

## **Rearsby NP Annex G2**

### **Rearsby NP ~ May 2018 Ideas for New Housing in Rearsby Village.**

#### **Introduction**

Following CBC decision to review the settlement limits within the Borough of Charnwood the NP group sent a questionnaire with a copy of the proposed limits to development put together by CBC to all residential properties in the village. In addition, a public meeting was held in the Village Hall on 24<sup>th</sup> May 2018

#### **Public Meeting 24<sup>th</sup> May 2018**

A total of 10 members of the public attended the meeting run by two members of the NP Steering Group. Opening comments were made about the need to consult with the village about housing need within the village as part of the NP process. In addition, the recent proposal by CBC to review the settlements limits of the village was communicated to all through the map and the questionnaire delivered to all houses asking for the identification of possible infill sites.

Comments from the floor clearly raised a concern that the proposed settlement limits ran through peoples back gardens especially in Churchleys Ave and Gaddesby lane. Residents were concerned that this may impact the ability of a homeowner to extend their property. It was noted that the Convent settlement limits had been amended to include the proposed planning application as had the site next to the village hall. But that Station House was still excluded from the village but the properties on the west of Melton Road had been included. This did not seem consistent. General feeling was that the settlement limits had been tightened by CBC which limited even more the opportunities for infill housing in the village. The meeting was pleased that no large scale housing developments were identified by CBC.

#### **Survey of Settlement Limits**

A full survey of the settlement limits boundary was conducted by Andy Clark (consultant OneA Planning) and a member of the steering Group (Martin Field). The survey was guided by Charnwood 'process for the identification of settlement limits.'

The core details of the assessment have been included in the details that are already publicly available. It consisted of a complete visual inspection of the settlement limits around the circumference of the village 'core', used to verify a desktop analysis of the edges to settlement areas undertaken prior and following the site visits. The following in fill developments were identified within the settlement boundaries as part of this review

- 1) Land at Melton Road on the eastern boundary of the Primary School.
- 2) Lock up garages at eastern end of Melton Road
- 3) Convent and adjacent land Station Road 18 properties
- 4) Farm buildings off Brookside
- 5) Land between houses on west side of Brookside
- 6) Land on west side of Hassel Mews
- 7) Land on Melton Road next to accountancy firm.
- 8) Land next to village hall 3 properties
- 9) Various plots on Gaddesby Lane

This work was incorporated into the amendments to the NP documents.