# Rutland farmer wins planning battle for eco-home but community rift deepens



A farmer in Rutland, June Titterton-Fox, has recently won a lengthy planning battle concerning her unconventional eco-home, a project that ignited animosity among her neighbours. The home, styled in a distinctive manner reminiscent of children's television show characters, has drawn criticism for being out of place in the picturesque village of Whitwell. Titterton-Fox’s struggle highlights the complex dynamics of rural planning, community relations, and environmental ambitions, several factors intertwining to produce a situation that has taken a toll on her personal health and community ties.

The eco-home, known as Field House, was originally earmarked for construction in 2020 but encountered significant resistance from locals who deemed it a "blot on the landscape." The Rutland County Council initially rejected her application in March 2021, describing the development as "visually intrusive" and detrimental to the area's character. Despite these setbacks, Titterton-Fox persevered, pursuing an appeal that culminated in a favourable ruling from the Planning Inspectorate in May 2022. Inspector Dominic Young praised her designs for being "carefully and sensitively designed to the most exacting environmental standards," asserting that the property would have minimal impact on the surrounding landscape thanks to its construction into the hillside.

After finally obtaining retrospective planning permission, Titterton-Fox expressed relief but lamented the toll the conflict took on her health, stating she lost weight due to the stress generated by the ongoing disputes with her neighbours. Despite regaining permission, the visibility of the house remains a point of contention. As one local, Julie Healey, remarked, the home stands out conspicuously, which has irrevocably altered social dynamics within the village. Healey noted that many residents, including herself, feel a deep sense of loss over friendships that have soured due to the controversy.

Complicating matters, Titterton-Fox has also been accused of enlarging the house beyond approved plans, which has inflamed local anger further. During council discussions, concerns were raised by other residents about the impact of this enlargement on privacy and visual amenity. Simon and Beverley Jackson, neighbours whose property now overlooks the structure, conveyed their distress, stating the house not only disrupts their view but also compromises their personal space. This sentiment is echoed by multiple residents who lament the erosion of the village's traditional charm, now characterised by the presence of what some perceive as an eyesore.

Notably, Titterton-Fox defended her vision, promising that landscaping will soon obscure much of the house, and highlighted the efforts being made to create a sustainable, energy-efficient dwelling. The home is designed to be self-sufficient, featuring its own water supply and innovative waste management. These ambitions align closely with a broader conversation about climate-conscious building within the UK, set against a backdrop of increasing housing demands in rural areas, as outlined by national policy updates suggesting an increase in house-building targets.

As Rutland County Council adapts to new governmental mandates which favour speculative housing developments, tensions surrounding Titterton-Fox's home could serve as a bellwether for future conflicts in pastoral communities facing similar challenges. The need for eco-conscious construction must be balanced with heritage preservation and community harmony, a delicate act that Titterton-Fox’s experience exemplifies. With social bonds frayed and community identities challenged, the path forward for both the farmer and her neighbours remains arduous, as divisions threaten to overshadow aspirations for sustainable living.

In the wake of recent council approvals, June Titterton-Fox’s journey exemplifies the clash of personal dreams and community values, illustrating the necessity for dialogue and mutual understanding in preserving the essence of rural life amidst the pressing demands of modern development.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/> - In May 2022, June Titterton-Fox, a farmer from Whitwell, Rutland, successfully appealed a council decision to refuse her application for a £400,000 eco-home. The Planning Inspectorate approved her plans, describing the property as a 'state-of-the-art' design that would be 'carefully and sensitively designed to the most exacting environmental standards.' The eco-home is intended to be one of the most energy-efficient properties in the UK, featuring its own water supply, on-site waste management, and the capability to sell excess power back to the grid. ([lincsonline.co.uk](https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/?utm_source=openai))
3. <https://www.lincsonline.co.uk/rutland/news/approval-for-oversized-underground-home-9413338/> - In April 2025, Rutland County Council granted retrospective planning approval for June Titterton-Fox's eco-home in Whitwell, which had been built larger than initially permitted. The council acknowledged that the development had minimal visual impact, with only glimpsed views from adjacent public roads and footpaths. Despite concerns from some residents about the increased size and visibility, the council concluded that the building did not have a significantly greater impact on the visual amenity or the landscape character of the area. ([lincsonline.co.uk](https://www.lincsonline.co.uk/rutland/news/approval-for-oversized-underground-home-9413338/?utm_source=openai))
4. <https://www.lincsonline.co.uk/stamford/news/plans-for-eco-house-refused-by-officers-9192230/> - In March 2021, Rutland County Council planning officers refused June Titterton-Fox's application for a £400,000 eco-home in Whitwell. The officers deemed the development 'unacceptable,' stating it would be 'visually intrusive and impact adversely on the form and character of the area.' They also expressed concerns that the proposed development would neither preserve nor enhance the character or appearance of the Whitwell conservation area. ([lincsonline.co.uk](https://www.lincsonline.co.uk/stamford/news/plans-for-eco-house-refused-by-officers-9192230/?utm_source=openai))
5. <https://www.lincsonline.co.uk/stamford/news/grandmother-and-rutland-county-councillor-intimidated-by-villagers-over-plan-for-earth-sheltered-eco-house-in-whitwell-9118386/> - In August 2020, June Titterton-Fox, a grandmother and Rutland County Councillor, reported feeling 'intimidated' by some villagers over her plans to build a £400,000 eco-house in Whitwell. Around a dozen residents objected to the planning application for 'Field House,' claiming it would be a 'blot on the landscape.' A protest group named 'Whitwell Residents' expressed concerns that the development would set a precedent for similar projects in the area. ([lincsonline.co.uk](https://www.lincsonline.co.uk/stamford/news/gran-intimidated-by-villagers-over-plans-for-eco-home-on-her-land-9118386/?utm_source=openai))
6. <https://www.telegraph.co.uk/news/2024/08/10/midlands-reservoir-climate-judgment-block-quarry-expansion/> - In August 2024, campaigners near Rutland Water, an iconic Midlands beauty spot and Site of Special Scientific Interest, planned to use a controversial new legal judgment on climate change to prevent the expansion of the adjoining Grange Top quarry. The Supreme Court ruling required local councils to consider the 'downstream' impact on the climate of any emissions from new developments. Residents argued that expanding the quarry would encroach on Rutland Water and the neighbouring village of Empingham, potentially harming the environment and local communities. ([telegraph.co.uk](https://www.telegraph.co.uk/news/2024/08/10/midlands-reservoir-climate-judgment-block-quarry-expansion/?utm_source=openai))
7. <https://www.lincsonline.co.uk/rutland/news/planning-applications-should-now-be-granted-unless-there-is-9412075/> - In April 2025, Rutland County Council announced that, due to a change in national policy, it would be open to speculative housing developments for the next 12 months. The government's new national policy framework issued in December more than doubled the number of homes to be built in Rutland from 123 a year to 266. This increase meant the council could not demonstrate a five-year land supply, as its current plan did not outline enough allocated sites to build homes. ([lincsonline.co.uk](https://www.lincsonline.co.uk/rutland/news/planning-applications-should-now-be-granted-unless-there-is-9412075/?utm_source=openai))