Rearsby

LE7

24th August 2023

Dear Sir

**Planning application - P/23/1383/2 Land off Melton Road, 56 houses.**

We would like to object strongly to this application which is a repeat of one six years ago ref P/17/0531/2 which was refused by Charnwood Borough Council. This refusal was upheld in the subsequent 2018 appeal, App/X2410/W/17/3190236. which was heard in the Village Hall in Rearsby.

The grounds for objection are

1. AREA OF LOCAL SEPARATION – The site is in the designated ALS between Rearsby and East Goscote, this is a small area along the Melton Road which separates the small medieval village of Rearsby with its Conservation Area, Ancient Monument, 13th Century Grade II listed Church and a further 21 listed buildings, from the wholly modern brown field site of East Goscote built in the 1960’s. The ALS has been designated as such back to the 1970’s and is detailed in the Arup study commissioned by Charnwood on all the designated ALS areas in the Borough. The villager’s value both the separation between the village’s given by this land and the sweeping views over the Wreake valley.
2. LIMITS TO DEVELOPMENT – The site is outside the villages’ limits to development as designated in the Neighbourhood Plan, made in December 2021, and the emerging Local Plan.
3. IMPACT ON CONSERVATION AREA – This new build estate is out of character with our medieval village and will have a negative impact on the character and setting of the Rearsby Conservation Area, designated in 1974. This modern new build estate on a main approach into the village will detract from the quaint medieval feeling at the heart of Rearsby. The dominance of green leafy trees in a landscape of few trees add to the character of the village. On each approach to the village, you are greeted by treescapes which mask the view of the built village which would be negatively impacted by this development on a main approach.
4. SUSTAINABILITY – The site is located such that access to all facilities and employment would have to be by private car which does not meet the Borough Councils objectives of sustainability. Rearsby is a small village categorised as an ‘other settlement’ in the Charnwood hierarchy of areas of development and as such has very few facilities. There are no shops, no medical facilities or 24-hour public transport. The bus service is limited to 7am to 7pm. The development would have to rely on private cars to access all facilities and employment. Therefore, this does not meet the Boroughs criteria of sustainability.
5. SITE ISSUES – The site has stunning views over the Wreake Valley are enjoyed by the residents as they walk the right of way. The area east of Broome Lane is categorised as rural with a tranquil feel and has been designated a ‘particularly attractive countryside.’ Given there is no need for additional housing in Rearsby with new planning consents for 65 at Gaddesby lane and 40 at East Goscote plus 20 in development at the Convent this is 125 new dwellings in a small village of 462 dwellings. Hence the residents feel the site is better used as an area of separation with the views and tranquillity enjoyed by all who walk the right of way.

Summary

We believe this proposal would be harmful, by way of its scale, nature, and location to the rural landscape of this part of the Wreake Valley as identified within the most recent Local landscape character assessment. Additionally, it would erode the separate identities of Rearsby and East Goscote, by reducing the area of local separation between the two villages and would give rise to localised visual harm. This is not a sustainable location being on the edge of a rural village. The site location is on an important approach to the Rearsby Conservation Area giving rise to harm to the character and setting of the Conservation Area. We urge you to refuse this planning application.

Yours faithfully

Name