

## Rearsby Neighbourhood Plan

### Area of Local Separation Evidence.

The Area of Local Separation (ALS) between Rearsby and East Goscote is highly valued by the residents of Rearsby village. The two villages are very different in all things, history, appearance, facilities and layout. Rearsby was mentioned in the Domesday book has an 11<sup>th</sup> century church, an ancient monument in the Severn Arch Bridge a designated Conservation Area which has 22 listed buildings within its boundaries. It is an ancient village with winding streets, a brook with a ford, a farm in the centre of the village with many different types of architecture and building materials it has a very rural feel to the village hidden in the dip of the landscape of the Wreak Valley. The Conker field is surrounded by houses but has ridge and furrow clearly to be seen in the grassed area, a very unusual feature in such a built-up area.

East Goscote is a village built on a brownfield site, all laid out uniformly with uniform architecture and building materials build in the 1960's. The roads are all straight built for the car traffic they take with many amenities shops, garage, school, medical practice. Village hall all provided by the developer as part of the integrated village they developed. It was all planned out including an employment area.

We conclude the two villages are widely different in origin, character and appearance and it is the clear wish of the Rearsby residents that the two villages are not allowed to coalesce. The ALS between the villages is the smallest with in the Charnwood Borough Council and has been designated as an ALS for many years. The CBC Greed Wedges evidence document upholds the designation of the existing ALS.

There have been a number of speculative planning applications for this specific area of Rearsby where planning applications are made for land within the ALS designation. We have a history of applications including

- A) Kayes Nursery 12 May 2012 was the first to be refused on ALS grounds This was for 4 houses
- B) Rearsby Roses 27 March 2013 was won on appeal but highlighted the importance of keeping the remaining ALS area which it reduced on the eastern side of the Melton Road for the future. This was for 60 houses.
- C) Jelson 4 October 2018 was refused for 66 houses on the west of the Melton Road in the ALS. Based on the development being wholly in the ALS.
- D) Gladman 16 July 2019 was refused for 250 to 300 houses on land in both East Goscote and Rearsby which encroached on the ALS on the east side of Melton Road adjacent to the Rearsby Roses development. This is the ALS that is only 230m wide currently and this development would reduce the gap substantially which would harm the view and bring the coalescence of the villages closer. This speculative planning application which runs from the Melton Road to the by pass is expected to be included in the Local Plan at the next version. This puts approx. 30 houses in the Parish of Rearsby.

The wider Wreake valley is the subject of multiple planning applications with the next Village Queniborough having the following sites included in the CBC SHLAAR

- 1) Three Ways Farm Quenniborough – planning application submitted for 195 houses.
- 2) Queniborough Industrial Park 63 houses expected no application yet
- 3) Queniborough Lodge 132 planning previously granted expected to reapply.
- 4) Land off Barkby Road 130 houses under construction
- 5) Land off Barkby Road 150 houses planning application submitted
- 6) Land off Melton Road 117 houses site being promoted by a developer

All these are within two miles of Rearsby parish showing the level of developer pressure in the area to build substantial numbers of houses.

In order to greater protect the ALS we are proposing to extend the ALS on the Eastern side of the Melton Road out to the bypass leaving space for the Gladman development and for a ribbon development of houses along the former Gaddsby Lane our to the by pass which we see as appropriate development in this part of the village and are proposing a extention to the limits of development for the village to accommodate this new development along Gaddsby Lane.

The ALS is clearly much appreciated by the residents in our questionnaire and Public Meeting the protection of the very narrow gap between the two very different villages was articulated by a very significant number of residents. It was seen as vital to keeping the rural identify of Rearsby and not having the village joined up to the greater built up areas of Syston and Queinniborough. We note the SHLAA identifies five sites with potential housing in the 11 to 15 year's time frame of 213 houses this would be an increase of 46% on the size of the village. Quenieborough has 663 houses. East Goscote 324 houses it is against this backdrop the village seeks to protect its identity with the ALS extention recognising that the East Goscote development which is expected to go ahead reduces the ALS on the east side of the Melton Road which currently is 230m wide.