
From: [REDACTED]
Sent: 26 August 2018 18:47
To: Planning Policy
Subject: Development Brief, Baxters Farm, Musbury.

Planning Policy Team.
Knowle, Sidmouth.

Consultation on Baxters Farm, Musbury Development Brief.

Dear Sirs ,
I would like to make the following comments on the above:-

1) I would strongly object to the inclusion of a Travellers Site in this development,
a) It would be totally in-appropriate within an Area of Outstanding Natural Beauty, which EDDC is responsible for protecting!
b) It would be sited almost within the Conservation area, in contradiction with the basic aims you set out in your brief.
c) It would be totally detrimental to the dozen or so Gr2 Listed houses very close by.
d) In practical terms it would be very close to the centre of the village.
Apart from the detriment to the historic village, it is likely to significantly reduce the value of the site to any developer, leading to the construction of a reduced quality development, incompatible with the adjacent village.

2) I would object to your proposed treatment of the Farmhouse and adjacent garden.
a) Whilst commending your wish to preserve the farmhouse and original farm buildings I do not consider that your current proposals take sufficient account of the historical importance of the building
b) This building was most probably built between 1580 and 1650, as such it must be one of the oldest buildings in the village. It should be restored rather than significantly altered.
c) Apart from the insertion of unsuitable windows in the south elevation and the corrugated roof covering the old thatch, the underlying fabric appears to be original, it almost certainly has many surviving internal historical features, (inglenooks, bread oven, internal well, flagstones etc) which have been covered up over the centuries, The roof main trusses are original.
d) It is likely that the positioning of the main internal wall and roof trusses will make it difficult to divide into two dwellings. Thus leading to the demolition of the building.

3) I would suggest that the construction of a new dwelling in the garden of the farmhouse, would separate the "historic farm" into two components. retention of the large garden would also make a restored Farmhouse a more marketable proposition.

4) A community orchard would be an enhancement, views from the top would be very pleasant.

5) Additional parking for the village hall is becoming increasingly necessary and there does not seem to be any reason why this cannot be provided.

Apart from these comments I thought the brief provided a good starting point

I hope you find these comments useful,

[REDACTED]