

## Comments on Baxter's Farm Development Brief (July Consultation version).

From [REDACTED]

Comments in no particular order

1. The site is immediately opposite a very actively working dairy farm which frequently smells strongly of either silage or slurry. Is it therefore wise to put a terrace of houses immediately opposite the Farm?
2. Following from this, might it be better to use the area immediately north of the Village Hall for a group of small workshops/industrial units? There is a good demand for such facilities as shown by the take-up of units at Harbour Road in Seaton and at Hunthay west of Axminster.
3. The brief mentions the desirability of retaining Baxter's Farm house as a unit, suggesting that it should be split into two. If, as suggested on the plan, the farmhouse is split into two, the old granary is converted into a small dwelling, and a new house built in the south-west corner of the farmhouse garden, then the site will be very over developed and there will be very little garden space indeed for any of the units. Better to divide the farmhouse into two, leave the garden to be divided between these two, and convert the granary into an annex to the eastern half of the farmhouse to be used by an aged relative of the occupants.
4. The 'range of domestic-scale outbuildings to the west of the site'. These are very low and could only be converted into very small dwellings. While recognising the desirability of retaining some of the features, would it not be better to allow the roof line to be raised so as to create rather more practical dwellings? Alternatively, one could consider the conversion of the two-storey section into a dwelling with the smaller, lower parts forming an annex, as described above for the farmhouse?
5. Access from the A358. This road is notionally limited to 40 m.p.h. and turning off it and onto it from the site may be hazardous. There is already traffic joining the A358 from the farm, the pub car-park and the village hall, as well as a busy crossroads, all within a short distance of the site exit. Should the speed limit on the road through Musbury be reduced to 30 m.p.h. and the straight piece of the road be given a central double white line?
6. The possible 'Community Orchard'. This would of course only work if people could be found willing to put in the time and money to manage it. Possibly a trust fund could be created by the developers. East Budleigh has a community orchard which works and it would be wise to consult there.
7. The possible 'Travellers' Site'. This is surely an impractical idea, not least because it would probably render any houses on the site very difficult to sell.
8. 'Affordable' Housing. Everyone knows that this is something of a misnomer as any house built in this area is likely to be far out of the reach of any locally-employed young person(s). Surely what is needed is more Social Housing for rent at an affordable rate.