



## Mid Devon Local Plan Review Options Consultation (January 2014) - Representation on behalf of the Frankpitt family

---

### Representation in respect of Land North West of Homefield, Butterleigh

Representation submitted by Greenslade Taylor Hunt, 1 High Street, Chard TA20 2DR.  
Telep: 01237 822222 email: [info@gtaylorhunt.co.uk](mailto:info@gtaylorhunt.co.uk)

Representation submitted on behalf of landowners The Frankpitt Family, c/o Little Rackenford Farm, Tiverton, Devon EX16 8EP.



### Policy S14 (page 43) and paragraphs 2.64 to 2.73

We **object** to the omission of Butterleigh from the list of designated Villages under policy S14.

Butterleigh is considered to be a suitable and sustainable settlement which provides a limited level of services, supporting a vibrant rural community. Village services include a public house The Butterleigh Inn, a Village Hall, and St Matthews Church. The village serves a wider hinterland and being some 4 miles from Tiverton to the north and Cullompton to the east, acts as a focal point for the surrounding rural area. It is considered that Butterleigh is a suitable location for a limited level of development meeting local needs, appropriate to individual opportunities.

It is therefore **proposed** that Butterleigh should be included within the list of designated villages under policy S14.



## Potential Housing Site

The table under paragraph 3.107 on page 95 of the consultation document proposes a potential housing site North West of Homefield, Butterleigh. The gross site area is given as 0.7 hectares, with the net site area 0.56 hectares. The SHLAA process identified that the site could potentially accommodate 10 dwellings, which was described in the SHLAA report as a reduced yield due to highway limitations. The SHLAA reference for the site is Butterleigh 2.

The site is the only site identified in the SHLAA report as being suitable, available and achievable for housing development in Butterleigh. The land is well related to the village being sustainably located within convenient walking distance of village facilities, and with existing dwellings to the north, south and east. It is not considered that development in this location would be unduly conspicuous in a landscape context being screened to views from the north and east by land topography, existing built form and existing planting. In views from the south and west, the site would be seen against the backdrop of existing housing, and there is ample land available within the same ownership for a comprehensive landscape planting scheme to provide appropriate screening.

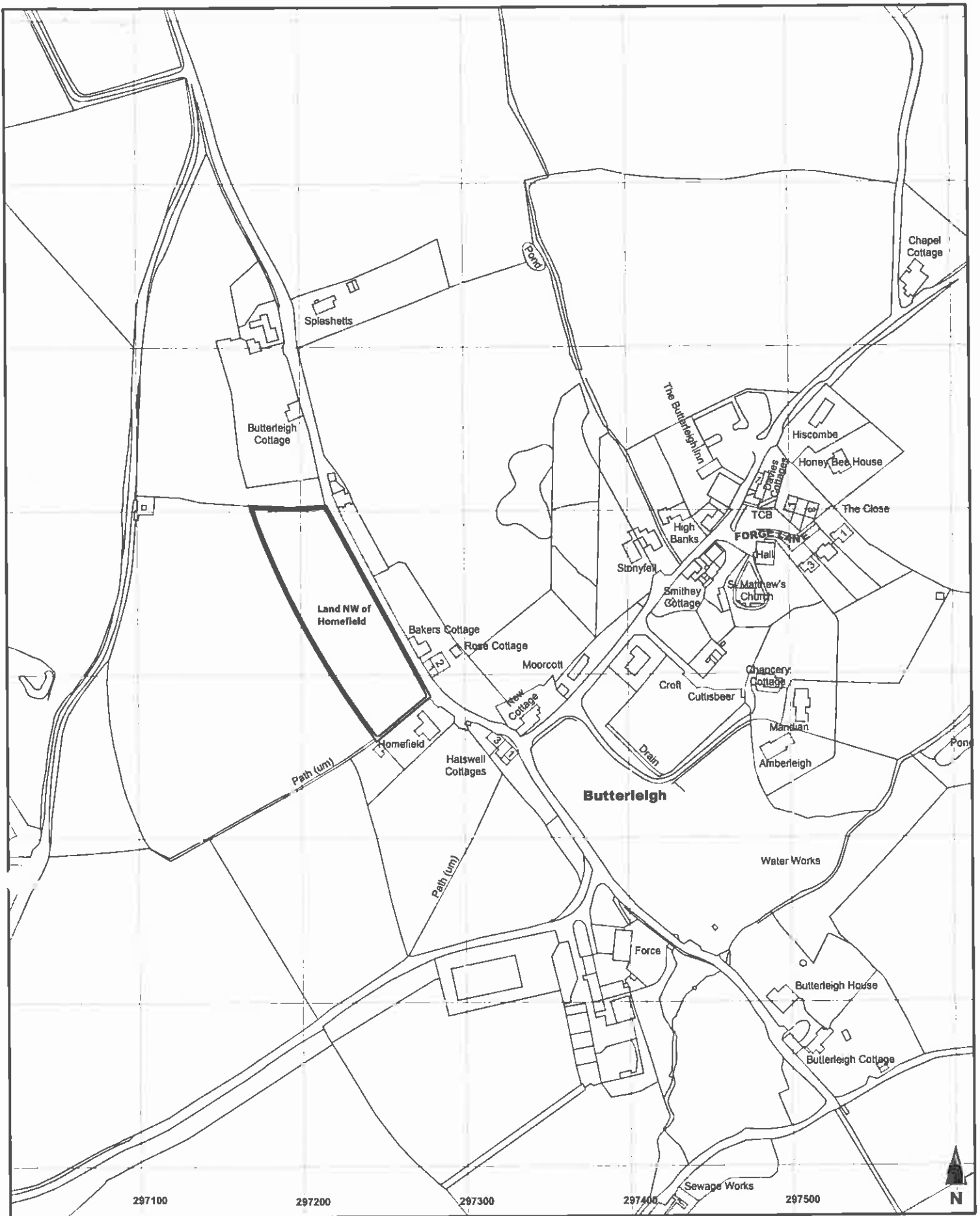
The site is not at risk from flooding, is not believed to have any potential for contamination, and services are potentially available for connection. Whilst mains drainage availability and capacity is as yet unknown there is sufficient land available within the same ownership for a private drainage system to function appropriately if needed. Similarly there is space within land in the same ownership to incorporate sustainable urban drainage systems in order that surface water run-off can maintain the existing greenfield performance.


Access to the site from the public highway is directly achievable along the eastern boundary to the site, and the frontage is sufficient to incorporate the necessary visibility provisions to meet Highway Authority requirements. As part of any development proposal further Highway improvements could be incorporated along this frontage including either road widening or provision of passing places subject to detailed requirements and viability.

The site is considered suitable to accommodate an appropriate mix of market and affordable dwellings with additional potential for community facilities including public amenity space and / or children's play area, subject to demand and viability.

The landowners confirm that the site is available for consideration for housing development and that subject to the planning process the development is capable of being undertaken at an early date.

It is therefore **proposed** that this site should be included as a housing allocation in the Local Plan Review.



Local Plan Review  
 Housing Consultation Site 

**Local Plan Review**  
**Policies Map - Options**  
**Butterleigh**

**Note:** The Ordnance Survey will not have updated the base to show recent changes. Consequently not all development may be shown.

Scale  
 1:6000

This map is based upon Ordnance Survey materials with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence No. 100022262

January  
 2014

