

Anstey Nomads FC; Callingtons Community Complex; Cropston Road; Anstey; LE4 7BP

Erection of two-storey building to provide new clubhouse, changing rooms and education rooms and associated works to include parking provision and landscaping

Application Number: - P/22/0559/2

Dear Mohammed,

Please find below our comments for the above application.

Our main concerns relate to:

- Traffic
- Parking
- *Visual Amenity*
- *Noise Nuisance & Anti-Social Behaviour*
- *Vehicle Entrance*
- *Pedestrian Crossing*
- *Flood Risk Assessment*

Traffic

There are multiple issues with Cropston Road, currently. It has become an increasingly busy road with an additional three development sites built out over the past few years and the current live planning application for a further 48 houses, all at the top end of Cropston Road, on the edge of Anstey, towards Cropston.

There is a known speeding issue on this road, backed up by evidence from Leicestershire Police who carry out regular speed checks in the area, both covert and visible.

There is also a large increase in Heavy Goods Vehicles and other large vehicles transporting heavy plant machinery using the road from the business park on Anstey Lane, mainly from D T H Plant Hire Ltd.

We note there is no speed data included in this application and given where the planned new entrance is proposed to be located (on a blind bend), we have real concerns about the safety of the highway and pedestrians in this area.

If the application is approved, we would request that traffic calming measures are introduced onto Cropston Road to reduce the speed of the traffic.

Parking

We note that the proposed development will provide a total of 80 vehicle car parking spaces including five disabled parking spaces and two minibus spaces within the

grounds. We also note that the applicant advises that the average attendances for league matches are between 200-350 people, although a high proportion of fans walk to the ground. Anstey Nomads Football Club (ANFC) has assessed the level of parking and considered that sufficient parking will be provided. We disagree, and from data we have collected from the site, we believe the parking is insufficient for the people that attend the ground on many occasions.

For example, at a recent match held on Saturday 17th September 2022, which was an FA Cup 2nd Round Qualifier, ANFC Facebook page advised that their attendance was 602: <https://www.facebook.com/ansteynomads.co.uk>



Many people attending the ground are away supporters, that generally drive to the area. They are not advised about where to park, but in the past on promotional documentation they sent out, people were advised to park in 'local side streets'.

There is insufficient space for the vehicles arriving at the ground and cars overflow onto all the streets, grass verges, open spaces and pavements in the area, resulting in the residents being unable to enter or leave their premises without great difficulty. On a recent tournament day, this double parking spread into King William's Way, Charles Drive, Link Road, Andrew Road, Fairhaven Road and Rowan Drive, and various other narrow residential streets, not designed to accommodate parked vehicles. This level of parking rendered many of the streets from two way to single way only.

There are two proposed new pedestrian accesses, one approximately 20m south of the new vehicular access at the northern end of the site, and a main entrance appropriately in the centre of the new proposed educational buildings. Both these pedestrian entrances are directly onto the footway on the eastern side of Cropston Road. This is the footpath that the majority of drivers fully block when arriving at the club. Therefore, double yellow lines would need to be put in place to prevent both the pedestrian entrances from being blocked by vehicles.

Visual Amenity

The building is large and will dominate the local area which is predominantly residential. The position and size of the building will appear very overbearing and prominent as it is close to the footpath and Cropston road. With the proposed building to be in excess of 5 metres boarding the pavement, this is totally out of character with the rest of the residential properties on Cropston Road that are all set back from the road with large front gardens.

It is not in keeping with the scale, character and appearance of the local area. Putting the building onto the frontage makes the building more prominent and shares no similar characteristics with the surrounding residential area because of its width and its design. It has small ground floor windows, but the rest of the building uses metal cladding and is not in any way representative of the scale and character of the local buildings. It is difficult to understand how the landscape assessment has come to its conclusion and how it can mitigate the visual impact of the building on the local street scene.

The site is within a green wedge and from the road it currently presents as leafy and open, the leylandii trees helping to shield the view of the ground, but these are proposed to be removed to accommodate the proposed new two-story building.

The dominance of this building will be visible to the end of Sheepwash Lane and will be seen from the Grade II-listed King William's bridge, built for William III to visit Bradgate in 1696. The bridge is on the edge of Castle Hill Park which is a large open green space, and the proposed building will be visible from a large part of the park, which is on a higher level than the proposed building.

Noise Nuisance & Anti-Social Behaviour

There is noise that comes from training sessions, matches and party nights. It is accepted that there will be noise from a football club during training sessions and matches, and neighbours close by do accept that. Bad language coming from the site is not acceptable, and as this is a residential area, the club should do more to control this, especially as a lot of people attending the ground will be children and young people.

Event nights are always noisy as the doors to the club house are often open to allow smokers to move in and out, and to allow movement of air on hot evenings. The music often plays beyond midnight, as regularly reported by residents.

With the proposed balcony on the two-story building, this is likely to encourage guests to move out of the function rooms for fresh air and to smoke, thus increasing the noise levels for this residential area.

There have been reports by residents of bottles thrown into gardens and partygoers urinating against residents' fences as they leave after closing time.

With the proposed increase of the club room to hold 155 people (from the current 125 people) and a separate function room to hold 180 people there are grave concerns about increased noise pollution and Anti-Social Behaviour. The applicant is

currently aware of the concerns regarding noise when the current venue is hired out for events. Having a large entertainment space which will no doubt be regularly hired out to generate revenue would be a constant noise nuisance for local residents on Cropston Road.

If both the club room and function room are used at the same time, there is a possibility of attendance at the club of 335 people at any one time. This is an increase of 168% from the current capacity. This will no doubt attract more use for parties and could end up with events most weekends. There have been several complaints submitted to Charnwood Borough Council regarding noise, and this is noise from a much smaller club house, which at present is set back approximately 100 feet from the main Cropston Road.

Vehicle Entrance

The proposed site entrance is on a blind bend on the Cropston Road and opposite King Williams Way. Anstey Parish Council used public money (approx. £1,500) to pay for a Temporary Traffic Regulation Order (TTRO) for this area of the road, to prevent vehicles parking there, following advice from Leicestershire Police. ANFC agreed to put out the no parking cones on match days but once the TTRP was paid for and in place, they refused to put out the cones. This has continued for the past eighteen months and the TTRO is shortly due to expire. This investment of public money from local Anstey council taxpayers to try and alleviate the traffic and parking caused solely by ANFC has been a waste of money; the expenditure should never have been necessary.

As highlighted previously, Cropston Road suffers from speeding vehicles, due to it being a long straight road. We are very concerned about the position of the new proposed entrance and do not consider it to be safe. This road is also a main bus route and traffic needs to be kept free-flowing. There have been times when the road has been fully blocked by parked vehicles and the bus service was suspended by the operator, as the bus couldn't get through. This must not happen again and if this building goes ahead, double yellow lines need to be put down on the highway to ensure traffic is kept moving.

Pedestrian Crossing

With the amount of young people attending the club during match days, training days, football tournaments and social events and the speed of the traffic in the area, there is a need for a controlled crossing near to the ground for pedestrians' safety.

Design and Access Statement

Within the Design and Access Statement, the applicant has advised:

"The proposals will formalise and increase the parking provision allowing safe and equal access for all. The new parking provision will alleviate the current issues with traffic and parked cars during football fixtures. The improved parking will facilitate the use of the new educational facilities and function spaces.

The proposed development will not result in a severe impact on the highway network and is therefore acceptable on transport grounds in accordance with Paragraph 111 of the NPPF”.

This site already has a severe impact on the highway network as highlighted above and this extension will only add to the impact.

The statement goes on to advise “Access Emergency vehicles will have full access to the site, details of this will be provided at later stage”. With the blockages of the highways outside of the ground, emergency services would struggle to get to the ground if called upon. This suggests a serious lack of health and safety oversight.

“The site is also on an existing bus route which helps reduce traffic flow to the proposed facility”. As highlighted above with access to the ground limited with obstructive parking, providers have suspended bus services to the area, so buses cannot be relied upon to get to and from the ground, unless the club start to accept responsibility for the issues outside of their ground.

Flood Risk Assessment

The Environmental Agency Reservoir Map indicates that the whole site is at risk of reservoir flooding from Cropston Reservoir, situated approximately 2km from the site. The risk of flooding from reservoirs can be considered a residual risk as reservoir structures are strictly managed to prevent the reservoir structure from failing.

The closest watercourse is Rothley Brook, situated along the eastern boundary of the land within the applicant’s control and approximately 140m east of the developable site.

We have concerns that this building will add to the flood risk for neighbouring properties.

Transport Assessment

Within the applicant’s Transport Assessment, they advise that ANFC are “a community-based team with limited financial resources”. “Whilst it is proposed to provide 300-tiered seating and an 80-space car park it is considered that this will not significantly increase average attendances”. We therefore question the need for a club room for 150 people and a function room for 180 people. This indicates that this won’t be used specially as a football club but will be there for room hire for events.

We would also like to draw to your attention to Figure 1, to present the way the club currently operates and the events it holds. It is not a small village football club but is looking to turn the club into an events hotspot and not to concentrate on grassroots football.

We welcome the club and the opportunities they provide for the young people from the area, but this cannot be, as it currently is, to the detriment of the rest of the Anstey population.

Figure 1: Anstey Nomads Events as Advertised on Social Media

 Anstey Nomads FC
5 d · 🌐



FRI, 4 NOV AT 18:00
Annual fireworks on the pitch
Leicester
74 people interested

☆ Interested



HAPPY HOURS
EVERY FRIDAY & SUNDAY
16:00-19:30 Friday | 12:00-17:00 Sunday

Madri **£3.60** a pint
carling **£3.20** a pint
carling apple cider **£3.25** a pint
large jack rabbit
red, white or Zinfandel **£3.95**
Whitley neil flavoured gin
and mixer **£4**

   Follow us to stay up to date with all things Nomads! ansteynomads.com

Anstey Nomads FC created an event.
20h · 🌐



SAT, 29 OCT AT 19:00
Adult fancy dress Halloween party
 Leicester
 1 person going

☆ Interested



END OF SEASON TOURNAMENT

SATURDAY 21ST MAY BOYS **£35**
SUNDAY 22ND MAY GIRLS *per Team*

FOR U7, U8, U9, U10 BOYS **L1-L3** & **L4-L6**
 & U7, U8, U9, U10, U11 GIRLS

	7-A-SIDE BOYS U10s & U9s GIRLS U11s & U10s		5-A-SIDE BOYS U8s & U7s GIRLS U9s, U8s & U7s
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ALL KNOCKOUT GAMES ON THE FIRST TEAM PITCH!
 BOOK AT: REGISTRATIONS@ANSTEYNOMADS.COM

The Nomads football club makes little attempt to work with the local community, despite many attempts by local councils, local councillors, the police and the highway authority.

We respectfully ask that this application be refused for all the reasons highlighted above.

Cllrs Paul Baines and Deborah Taylor

Ward Councillors, Anstey, Charnwood Borough Council