mentioned as both a district centre and service centre within the Local Plan. This vastly affects the amount of housing directed to an area and I believe that Anstey has been wrongly classified as a Local Centre and is therefore compared to other much larger urban areas of the borough including Birstall, Syston, Gorse Covert, Shepshed and Shelthorpe within the local plan and highlighted in quotes (3) and (4) below that are taken from Charnwood Local Plan.

'Contributes to the vitality and viability of the Mountsorrel, Quorn and Rothley Local Centres and **Anstey**, Barrow upon Soar and Sileby **District Centres** and which builds upon the unique characteristics of these centres in terms of their heritage and their diversity of uses, in accordance with Policy T1; and EV8. (3)

Provides new off street car parking provision to improve the viability and functioning of the Local and District Centres where there is a proven local need.' (3)

There is a proven need that Anstey requires additional off street car parking (Charnwood parking survey 2017) (5) There is no space available within the tight constraints of the village centre to provide the 30 additional parking spaces identified for this huge growth identified in this Local Plan.

'District Centres (Anstey; Barrow upon Soar; Birstall; Gorse Covert; Shelthorpe; Shepshed, Sileby; and Syston) – provide day-to-day retail and service needs that typically arise for a wider local catchment, usually comprised of groups of shops, at least one supermarket, and a range of non-retail facilities such as banks, healthcare, religious institutions, restaurants or a library.' (4)
