

**Sandra Hutchings**

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**From:** Nick Hawkins (Rosebourne Properties) <  
**Sent:** 24 March 2014 12:38  
**To:** DPD  
**Subject:** Local Plan Review Consultation - Cheriton Fitzpaine Site 3 : Land off Barnshill Close

To Whom It May Concern

**Site : Cheriton Fitzpaine Site 3 : Land off Barnshill Close.**

**Correspondence Address – Rosebourne Homes Ltd. Cutsey Farm, Trull, Taunton. TA3 7NY – your ref – DT/sh/SHLAA**

We write as requested with regard to the above site that is in the ownership of Rosebourne Homes Ltd.

Availability

The site is in one ownership – Rosebourne Homes Ltd.



Access and Services

It has 2 access points, one off Barnshill Close, the other off the main road into Cheriton Fitzpaine to the south. This second access was constructed when the new school was built and both points of access have full visibility splays to accommodate the level of traffic envisaged. All services connection points are adjacent to the site and were left available when the Barnshill Close development was constructed. In addition when the school was developed new service runs were constructed in the road adjoining the site to the south.

Infill

The site fronts onto the main road into Cheriton Fitzpaine to the south and the houses to the south of this road. To the east it is bordered by the new school. To the west the site is bordered by the houses in the Barnshill Close development which was finished in 2003 . As such is it bordered on 2 sides by new development that has taken place within the last 11 years. It would tidy up an underused piece of ground fronting the road between the school and the new development at Barnshill Close. Any houses on the site would not be on ground any higher than the adjoining housing development in the rest of the Barnhill Close development.

Brownfield Site

The site formed part of the original farm buildings of Barnshill Farm (now re-developed). As such there were a number of chicken houses on the site which have been demolished, however the footings are still on site and are covered by top soil.

There are no trees on site. It slopes gently from north to south and is free draining so all water run off can be disposed of on site via SUDS and \ or soakaways. There are no flooding issues as a consequence.

The site is also outside the conservation area of the village.

Development Mix

As the site is on the edge of the village it would be more in keeping to develop as a mixture of smaller more affordable starter type houses and slightly larger family homes for growing families, of which there is a shortage in a lot of rural communities.

The Village

The village is a self contained rural community, and has benefitted from the recent construction of the new village school on land immediately to the east of the site. As such any children occupying the houses on the site would be able to walk to school reducing the reliance on the car. This would also mean that the numbers of children at the school remain high and that the places are filled by children from the village not those away from the area.

Please note the correspondence address above.

Yours Faithfully

Rosebourne Homes Ltd