

---

**From:** Rider, Diane [REDACTED]  
**Sent:** 30 January 2018 16:21  
**To:** Planning Policy  
**Subject:** East Devon Villages Plan - Schedule of Proposed Modifications Consultation

Dear Sirs

**NPS SW Ltd submission made on behalf of Devon County Council, as landowner, in respect of land at Baxter's Farm, Musbury.**

The County Council continues to support Policy VP01 and the Built-Up Area Boundary for Musbury, which now includes the farmstead and buildings at Baxter's Farm.

Our response to the consultation in 2014 supported the allocation for development of the area around the farmhouse and buildings with the potential conversion of some of them subject to detailed structural and viability concerns. We also stated that the final configuration of the development area may need to be adjusted to allow, for example, for the successful retention of buildings and access/circulation within the development.

These comments continue to apply to the BUAB boundary as now shown on the plan extract for Musbury. The boundary as drawn around Baxter's Farm remains arbitrary and therefore it must be recognised that the final form of development may need the boundary to be adjusted to provide for a successful development.

MM07 does not allocate the farm complex for residential use. However, the Parish Council support residential development at Baxter's Farm in both their Musbury Parish Plan 2009 and in their responses to the East Devon Villages Plan in 2016 as the most appropriate within the village. The County Council has expressed interest in working with EDDC on the proposed development brief for residential development and trust that this will be a positive opportunity to deliver housing.

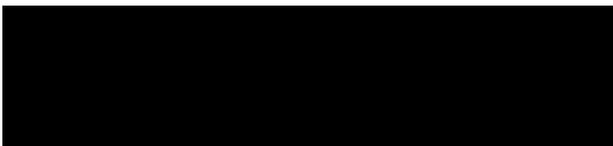
Yours faithfully

Diane Rider B.Sc. MRICS

Senior Estates Surveyor  
For and on behalf of NPS SW Ltd

**Diane Rider** Senior Estates Surveyor

**NPS South West**



Consider the environment before printing this email

NPS South West Limited is a limited company controlled by Norfolk County Council and registered in England and Wales. Registered number: 06078903. Registered office: Lancaster House, 16 Central Avenue, St Andrews Business Park, Norwich, Norfolk NR7 0HR. Our e-mail disclaimer can be found [here](#)