

Musbury Parish Council

Ms Jane Bishop
Clerk to Musbury Parish Council
Endellion
Axminster Rd
MUSBURY
Axminster
DEVON EX13 8AZ

Tel 01297 552681

28 November 2012

Miss Claire Rodway
Senior Planning Officer
Planning Policy Section
East Devon District Council
Knowle
Station Road
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EX10 9HL

EAST DEVON DISTRICT COUNCIL ECONOMY			
29 NOV 2012			
ACK	CIRC	SEEN	FILE

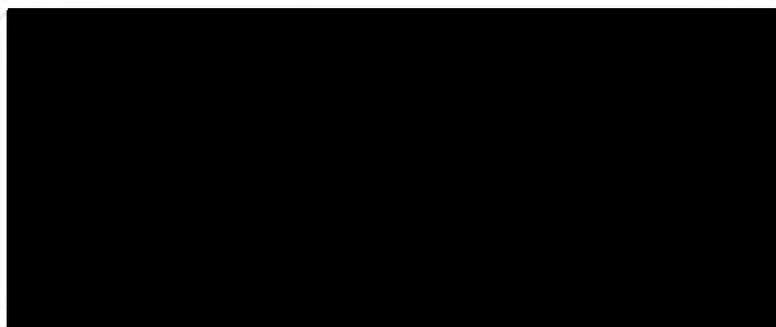
Dear Ms Rodway,

Village Development Boundaries

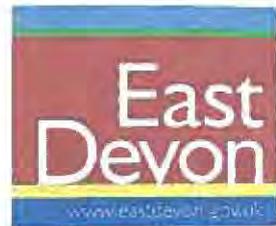
Please find enclosed

- Musbury's completed response form which includes an overview of the public responses we have received
- A one-page introduction to Musbury's particular characteristics and aspirations
- A map (taken from the OS map supplied by EDDC at the workshop) identifying a proposed new boundary line
- Completed sustainability checklists for each of the four sites together with details of residents' responses (verbatim and by assessment criteria).

This has been a lot of work but we are grateful for the opportunity to present Musbury's community voice.



EAST DEVON DISTRICT COUNCIL ECONOMY			
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Preferred Site/Sites Response Form

Name of Parish	Musbury
Name of Settlement	Musbury
Clerk Contact Name	Jane Bishop
Contact Address	Endellion Axminster Rd Musbury Axminster EX13 8AZ
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The Preferred Site is Site E312 (Baxters Farm)

Four sites were put forward by landowners for development in Musbury. All four sites are currently outside the Built-Up Area Boundary and all are larger than required for building 10 houses.

Process

A display was organised at the Village Hall on Monday 1st October between 4.30-7.30 pm showing maps of the sites, current Built-Up Area Boundaries and environmental constraints. All residents were invited to come along and comment on each site, taking into account EDDC's criteria for assessment (which were also on display).

The event was publicised on the Parish Noticeboard, on various posters throughout the village and on the website. Where the Clerk had addresses, some residents were also sent personal emails inviting them to attend.

At the meeting all Musbury Parish Councillors and the Clerk were in attendance. Matt Dickins, EDDC Senior Planning Officer, was also present for the latter stages.

After the meeting a notice was placed on the parish board and on the website inviting any further comments to reach the Clerk by 16 October.

Turnout

There were 83 people at the session representing 56 properties. 2 or 3 people were not strictly Musbury residents.

The last electoral roll showed 454 registered meaning 17-18 % adults were represented.

In 2008 we had a list of 275 properties in Musbury meaning that 19-20% properties were represented.

Post Code Breakdown by Property

	Location	Numbers of properties with attendees
7AP	Whitford Rd	3
8AB	(Spinacre)	1
8AG	Maidenhayne Lane	9
8AH	Marlborough Rd	1
8AJ/ 8AQ	Main Rd	3/1 =4
8AL	Combpyne Lane	1
8AP	Whitford Rd/ Marlborough Close	3
8AR/ 8SR	Combpyne Lane/ Upper Combpyne Lane	3/2 = 5
8AS/ 8AT	Rosemary Lane	1/1 =2
8AU	The Street	7
8AZ	Axminster Rd	4
8BA	Church Hill	3
8BB	Musbury Barton	1
8AF/8BD/ 8BG	Doatshayne Lane/ Higher Doatshayne Lane	1/4/1 = 6
8BE	Mounthill	2
8BQ	Doatshayne Close	2
8ST	Lower Bruckland	2
	Total	56

Later comments

One comment was received by the Clerk by email in the 2 weeks after the display.

Overview

For each site, the individual comments by (un-named) respondents) were tabulated and recorded verbatim.

174 comments were made: 35 for E131(Westbank), 39 for E128 (land north of Yonder Mount), 61 for E312 (Baxter's Farm) and 39 for E130 (Maidenhayne).

As would be expected, all sites had their detractors and supporters.

Major concerns were common to all sites (although to a greater or lesser degree). These include drainage, sewage and flooding particularly from surface water run-off, vehicle access and proximity of facilities.

Other concerns included preventing ribbon development, preserving Musbury's character and ensuring a desirable visual amenity in this AONB. There were also calls to retain historic features, green-field sites and opportunities for future tenant farmers. Some also questioned whether any new homes (affordable housing or not) were really necessary.

Comments were also made about other possible sites (such as the allotments and Mountfield) which were judged by some parishioners as more suitable for development. Councillors have explained that since these have not been put forward as 'available' by landowners', they cannot be considered at this time.

There were concerns/comments in relation to constraints affecting the village as a whole eg health services, bus-services and safe access to facilities and lack of off-road parking.

There was much concern about the size of site E312 (Baxter's Farm). Since the public meeting of October 1st, DCC's land agent for the site has confirmed that although all the land was available, **only a small parcel of land would be developed** (2006-2026 New Local Plan), but it was not possible to remove the 'excess' land from the SHLAA register.

Response Findings

All residents' comments were also grouped according to the appropriate criteria put by EDDC for assessing a site's suitability. These are attached to the site assessment checklist for each of the four sites.

The compilations for each site, together with the completed checklist criteria, were circulated to members of the Parish Council prior to the PC meeting of 5th November.

Councillors agreed that the assessments reflected the recorded views of those residents that attended the 1st October consultation meeting (and additional comments emailed to the clerk).

From the Site Assessment Criteria Checklists the preferred site was Baxter's Farm (E312) followed by land to the north of Yonder Mount (E128) and Westbank (E131) and lastly Maidenhayne (E130).

Councillors agreed to select Baxter's Farm as the preferred site and to submit a new boundary north of a line from approx. 327280-2-94570 (east) 327210-94570 (west) –(coordinates marked on map supplied by EDDC).

It is clearly understood that this land will not become available until the current tenancy has expired.

Summary Comments on specific sites

Site E312 (Baxter's Farm): This site received 61 responses. The majority of responses were in favour of this site but great concern was expressed regarding the size of the site which is over 95% agricultural land. There were concerns about loss of tenant farmer land for the future.

Both the public house and the village hall have expressed interest in small land purchases.

The extension to the built up boundary put forward by the Parish Council does not include land for possible community use but under planning policy such land can be outside the built up boundary.

Site E128 (Land north of Yonder Mount): 39 residents made comments regarding this site. 10 commented that it was their preferred site. Access for vehicles, land drainage (and exacerbation of problems already experienced in the village after heavy rain), sewage capacity and the effect on the overall landscape were major concerns.

Site 131 (Westbank): 35 residents commented on this site. 6 were in favour of a small development of 6 homes. The majority of comments reflected concerns regarding access, drainage and risk of surface water flooding. Extension of the village boundary to form a ribbon development along the A358 and concerns regarding access onto this busy road were other recurring comments.

Site 130 (Maidenhayne): There were 39 comments regarding this site. Poor access onto the A358 for both pedestrians and vehicles was a major theme as was poor land drainage, sewage disposal, flooding from surface water run-off and from the river Axe. There was only one comment in favour of this site.

Musbury- An introduction

The Parish of Musbury lies south of Axminster in an area bounded by the main A35 trunk route and the A3052 coast road. The greater part of the parish is designated as an Area of Outstanding Natural Beauty (AONB). The centre of the village is a designated Conservation Area.

Musbury Castle, an Iron Age fort, rises above the village and is part of a chain of hill forts that formed a frontier line of defence against invading tribes.

Musbury is part of the Newbridges ward of East Devon and has some 274 dwellings housing over 500 residents. In common with other villages in East Devon, Musbury has a large retired population and a small number of young families. In addition the village has two care homes for adults with learning difficulties.

Musbury published its *Parish Plan* in 2009 based on a resident survey in 2008 (with 60% response rate). People were massively in favour of keeping what one respondent called "all the essential elements of village life" – church, PO and shop, garage, primary school, village hall and pub. The survey showed that residents shared a number of core values - Peace and Tranquility, Neighbourliness, Rurality, and Tradition. These were reflected in residents' views on new development where 55% were against the building of more homes. Many thought that the village had reached optimum size and was not suitable or able to sustain any substantial development that they feared would destroy Musbury's rural character. Others recognised that controlled growth is essential to Musbury's future.

Of particular concerns to Musbury are the following:

- Major concerns about the higher risk of flooding to existing properties as a result of increased surface run-off of storm water and the inadequacy of the current drainage system
- Social housing already accounts for about 15% of Musbury's housing stock. These include 12 starter homes administered by a Housing Association. These were built in 1994 on the understanding that they would be available to rent by young people living in, or with connections to, the Parish. This did not happen and it is important that local people (or those with a connection to the area) are given 'first refusal' on new social housing.
- 2 or 3-bedroom affordable homes will help Musbury attract the young families needed to help sustain the facilities important to all the residents
- The AONB is important to residents. The village contains a variety of buildings reflecting a range of period styles, traditions of design and use of building materials. None is especially dominant although render painted white or cream is widely seen. It is hoped that new housing will reflect the best of Musbury's visual advantages and respect the AONB status.
- The village is keen to retain and celebrate its historic buildings and it is hoped that those on the preferred site will be incorporated sensitively into any development. Baxter's Farm house is not a listed building but is in the village conservation area so should be retained. The Parish Council will seek to ensure that the design, construction and positioning of new dwellings are sympathetic to the surroundings.
- The Parish Plan identified a need for more local employment and suggested small craft units and workshops which the stone barns on the Baxters Farm site have the potential to deliver.
- Speeding traffic and parking within the village do generate considerable comment so it is essential that new homes have their own off-road parking areas. It is noted that the Village Hall would like to increase its parking footprint.
- There are calls for creation of a community orchard and other green spaces but it is understood land for such community use can be outside the BUAB.

Musbury - preferred site



Proposed new boundary line

EAST DEVON DISTRICT COUNCIL				
ECONOMY				
29 NOV 2012				
ACK	CIRC	SEEN	FILE	

EB12

DATE
FILE

Site Assessment Checklist

EAST DEVON DISTRICT COUNCIL ECONOMY			
29 NOV 2012			
ACK	CIRC	SEEN	FILE

Settlement Name.....Musbury.....

Site E312 (Baxters Farm)

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	<p>Site is positively located- Approx 200m from the church. Although the route is not level there is a parking space adjacent to the church for the less mobile that may need to travel by car. More car parking spaces away from The Street would be desirable. There are no footpaths through the village-narrow B roads.. The bus stop and shop/postffice/gararage are within a few yards, the route is flat. The village hall is nearby along a level foot path.</p>
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	The site is positively located. The school is adjacent to the church (see 2).
4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>Slightly positive impact- There are no healthcare facilities available in the village but these are accessible by public transport. Local pharmacies provide a home delivery service. There are no designated cycle routes through the village but the Buzzard Route (52) of the sustrans cycle path network) is within easy cycling range. The East Devon way passes through the village and there are many public footpaths/walking routes around the village. A horse trekking route runs through the village and there are riding stables nearby. The site is approx. 300m from the village playing field.</p>
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and	New development should not be sited where adverse	Slightly negative impact-

<p>minimise exposure of people to noise and other types of pollution</p>	<p>noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>The site is near the local pub and village hall but the capacity of these venues are unlikely to generate an unacceptable level of noise.</p> <p>There is a dairy/mixed farm nearby but this is unlikely to have any adverse impact. Farm yard smells are a part of country life. There is no sheltered housing nearby.</p>
<p>7.To maintain and improve cultural, social and leisure provision</p>	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	<p>Community orchard, extension to village hall car park and a Golden Hind skittle alley Have all been suggested.</p> <p>Community facilities can be outside built up area boundary.</p>
<p>8.To maintain and enhance built and historic assets</p>	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>Neutral impact-</p> <p>Baxter's Farm house is not a listed building but is within the village conservation area and this building should be preserved. Any development on this site would be outside the conservation area but due to the close proximity, the Parish Council would seek to ensure that the design, construction and positioning of dwellings are sympathetic to the surroundings.</p>
<p>9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? 	<p>Positive impact-</p> <p>This site is adjacent to the built up area and is a brownfield site. The site is level and a small development (see 8) will have minimal impact on the surrounding landscape.</p> <p>The Parish Council would strongly oppose development on the adjoining agricultural land which would have a negative impact on Area of Outstanding Natural Beauty. Furthermore, the agricultural land which forms the major part of site E312 lies within an area of archaeological potential with regard to prehistoric sites within the wider landscape and the remains of WW11 Stop Line defences.</p>

	<ul style="list-style-type: none"> • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<p>Neutral impact.- The site has residential development along the eastern border and a sympathetic small development is unlikely to have a major impact on the character of the village.</p>
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	<p>Site will have no impact on flora or fauna. The design of dwellings could have a positive impact by providing eaves for nesting migrants such as swifts and swallows.</p>
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	<p>Mainly Positive impact- The site is less than 50m from a bus stop with connections to mainline train services. However, bus services are not suitable for those who do not work regular hours ie shift work.</p>

<p>13.To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	<p>Slightly negative impact.</p> <p>As with all the SHLAA sites in Musbury, sewage capacity and general infrastructure is an issue. The preferred access route would be via The Street and not directly onto the A358 (confirmed by Highways assessment). The site currently has a tenant farmer who is due to retire. As stated previously the Parish Council would oppose development on the farm's agricultural land.</p>
<p>14.To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>This is unlikely to be relevant at this stage</p>	
<p>15.To ensure that there is no increase in the risk of flooding</p>	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	<p>Neutral impact-</p> <p>The site adjoins but is not in a flood risk zone. However, surface water from any new development must be considered (see comments re sewage an infrastructure in 13).</p>
<p>16.To ensure that energy consumption is as efficient as possible</p>	<p>This is unlikely to be relevant at this stage</p>	
<p>17.To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>This is unlikely to be relevant at this stage</p>	
<p>18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	<p>At present there are few opportunities for full time employment within the village but there is a bus service to larger settlements (see 12). The parish plan (2009), identified a need for more local employment and respondents suggested small craft units as a possible solution' and commented that planners be sympathetic to applications for small workshops and office units. This site has the potential to deliver such facilities.</p>

19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations?

83 residents attended the consultation evening. This site received 61 responses. The majority of the responses were in favour of this site but great concern was expressed regarding the size of the site which is over 95% agricultural land. There were concerns about the loss of tenant farmer land and future opportunities for young farmers'. Both the public house and the village hall have expressed interest in small land purchases (see 7). The extension of the built-up boundary put forward by the Parish Council does not include land for possible community use but under planning policy such land can be outside the built-up boundary.

Have you attached additional information? Copies of residents' responses for this site are attached.

Village Development Site D (Baxter's Farm) E312

61 responses.

1. Seems the most ideal. Remains in the village with access to all amenities-and need not be an eyesore!
2. Baxter's farmyard Ok could get 10 ,starter homes in. Definitely not fields –prone to flooding, frequently. Agricultural, greenfield site. Adjacent to conservation area and ANOB. Will impact severely on surrounding area. Fields too far from village. Busy and dangerous main road.
3. Sewage capacity in Musbury already overloaded-any extra housing implies upgrading in Whitford Road. Good access to facilities. Brownfield site-good.
4. Sites A,B and C are suitable for development but D is really not! The style of housing would clash with the heart of Musbury Village and a council farm (land etc) ,would be sold. Not good for young farmers.
5. Too close to working farm. Ie smells and Health and Safety.
6. Site D is totally unsuitable for housing development as this is a council farm, selling off council property was a big mistake in the 80's and 90's and is the reason why more homes are needed. Also young farmers need the opportunity to start their own businesses.
7. Site D meets all the criteria. Better than A,B or C.
8. The council should be forced to ensure that no development is intended to the major part of this site. The area suggested for development is reasonably acceptable but could the village acquire the land adjacent to the car park for Village Hall use?
9. Why not build on the existing allotments where new houses would be in the village and move the allotments to Baxter's .
10. Northern part of site D although near facilities would be noisy at times of village hall and pub functions
11. Not a good site especially if access is onto the main road.
12. Access is a serious consideration as the double bend out of Musbury towards Seaton is already an accident area. Flooding is also a consideration.
13. Possible site for new houses.
14. Site D is preferred –is within the village boundary. Good access to facilities and main road. Would keep traffic near the main road without the need to come through the village. Hopefully internal roads/parking would be sufficient to keep parking off The Street.
15. Baxter's Farm buildings site ideal for access onto The Street and also within logical village development area.
16. Provided the building line does not follow the whole site identified and properties sited behind the village hall, preferably using site of disused farm buildings this might be a suitable site for 5-10,homes.

17. I think site D close to centre of the village is the best location. I would prefer it if some of the land around the village hall was set aside to stop noise from the hall irritating new residents.
18. Building line of Baxter's Farm must be defined and remaining field areas deleted from SHLAA as development does not fit the 2012 National Planning Policy Framework.
19. Of the four choices A to D the site D would present the worst possibilities from an aesthetic point of view – the entire character of the Axe Valley would be damaged beyond any recognition. In addition-all people living in such an area would have to travel outwards to Lyme, Axminster or Seaton for everything. The size of development shown should be attached to an existing town or city.
20. As owners of the Golden Hind which is adjacent to Baxter's Farm (site D) we have the following interests:-
We would like to express an interest in obtaining the barn adjacent to our property to improve facilities at the business ie skittle alley/function room.

Removal of the slurry tanks in our car park and the area made safe
21. This seems the most sensible site in terms of : site is already developed, site is level, not flooded, it has transport, shop, hall. Will not have adverse impact, would be more part of the village.
22. Site excessive, not needed. Drainage-land, sewage towards Whitford Road already inadequate. Access into already narrow village street, access onto A358.
23. A small area of D would not be too bad. Keeping it from spreading under the hill. Only 10 homes.
24. What a big area!!! If it was developing current farmyard then best option-sensitively developed it could be an enhancement. It would be nice to keep the orchard abutting Combyne Lane as a heritage orchard/village amenity.
25. A small portion of Baxter's Farm land would seem the obvious site. Close to amenities, outside the conservation area
26. It is ludicrous to identify such a large area for possible development when the requirement at this time is for 10 houses maximum. The County Council should identify where on site D they propose the 10 houses to be built.
27. The area would be best for shop, bus stop, pub, village hall. Good access onto the A358 or The Street would be needed. Consideration of integrating the site within site within the village hall and more village parking would be useful.
28. The best site by far.
29. Provided the building line does not follow the whole site identified and 10 properties sited behind the village hall-preferably using site of disused farm buildings this might be a suitable site for 5-10 homes.
30. Only suitable site for accessibility, buses, shops, school. Also village location.
31. The best site for convenience , shop, bus, church, school. Extra traffic would not impact on village life.

32. Would provide good access to facilities but is close to village hall and pub and could raise other issues with noise etc.
33. Preferable as in the village centre. Ensure agricultural land is removed from SHLAA.
34. Too big, agricultural land should be preserved. The historic Baxter's farmhouse should be preserved.
35. Area shown is far too large to judge, but if the area close to Baxter's Farm is intended this has many benefits as far as location is concerned. Further out not good –housing will be around public house.
36. Re sections 8, 9 and 13 on local plan. 8: farm and outbuildings , historic house should continue with young tenants. 9: wise to use arable land to supply UK's present and future food needs . 13: agricultural see above –contraindicated. 14: agricultural see above- contraindicated. Also agree with Parish Council objectives re SSSI impact.
37. Unsuitable next to noise and smell of a busy working farm.
38. Best choice. Close to amenities and existing buildings will integrate best within the existing community and have least visual impact on the countryside.
39. This is ridiculous. There is absolutely no need for all this land to be built on. There is a site between Baxter's Farm and the pub for about 6 small houses.
40. Seems to fill most of the criteria. Within boundary, close to bus stop and shop. Least visibly intrusive to village. Good safe access.
41. Preferred site near farm buildings. Infrastructure already there. Close to facilities.
42. Presented site too large. Why? Could lead additional development. Development on built up area probably only. Consider noise from pub and village hall.
43. Not suitable due to adjacent farm use, possible Health and Safety issues?
44. Seems the most sensible site if kept reasonably compact. What happens to land if farm then unviable?
45. Massive impact on the area if all the land was developed and a sewage treatment plant would be essential. Otherwise a small development of say 10-15 houses would be acceptable.
46. Redefine Baxter's Farm Site to include the farm buildings and immediate old orchard and NOT the fields. Development must never be planned or retained in planning SHLAA documents for this very green landscape site in an ANOB.
47. Most convenient for access to all amenities. Close to main road and bus stop. Buildings already exist on part of site so 'surroundings' are used to access etc. Minimal disruption. Access for further village amenities and building materials/traffic-plenty of space to best fit needs. Further space for recreation facilities/greens etc.
48. Best of a bad lot (put down C, I meant D so please move me along).
49. Would seem that this is the best site. It is the best location in terms of proximity to existing development.
50. Brownfield site-farmhouse and yard. Access to main road dangerous several recent serious accidents. Adjacent to building line. Best site adjacent to current

house and yard. Would like community orchard and extension to village hall car park etc

51. It might be an opportunity to make the orchard halfway up Rosemary Lane into an amenity for the village. Any building should be near the present farm as there would not be good access from Rosemary Lane.
52. Probably the most straightforward. Easy access to all facilities. Right side of village. Main utilities available.
53. I am for growth in moderation. Site D (NO!!). I foresee more flooding in Whitford Road.
54. Agricultural land (field) should not be built on.
55. That part of site near existing development makes this the best proposal.
56. Seems the most logical of the 4 sites.
57. Baxter's Farm: Immediate farm area OK. Too much land as the map shows all the fields.
58. Totally unnecessary!!. Only reasonable plot is Baxter's Farm!. Otherwise other sites will only encourage flooding and traffic congestion. Anyway, where is there employment in this area?
59. Baxter's Farm should remain a council farm. I know this is unlikely but it should remain green fields for someone else to farm when the tenant retires. How does a new farmer get hold of land to farm unless there is council land.
60. Baxter's farm building should remain as a building-All it needs is some love and attention. It is part of the village scene and is precious.
61. Round farm buildings would be fine, B-2, C-3, A-old orchard -NO.

29 in favour

Seems the most ideal. Remains in the village (1), Baxter's farmyard OK, could get in 10 starter homes (2), site D meets all the criteria. Better than A,B or C (7), northern part of site D (10), possible site for new homes (13), site D is preferred (14), Baxter's Farm site buildings ideal (15), disused site farm building might be suitable for 5-10 homes (16).

I think site D close to village centre is the best location (17), this seems the most sensible site (21), a small area of D would not be too bad (23), a small portion of Baxter's Farm land would seem the obvious choice (25), The area would be best for shops etc (27), the best site by far (28), this might be a suitable site for 5-10 homes (29), only suitable site (30), the best site for convenience (31), would provide good access to facilities (32), preferable as in the centre of the village (33), if area close to Baxter's Farm is intended this has many benefits as far as location is concerned (35), best choice (38), seems to fill most of criteria (40), preferred site near farm buildings (41), seems the most suitable site if kept reasonably compact (44), most convenient for access to all amenities (47), best of a bad lot (48), would seem that this is the best site (49), best site adjacent to current house (50), probably the most straightforward (52), the site near existing development makes this the best proposal (55), seems the most logical of the 4 sites (56), immediate farm area OK (57). Only reasonable plot is Baxters Farm (58), Round farm buildings would be fine (61).

11 against

Sites A,B and C are suitable but D is really not, not good for young farmers (4), site D is totally unsuitable as this is a council farm. Young farmers need a opportunity to start their own business (6), too close to working farm ie smell H&S (5), unsuitable next to noise and smell of busy working farm (37), not suitable due to adjacent farm use possible H&S issues (43), not a good site especially if access is onto the main road (11), access is a serious consideration, flooding (12), of the 4 choices D would present the worst of possibilities (19), site excessive not needed (22), site D no (53), Baxters's Farm should remain a council farm (59), Baxters's farm building should remain as a building (60).

Additional comments.

Re sections 8,9 and 13 of local plan. 8: farm and outbuildings, historic house should continue with young tenants. 9: wise to use arable land to supply UK's present and future food needs. 13: agricultural land see above-contraindicated, 14: agricultural see above-contraindicated. Also agree with parish council objectives re SSSI impact (36).

Historic Baxter's Farmhouse should be preserved (34), Baxter's Farm-all it needs is some love and attention, it is part of the village scene and is precious (60). Baxter's Farm-green fields should remain for someone else to farm when the tenant retires. How does a new farmer get hold of land to farm unless there is council land (59).

Would like community orchard and extension to village hall car park (50), it might be possible to make a community orchard halfway up Rosemary lane (51), could the village acquire the land adjacent to the car park for village hall use? (8).

Why not build on the existing allotments where new houses would be in the village and move the allotments to Baxter's (9).

Selling off council property in the 80's and 90's is the reason why more homes are needed (6).

As owners of the Golden Hind we would like to express an interest in obtaining the barn adjacent to our property to improve our business (20).

There was much concern re size of site D as shown on the map.

The council should be forced to ensure that no development is intended to the major part of this site (8), building line must be defined and remaining fields deleted from SHLAA as the development does not fit the National planning policy Framework (18), What a big area (24), it is ludicrous to identify such a large area (26), area shown is too large to judge (35), too big agricultural land should be preserved (34), redefine site, not the fields. Development must never be planned or retained in planning SHLAA documents for this very green landscape site in an ANOB (46), presented site too large, could lead to additional development (42), massive impact if all the land was developed (45), agricultural land should not be built on (54), too much land as the map shows all the fields (57).

Comments about specific considerations

1. Access

Busy and dangerous main road (2), not a good site if access is onto the main road (11), access onto the A358 is a serious consideration (12), access to main road dangerous (50), good safe access (40), good access to facilities and main road (41). Close to main road and bus stop (47). Access into an already narrow village street, access onto A358 (22)

2. Community Services

Access to all amenities (1), good access to facilities (3), best for shops and amenities (25,27), only suitable site for access to buses, school, shops (30), close to facilities (41), most convenient for access to all amenities (47), easy access to all facilities (52), good access to facilities and main road (14), good access to facilities (32), close to the centre of the village is the best location (17), the best site for convenience shop, bus, church, school. Extra traffic would not impact on village life (31). Close to amenities (38), close to bus stop and shop (40), close to facilities (41), most convenient for access to all amenities, close to main road and bus stop (47). Easy access to all facilities, main utilities available (52).

3. Education.

Good access to school (30, 31).

4. Noise and pollution.

Too close to working farm, ie smells and H&S (5,37,43), I would prefer it if some land around the village hall was set aside to stop noise irritating new residents (17), close to village hall and pub could raise other issues with noise etc (10,32,42).

9. Landscape character and wise use of land.

Need not be an eyesore (1), Brownfield site good (3), within logical village development area (15), close to the centre of the village is the best location (17), would not have adverse impact and be part of the village (21). Outside the conservation area (25), area close to Baxter's Farm has many benefits, further out not good (35). Refer to section 8,9,13 of local plan (36). Will integrate best within the existing community and have least visual impact on the countryside (38), least visibly intrusive to village (40), Site the most sensible if kept reasonably compact (44). further space for recreation facilities/greens etc (47), farmhouse and yard brownfield site (50), right side of village (52). A small area of D would not be too bad keeping it from spreading under the hill (23). Possible community orchard on part of site (24, 50,51). Expansion of village hall car park (27, 50,51), more village parking would be useful (27).

The style of housing would clash with the heart of Musbury village (4) the style of housing would clash with the heart of Musbury village (4), agricultural greenfield site, adjacent to conservation area and ANOB will impact severely on surrounding area (2), would present the worst possibility from an aesthetic point of view-the entire character of the Axe Valley would be damaged beyond any recognition the size of development should be attached to an existing town or city (19), ensure agricultural land is removed from SHLAA, too big agricultural land should be preserved (34), presented site too large could lead to additional development (42). Redefine site NOT the fields this is a very green landscape (46), agricultural land (fields) should not be built on (54), too much land as the map shows all the fields (57). Massive impact on area if all the land is developed (45). What happens to land if farm is unviable (44).

13. Air soil and water quality.

Definitely not fields-prone to flooding (2),sewage capacity in Musbury is already overloaded (3), drainage-land sewage towards Whitford Rd already inadequate (22), sewage treatment plant would be needed if all land developed (45).

18. Employment

Young farmers need the opportunity to start their own businesses (4,6), People living in such an area would have to travel outwards to Lyme, Axminster or Seaton (19) . expansion to Golden Hind facilities (20).

29 NOV 2012

ACK	CIRC	SEEN	FILE

Site Assessment Checklist

Settlement Name....Musbury.....

Site..E128 (land north of Yonder Mount).....

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	Slightly positive impact- Approx. 300m from church. Although the route is level part of it is along a narrow single track lane. 400-500m from bus stop, shop and village hall part of this route is steep with no footpaths and no resting places. The route along the lane is unlit.
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	Positively located- The primary school is within easy walking distance (school is adjacent to the church).
4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	Slightly positive impact- There are no healthcare facilities in the village but these are accessible by public transport but services through villages are less frequent than those of towns. Local pharmacies provide a home delivery service to the housebound. There are no designated cycle paths but the Buzzard Route (52) of the sustrans cycle path network is within easy reach. There are many public footpaths/walking routes around the village. The site is within a few metres of the village playing field.
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing 	The site is not adjacent to any noisy activity or community venue and any development is unlikely to generate an unacceptable level of noise. However, increased traffic through the village in order to access the development is a cause of concern to nearby residents.

	or employment adjacent to sheltered accommodation)?	
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>Neutral impact- Although the site is not near any historical building it is set within an AONB.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	<p>Negative impact- The site is a greenfield site and has never been previously developed. It is set within an AONB and is very prominent for many miles across the Axe Valley and from all approaches to the village. It can be clearly seen from the view point on Musbury Castle and from the PROW from the Musbury Castle down to the village. The adjacent regimented development (Yonder Mount) has already had a detrimental effect on the landscape.</p> <p>The site will have minimal impact when viewed from adjoining properties,</p>
10.To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<p>Negative impact- A development on this greenfield site overlooking the Axe Valley and its SSSI's will have significant impact on the character of the local environment.</p>
11.To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	<p>Although this site is not adjacent to such sites, points 9 & 10 apply.</p>

<p>12.To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	<p>Slightly positive- The site is within 400m of a bus stop with connections to mainline train services. However, bus services are not suitable for those that do not work regular hours ie shift work.</p>
<p>13.To maintain and enhance the environment in terms of air, soil and water quality</p>	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	<p>Strongly Negative impact-</p> <p>The site is currently in agricultural use. Although the site is within 400m of the A358 the highways assessment recommends access via Church Hill and not via the northerly end of Doatshayne Lane which is very narrow.</p> <p>Surface water run-off from this steep site is already a well-documented problem. Development should not be considered without a major land drainage survey.</p> <p>The sewage capacity and general infrastructure in Musbury is an issue that applies to all the proposed SHLAA sites.</p>
<p>14.To contribute towards a reduction in local emissions of greenhouse gases</p>	<p>This is unlikely to be relevant at this stage</p>	
<p>15.To ensure that there is no increase in the risk of flooding</p>	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	<p>Negative impact- Although this site is not within a flood risk zone, increase in surface water run- off from any development has the potential to seriously affect properties in the lower part of the main village (some of which are in the flood risk zone) and the Maidenhayne Lane area.</p>
<p>16.To ensure that energy consumption is as efficient as possible</p>	<p>This is unlikely to be relevant at this stage</p>	
<p>17.To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>This is unlikely to be relevant at this stage</p>	
<p>18.To maintain sustainable growth of employment for</p>	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p>	<p>At present there are few opportunities for full time employment within the village but there is a bus service to larger settlements</p>

East Devon, to match levels of jobs with the economically active workforce	<p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	(see12).
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations?

Of the 83 residents who attended the consultation evening 39 made comments regarding this site. 10 favoured this site. Access, land drainage (and exacerbation of problems already experienced in the village after heavy rain), sewage and effect on the overall landscape were the major concerns.

Have you attached additional information? Copies of residents' responses for this site are attached

Village Development- Site C E128

39 responses

1. Not appropriate. Outside village boundary ;Risk of flooding
2. Close to flood plain ;Nearest site to a hill therefore increased water therefore potential problems with drainage/ sewerage ; Narrow lanes, access problems; Could increase traffic through village where narrowest points are, especially towards bend at Doatshayne Lane/ Churchill ; ie Yonder Mount to the south
3. Negative impact on quality and character of local environment – too near to park and allotments altering countryside appearance of Axe Valley from many aspects; Greenfield site overlooking Axe Valley and its SSSIs
4. Of all 4 options this development would be the most appropriate in the sense it is attached to existing housing. The downside is that it is on the valley side and therefore very conspicuous for a considerable area of the Axe Valley
5. Sewerage in Musbury is already inadequate (in Whitford Rd) – enlargement needed; Relatively far from facilities; Too prominent although the adjacent Yonder Mount already spoils the valley views
6. Close to village and other houses so would not extend village boundary too far. How visible against hill to Musbury Castle? As with all the other sites, no employment; Less noise for new residents as further from the main road; Best access to school etc for children
7. Undoubtedly the favourite site for development – close to existing houses, good views; close to the school, close to playing fields. Houses to better quality than Yonder Mount and not all the same in style
8. Greenfield site; agricultural use; traffic through village, access onto main road bad; narrow lane, on slop usually bad; possible flooding
9. Access to site can only be achieved by using a very narrow single track road which does flood. Also too far from school, bus, shop and church, It is agricultural land
10. Quite a steep site with drainage problems; Access along Doatshayne Lane would have to be improved or more traffic would use Church Hill; Quite good for school and church but a long walk to shop, pub and bus facilities
11. Appending housing to existing location would have a more minimal effect on existing landscape; Road access not great at present; Location on a slope Very close to park, amenities also nearby Road is sloped, flood water drains from fields above

12. I am not keen on developing this area as it has such an impact in terms of view and is Greenfield and does not feel part of the village
13. Some development here could be absorbed into the present complex
14. On high ground- Yonder Mount is very visible regimented housing and does not blend into the AONB
15. Access is unsuitable for amount of traffic that would result from development ; It is farmland; Flooding should be considered
16. There is no existing development on this site and therefore would set an unwelcome precedent for more development
17. Seems a good place with access to school, playground etc though road approaches not brilliant
18. Water from roofs would already exacerbate flooding problems that are already occurring
19. Very prone to flooding from higher ground plus increase in traffic flow would be unacceptable to Doatshayne Lane
20. Greenfield site; On a slope where drainage and sewerage are a problem; poor access for traffic
21. A thorough drainage operation would have to be carried out before construction ie a Hydrobrake or something similar
22. Greenfield site; very poor access; possible problems with drainage and sewage
23. Site appears appropriate but Doatshayne Lane needs to be improved – ie widening
24. This will be a blot on the landscape for miles
25. Very suitable -Most convenient location for school and playing field for families
26. Close to school and playing field and church; most suitable; not harming character of village
27. Few fronting lane possibly OK but ribbon development
28. This is a possible site but is too large for 10 houses; It is too far from the village amenities; It is too prominent in the landscape
29. Not acceptable – countryside blighted. Beyond natural boundary of village
30. Outside building line but adjacent; Greenfield site; Poor road access – narrow lane; lots of water run off after storms
31. Most suitable, close to school, playing field and church
32. Most suitable - Close to recreation ground- good for young families; Safe journey to primary school away from large roads ; Near new houses of same style- in keeping
33. Access lanes are very narrow- could get a lot more congested
34. Could be good if the houses are built more sympathetically than the others (nearby) but could join on; Access fair

35. Provides safe walking access (footpaths etc) to village facilities and would be close to existing housing . This would be first choice
36. Visual impact from Whitford road Are they going to be affordable housing next to Yonder Mount?
37. At present an empty site, 10 houses would open the floodgates for more; Too far away from amenities, school etc
38. Route not flat; good access to school; good walking opposite playground and allotments; edge of village, minimal noise; good use of proposed field

10 In Favour

First choice (35)

Undoubtedly the favourite site for development (7)

Most suitable (26, 31, 32)

Very suitable (25)

Appears appropriate (23)

This is a possible site but is too large for 10 houses (28)

Some development here could be absorbed into the present complex (13)

Could be good if the houses are built more sympathetically than the others (nearby) but could join on (34)

5 Against

Not appropriate (1)

Adjacent to building line (30)

At present an empty site, 10 houses would open the floodgates for more (37)

There is no existing development on this site and therefore would set an unwelcome precedent for more development (16)

Not acceptable (29)

Comments on specific considerations

Access

Poor road access – narrow lane (30)

Access lanes are very narrow- could get a lot more congested (33)

Access fair (34)

Very poor access (22)

Road access not great at present (11)

Access to site can only be achieved by using a very narrow single track road which does flood (9)

Access onto main road bad, narrow lane (8)

Narrow lanes, access problems (2)

Traffic through village (8)

Doatshayne Lane needs to be improved – ie widening (23)

Access along Doatshayne Lane would have to be improved or more traffic would use Church Hill (10)

Could increase traffic through village where narrowest points are especially towards bend at Doatshayne Lane/ Churchill ; ie Yonder Mount to the south (2)

Poor access for traffic (20)

Increase in traffic flow would be unacceptable to Doatshayne Lane (19)

Road approaches not brilliant (17)

Access is unsuitable for amount of traffic that would result from development (15)

2 Community services

Too far from the village amenities (28)

Relatively far from facilities (5)

Too far away from amenities, school etc (37)

Too far from school, bus, shop and church (9)

A long walk to shop, pub and bus (10)

Provides safe walking access (footpaths etc) to village facilities (35)

Near / Close to school, playing field and church (26,31)

Close to recreation ground- good for young families (32)

Good walking opposite playground and allotments (38)

Most convenient location for school and playing field for families (25)

Best access to school etc for children (6)

Seems a good place with access to school, playground etc (17)

Very close to park, amenities also nearby (11)

Quite good for school and church (10)

Close to school, playing fields (7)

Route not flat (38)

Location on a slope (11)

3 Education

Good access to school (38)

Safe journey to primary school away from large roads (32)

6 Noise and other pollution

Edge of village, minimal noise (38)

Less noise for new residents as further from the main road (6)

9 Landscape character and wise use of land

Good use of proposed field (38)

Too prominent in the landscape (28)

This will be a blot on the landscape for miles (24)

Too prominent although the adjacent Yonder Mount already spoils the valley views (5)

On high ground- Yonder Mount is very visible regimented housing and does not blend into the AONB (14)

I am not keen on developing this area as it has such an impact in terms of view and does not feel part of the village (12)

The downside is that it is on the valley side and therefore very conspicuous for a considerable area of the Axe valley (4)
Negative impact on quality and character of local environment – too near to park and allotments altering countryside appearance of Axe Valley from many aspects (3)
Visual impact from Whitford road (36)
Overlooking Axe Valley and its SSSIs (3)
Not acceptable – countryside blighted. Beyond natural boundary of village (29)

Greenfield site (3, 8,12, 20, 22, 30)

Farmland (15)

Agricultural land (9)

Agricultural use (8)

Few fronting lane possibly OK but ribbon development (27)

Close to existing housing (35)

Close to existing houses, good views (7)

Could be good if the houses are built more sympathetically than the others (nearby) but could join on (34)

Houses to better quality than Yonder Mount and not all the same in style (7)

Near new houses of same style- in keeping (32)

Not harming character of village (26)

Appending housing to existing location would have a more minimal effect on existing landscape (11)

Close to village and other houses so would not extend village boundary too far. How visible against hill to Musbury Castle? (6)

Some development here could be absorbed into the present complex (13)

Most appropriate site in the sense it is attached to existing housing.(4)

Are they going to be affordable housing next to Yonder Mount? (36)

13 Air, soil and water quality

Possible problems with sewage (22)

Sewerage in Musbury is already inadequate (in Whitford Rd) – enlargement needed (5)

15 Drainage and Flooding

Risk of flooding (1)

Lot of water run off after storms (30)

Possible problems with drainage (22)

A thorough drainage operation would have to be carried out before contraction ie a Hydrobrake or something similar (21)

On a slope where drainage and sewerage are a problem (20)

On slope, usually bad (8)

Road is sloped, flood water drains from fields above (11)

Quite a steep site with drainage problems (10)

Very prone to flooding from higher ground (19)

Water from roofs would already exacerbate flooding problems that are already occurring (18)

Flooding should be considered (15)

Possible flooding (8)

Close to flood plain (2)

Nearest site to a hill therefore increased water therefore potential problems with drainage/ sewerage (2)

18 Employment

As with all the other sites, no employment (6)

29 NOV 2012

Site Assessment Checklist

Settlement Name.....Musbury..... Site.....E130 (Maldenhayne).....

ACK	CIRC	SEEN	FILE

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop. <ul style="list-style-type: none"> Is the route flat, if not is the gradient reasonable for the less mobile? If steep, are resting places available? Are footpaths available to avoid traffic conflict? Are access routes lit? 	Negative impact- Although the site is within 600m of the bus stop it is outside this distance to shop/hall/church. There is no footpath along the western edge of the A358 (adjacent to site) and no safe crossing point for pedestrians. Visibility for motor vehicles accessing onto the A358 is also a problem.
3.To provide for education and skills	In settlements with schools, new development should be located within 400m (or at most 600m). <ul style="list-style-type: none"> The access criteria are as question 2 	Negative impact- The school is more than 600m from the site with lack of footpath/safe crossing (see 2) apply.
4.To improve the population's health	New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths <ul style="list-style-type: none"> Is the site within walking distance of healthcare facilities, footpaths or cycle routes? Is the site adjacent to a recreation space? 	Slightly positive impact- There are no healthcare facilities available in the village but these are accessible by public transport. Local pharmacies provide a home delivery service to the less able. There are no cycle routes through the village but the Buzzard Route (52) of the sustrans cycle path network is within easy reach. There are many public footpath/walking routes around the village. A horse trekking route runs along the northern boundary of this site and there are riding stables nearby.
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	New development should not be sited where adverse noise levels will be caused by or to residents <ul style="list-style-type: none"> Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing 	Slightly negative- The eastern edge of the site is adjacent to the A358. There is a residential home nearby but this is unlikely to be affected. Any construction noise will be self-limiting.

	or employment adjacent to sheltered accommodation)?	
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>Neutral impact –</p> <p>Outside the conservation area; there are several listed buildings in Maidenhayne Lane so any new dwelling in this area should be of sympathetic construction.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	<p>Slightly negative impact-</p> <p>This is a greenfield site (orchard) but not in agricultural cultivation. The site is within the AONB.</p> <p>Although the site is not adjacent to the BUAB of the main village there is development in Maidenhayne Lane. The impact of a few houses on this site could be minimised by sympathetic planting and screening. The low position of the site relative to the surroundings will ensure minimal intrusion into the overall landscape.</p>
10.To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<p>Neutral impact-</p> <p>The site is has existing residential development on three sides but will not impact upon amenity provided boundary screening is retained.</p>
11.To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the 	<p>Site is within an AONB</p>

	SHLAA assessment and also appear on the maps provided for the public consultation	
12.To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> The criteria are as per question 2 	<p>Slightly negative impact-</p> <p>The site is approx. 400m from the bus stop with connections to mainline train services-but there is no footpath along the eastern edge of the A358. Bus services are not suitable for those who do not work regular hours ie shift work.</p>
13.To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> Is the site in agricultural use? Is the site adjacent to a main road? Is there sewerage capacity? Is the site within or adjacent to an area prone to flooding? 	<p>Negative impact-</p> <p>Although not in agricultural cultivation this is the site of an old orchard.</p> <p>As with all the SHLAA in Musbury, sewage capacity and general infrastructure is an issue. Highways assessment is that access with the A358 is very poor with regards to visibility.</p> <p>The site is in an area prone to surface water flooding with the eastern end of Maidenhayne Lane within the flood risk zone.</p>
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	<p>Slight negative impact-</p> <p>The site is close to but is not in a flood-zone, but the area is prone to significant surface water flooding which is not identified on the floodzone map.</p>
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production	This is unlikely to be relevant at this stage	

and disposal		
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	At present there are few opportunities for full time employment within the village but there is a bus service to larger settlements (see 12).
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

At the public consultation evening which 83 parishioners attended, there were 39 comments regarding this site. Poor access onto the A358 for both pedestrians and vehicles was a major theme as was poor drainage, flooding from surface water run-off and from the river Axe. There was one comment in favour of this site.

Have you attached additional information?

Copy of Residents' responses for this site attached.

Village Development- Site A
39 responses

E130

- 1 No Lighting; Furthest distance from village; Very dangerous access to main road, not safe for children crossing and Maidenhayne Lane often flooded with bad visibility onto Whitford Rd which in places is unsafe for pedestrians (No Footpath) . In heavy rain the whole of Maidenhayne Lane becomes a river. In order to improve access a whole hedge would have to be removed, and extending the BUAB so far seems to lend itself to further ribbon development. Right on A358 which is very noisy. There is a bus-service but again involves crossing a busy road – difficult for those younger/older.
- 2 Sites AB&C , most undesirable in an AONB; Access from these sites would cause many problems to traffic on the A358; Area is prone to flooding from the above sites They are all distant from the village centre (school, church etc)
- 3 Very difficult access for cars at each end
- 4 Already very bad drainage problems in Maidenhayne Lane would be made worse
- 5 Poor access; bad road junction. Not attached to the village-separated by a main road. Local orchard which should be preserved
- 6 Access to the main road from this site would be dangerous
- 7 A long way from shops schools and church; Access onto the A358 would be difficult
- 8 Maidenhayne Lane is not on mains drainage and the Lane will not cope with the necessary utilities and services. Lane not suitable to accommodate more traffic
- 9 Only concern is with the access onto the main road. Perhaps a roundabout may solve this issue?
- 10 Whole area below prone to flooding
- 11 Site A totally inappropriate for a number of reasons: flooding, access
- 12 Access is the problem here- there are dangerous junctions
- 13 This would tend to overdevelop Maidenhayne and has less favour than say site C where development is attached to existing development
- 14 Probably the least suitable; Most distant from facilities and would not blend with surroundings
- 15 Sewerage in Musbury already overloaded- any more housing implies upgrading in Whitford Rd. No present connection to

- mains sewerage; Remote from facilities; Very poor access onto main road ;Worst option; Difficult access to facilities
- 16 Good location in terms of road access Possibly too far from village amenities? If not ,my preferred choice
 - 17 On edge of flood area .Not as good a site as B & C
 - 18 Adjacent/ on main road- access very dangerous
 - 19 Historic orchard; Poor access – very dangerous road junction; No services
 - 20 Too far away from amenities and existing development
 - 21 Too far away from existing amenities and a green site which if built upon would be the beginning of a larger development
 - 22 Open market housing preferable to affordable housing
 - 23 Not enough/ or any sewage capacity
 - 24 Worst option Quite ridiculous; Dangerous access
 - 25 Too distant from the village; ‘wrong’ side of road; Ribbon-type development
 - 26 Not near any amenities
 - 27 Does not have adequate road access
 - 28 This site is inappropriate because of A358; access onto bend of A358
 - 29 Prone to flooding; Bad access; Too far from village, not flat; Greenfield site; No healthcare; Next to an A Road; Impact on surrounding housing as so few there; Near listed buildings
 - 30 Unsuitable because on main A358 with bad access. Almost on a bend so visibility each way is difficult
 - 31 Would seem to be unsuitable in many respects- access to main road; on far fringe of village – over 400 m? (31)
 - 32 Ancient orchard would be removed (although since this was first put forward the trees have disappeared one by one!)
 - 33 Outside building line; Poor road access; Long way from facilities
 - 34 Public transport nearby; Close to footpaths; Near the main road but access could be a danger/problem; Furthest from existing BUAB
 - 35 Access very difficult. Dangerous entrance but could be extended probably at great expense . Would still have a blind corner; End of Lane floods and becomes impassable
 - 36 Not located within 400m of facilities; Location on dangerous corner; Lane cannot cope with extra traffic and services
 - 37 Probably the most distant from facilities and on ‘wrong’ side of the village; Difficult access- Impassable during heavy rain/ high tides at western end – eastern end offers no safe turning right and is always dangerous; Single track lane; Narrowest

point is 3m and is flanked by 2 Grade 2-listed buildings; No main sewerage

- 38 This is an absolute non-starter; Its only access is from Maidenhayne Lane (a narrow lane) and thence to the A358 via a dangerous access; It's much too far from the village and not in sensible walking distance to any facilities
- 39 This site is the furthest of the 4 from facilities Uphill to A358 then very difficult to exit either by foot or vehicle; Very poor visibility ; No footpath on west side of A358; No Lighting; Most dangerous site as regards child access to the school; Adjacent main vehicle route; Greenfield site; Flooding regularly restricts access from west ; No main sewer available and provision of private system problematic and contrary to current EA guidelines – ie encouraging proliferation of private sewage treatment systems

1 In Favour

Possibly too far from village amenities? If not ,my preferred choice (16)

9 Against

Worst option (15)

Worst option Quite ridiculous (24)

Probably the least suitable (14)

Not as good a site as B & C (17)

This is an absolute non-starter (38)

Site A totally inappropriate for a number of reasons: flooding, access (11)

This site is inappropriate because of A358; access onto bend of A358 (28)

Unsuitable because on main A358 with bad access. Almost on a bend so visibility each way is difficult (30)

Would seem to be unsuitable in many respects- access to main road ; on far fringe of village – over 400 m? (31)

Comments on specific considerations

Access

Good location in terms of road access (16)

Only concern is with the access onto the main road. Perhaps a roundabout may solve this issue? (9)

Access onto the A358 would be difficult (7)

Very poor access onto main road (15)

Access is the problem here- there are dangerous junctions (12)

Totally inappropriate because of access (11)

Adjacent/ on main road- access very dangerous (18)

Poor access; bad road junction (5)

Access from AB&C would cause many problems to traffic on the A358 (2)

Very difficult access for cars at each end (3)

Very poor access onto main road (15)

Access is the problem here- there are dangerous junctions (12)

Totally inappropriate because of access (11)

Adjacent/ on main road- access very dangerous (18)

Poor access – very dangerous road junction (19)

Access very dangerous (18); Dangerous access (24)

Does not have adequate road access (27)

This site is inappropriate because of A358; access onto bend of A358 (28)

Bad access (29)

Unsuitable because on main A358 with bad access. Almost on a bend so visibility each way is difficult (30)

Access to the main road from this site would be dangerous (6)
Would seem to be unsuitable in many respects- access to main road (31)
Access very difficult. Dangerous entrance but could be extended probably
at great expense . Would still have a blind corner (35)
Near the main road but access could be a danger/problem (34)
Poor road access (33)
Difficult access – eastern end offers no safe turning right and is always
dangerous (37)
Location on dangerous corner (36)
Its only access is from Maidenhayne Lane (a narrow lane) and thence to
the A358 via a dangerous access (38)
Very dangerous access to main road, not safe for children crossing , bad
visibility onto Whitford Rd which in places is unsafe for pedestrians (No
Footpath) (1)

2 Community services

Close to footpaths (34)

A long way from shops schools and church (7)
Remote from facilities; Difficult access to facilities (15)
AB&C all distant from the village centre (2)
Most distant from facilities (14)
Probably the most distant from facilities and on 'wrong' side of the
village (37)
This site is the furthest of the 4 from facilities (39)
Furthest distance from village (1)
Possibly too far from village amenities? If not, my preferred choice (16)
No services (19)
Too far away from existing amenities (21)
Too far away from amenities and existing development (20)
Too distant from the village; 'wrong' side of road (25)
Not located within 400m of facilities (36)
Not near any amenities (26)
Would seem to be unsuitable in many respects- on far fringe of village –
over 400 m? (31)
Long way from facilities (33)
It's much too far from the village and not in sensible walking distance to
any facilities (38)
Too far from village, not flat (29)
Uphill to A358 then very difficult to exit either by foot or vehicle; Very
poor visibility (39)
No footpath on west side of A358 (39)
No Lighting (1,39)

Furthest from existing BUAB (34)

There is a bus-service but involves crossing a busy road – difficult for those younger/older (1)

Traffic

Lane not suitable to accommodate more traffic (8)

Single track lane (37)

Lane cannot cope with extra traffic and services (36)

3 Education

Most dangerous site as regards child access to the school (39)

4 Health

No healthcare (29)

6 Noise and other pollution

Adjacent main vehicle route (39)

Right on A358 which is very noisy (1)

Next to an A Road (29)

9 Landscape character and wise use of land

Not attached to the village; separated by a main road (5)

Sites AB&C, most undesirable in an AONB (2)

A Green site which if built upon would be the beginning of a larger development (21)

Greenfield site (29, 33, 39)

This would tend to over-develop Maidenhayne and has less favour than site C where development is attached to existing development (13)

In order to improve access a whole hedge would have to be removed, and extending the BUAB so far seems to lend itself to further ribbon development (1)

Ribbon-type development (25)

10 Local environment

Local orchard which should be preserved (5)

Historic orchard (19)

Ancient orchard would be removed (although since this was first put forward the trees have disappeared one by one!) (32)

Open market housing preferable to affordable housing (22)

Would not blend with surroundings (14)

Impact on surrounding housing as so few there (29)

Narrowest point is 3m and is flanked by 2 Grade 2-listed buildings (37)

Near listed buildings (29)

12 Non-car use

Public transport nearby (34)

13 Air, soil and water quality

Sewerage in Musbury already overloaded- any more housing implies upgrading in Whitford Rd (15)

No present connection to mains sewerage (15)

Not enough/ or any sewage capacity (23)

No main sewer available and provision of private system problematic and contrary to current EA guidelines – ie encouraging proliferation of private sewage treatment systems (39)

No main sewerage (37)

15 Drainage and Flooding

Maidenhayne Lane is not on mains drainage and the Lane will not cope with the necessary utilities and services (8)

Already very bad drainage problems in Maidenhayne Lane would be made worse (4)

Area is prone to flooding (2)

Totally inappropriate because of flooding (11)

Whole area below prone to flooding (10)

On edge of flood area (17)

Prone to flooding (29)

Flooding regularly restricts access from west (39)

End of Lane floods and becomes impassable (35)

Impassable during heavy rain/ high tides at western end (37)

Lane often flooded – in heavy rain the whole of it becomes a river (1)

29 NOV 2012

ACK	GBC	SEEN	FILE

Site Assessment Checklist

Settlement Name.....Musbury..... Site.....E131 (Westbank)..... please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	Slightly negative- Route to bus stop, shop and hall is reasonably flat and there are footpaths. There are no street lights along the A358 (main route to shop/bus stop/hall). Within 600m to shop/bus stop further to village hall. The A358 frontage of the site is on a dangerous bend.
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	Slightly positive- Within 600m of school and church along a lane through the higher part of the village, thereby avoiding the busy A358. Vehicle access to these facilities would best be served via the A358.
4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	Slightly positive- There are no healthcare facilities available in the village but these are accessible by public transport. Local pharmacies provide a home delivery service to the less mobile. There are no designated cycle routes through the village but the Buzzard Route (52) of the sustrans cycle path network is within easy cycling range. There are many public footpaths/walking routes through the village and a PROW bisects this site. A horse trekking route runs through the village and there are riding stables nearby. The site is adjacent to the village playing field.
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact 	Slightly Negative impact. The site is adjacent to the A358. It is separated from the current built up boundary line by the playing field and allotments. There is a residential home nearby but any development on this site

	<p>on new residents (eg. factory, farm?)</p> <ul style="list-style-type: none"> Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>should have minimal impact on existing residents. Construction noise will be self- limiting.</p>
<p>7.To maintain and improve cultural, social and leisure provision</p>	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	
<p>8.To maintain and enhance built and historic assets</p>	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> Will new development impact upon the setting or character of a historic building or Conservation Area? Approximately how far away are they? 	<p>Negative impact-</p> <p>There are no listed buildings nearby, and the site is remote from the village conservation area.</p>
<p>9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> Is this a greenfield site? Are there existing buildings/has the site been previously developed? Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? Can the site be seen from public footpaths/roads/other vantage points? How prominent is the site when viewed from outside it, and from approximately how far away? How prominent is the site when viewed from adjoining properties? 	<p>Negative impact-</p> <p>The site is a greenfield site and has never been developed. It is set within an AONB. A public footpath runs through the site and this must be retained.</p> <p>Although this site is lower in the valley than E128 (Yonder Mount), and less visible from outside the village, being so far from the built up area boundary (BUAB) it will contribute to untidy ribbon development in an AONB. Any new dwellings are likely to have significant impact on the few nearby detached houses.</p>
<p>10.To maintain the local</p>	<p>New development should not be located where it will</p>	<p>Negative impact-</p>

amenity, quality and character of the local environment	<p>have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	Development on a greenfield site overlooking the Axe Valley and major extension of the BUAB will have significant impact on the character of the local environment.
11.To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	Although not adjacent to such sites, points (9 & 10 apply).
12.To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	Slightly positive- The site is within 600m of a bus stop along a foot path, with connections to mainline train services. However, bus services are not suitable for those who do not work regular hours ie shift work.
13.To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	Negative impact- The site is currently in agricultural use. The A358 runs along the western edge of the site. Highways recommend that Doatshayne Lane (eastern approach) is not used for access as the lane is very narrow. Access to A358 may be possible although visibility may be difficult. The sewage capacity and general infrastructure in Musbury is an issue that applies to all the SHLAA sites.
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	Slightly negative- Although this site is not within the flood risk zone, increase in surface water run-off from any development has the potential to affect properties in the Maidenhayne Lane area which is within the flood risk zone.

16. To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17. To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	At present there are few opportunities for regular full-time employment within the village, but there is a bus service to larger settlements (see 12).
19. To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20. To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

At the public consultation evening of the 83 who attended 35 commented on this site. 6 were in favour of a small development. The majority of comments reflected concerns regarding access, drainage (and risk of flooding to existing properties). Extension of the village boundary to form a ribbon of development along the A358 and concerns regarding access onto this busy road were other recurring comments.

Have you attached additional information? Copies of residents' responses for this site are attached.

Village Development- Site B E131
35 responses

1. This site will be accessed either from the main road or Doatshayne Lane. The main road is busy with a long bend near the site. The lane is too narrow for access as it is at present
2. Unsuitable for access onto busy A358; Too far from school, church and shop; It is also farmland
3. This is a non-starter It is beside a major road which is its only access It is too far from the centre of the village It is too large for 10 houses
4. Second furthest from village – no lighting, busy road Extending boundary a long way (further ribbon development?)– close to recreation ground and allotments– presumably its access point as Doatshayne Lane very narrow
5. No existing development on this site. Any development here would set an unwelcome precedent for more building
6. Site not appropriate Too close to a poor junction with Maidenhayne and Doatshayne Lane would need widening; Too far from village
7. This site has the advantage that it is close to the main road and lower in the valley than site C. However it joins Maidenhayne to Musbury which would be better aesthetically to be kept separated
8. Site b would be my second choice to Site C with safe access to village facilities but unfortunately slightly isolated from existing development
9. Sewerage capacity in Musbury already inadequate (Whitford Rd). Any extra building implies sewerage upgrading; Awkward access onto main road; Relatively high – so spoils views
10. Not suitable Too remote from village; Difficult access
11. This site seems out on a limb – not part of the village; Greenfield; Flooding is an issue; This land is normally for agricultural use and should remain so
12. Access appears poor – requires improved road access if not direct from main road; Wrong end of village for amenities
13. Close to village No crossing of main road – or bus stop
14. Very poor access; greenfield site; drainage problems
15. Bad- because of access onto main road, there would be additional drainage problems; access through to narrow village roads also limited
16. Could be possible but Access is onto busy main road; Not close to amenities

17. Access restricted via Doatshayne Lane plus difficulties joining main road
18. Inappropriate essentially ribbon development
19. This area appears to be good agricultural land and therefore should not be identified as a suitable site
20. Too far away from amenities and at present an empty site and should stay that way
21. Beginning to feel very edge of village here
22. Great view for residents – can't see how it would affect other residents. Would drainage be a problem?
23. Access on A358 would need traffic control as fast straight stretch of road
24. I would be happy for 5 houses to be built on site B
25. Probably a good site (as good as C)
26. Outside building line; Greenfield site ; Access onto lane to village very narrow; Water floods across after storm
27. Site B – least worst option
28. Greenfield site; poor access; far from facilities/ services
29. Access onto main road- visually less obtrusive than C
30. 'Isolated from village'; Intrusion into countryside
31. Difficult access on dangerous bend ; distant from facilities; No mains sewerage
32. Greenfield site in agricultural use; All traffic would go through village
33. Prominent and would extend building line to encompass allotments and playground; Poor access in narrow lanes or dangerous access from main A358
34. Probably 3rd most likely to meet criteria in terms of access/ proximity to facilities/ practicality of connecting to mains sewers etc If direct access to main road envisaged then significant works to improve safety will be required
35. Outside BUAB but fairly adjacent to some amenities; Close to main road; Drainage needs consideration as land along main road has slipped

6 in favour

I would be happy for 5 houses to be built on site B (24)

Site B – least worst option (27)

Probably a good site (as good as C) (25)

Could be possible (16)

Site b my second choice (8)

Great view for residents – can't see how it would affect other residents (22)

8 Against

This is a non-starter (3)

It is too large for 10 houses (3)

Probably 3rd most likely to meet criteria in terms of access/ proximity to facilities/ practicality of connecting to mains sewers etc (34)

At present an empty site and should stay that way (20)

Not suitable (10)

Site not appropriate (6) Inappropriate (18)

No existing development on this site. Any development here would set an unwelcome precedent for more building (5)

Comments on specific considerations

Access

No crossing of main road – or bus stop (13)

This site will be accessed either from the main road or Doatshayne Lane.

The main road is busy with a long bend near the site. The lane is too narrow for access as it is at present (1)

Unsuitable for access onto busy A358 (2)

Too near an A road (32)

Access onto Main road? (29)

Access is onto busy main road (16)

Difficult access on dangerous bend (31)

Poor access in narrow lanes or dangerous access from main A358 (33)

Poor access (28)

Very poor access (14)

If direct access to main road envisaged then significant works to improve safety will be required (34)

Access onto lane to village very narrow (26)

Access on A358 would need traffic control as fast straight stretch of road (23)

Access restricted via Doatshayne Lane plus difficulties joining main road (17)

Bad- because of access onto main road.. access through to narrow village roads also limited (15)

Access appears poor – requires improved road access if not direct from main road (12)

Difficult access (10)

Awkward access onto main road (9)

Too close to a poor junction with Maidenhayne and Doatshayne Lane would need widening (6)

It is beside a major road which is its only access (3)

Busy road – presumably its access point as Doatshayne Lane very narrow (4)

Traffic

All traffic would go through village (32)

2. Community Services

Close to village (13)

Safe access to village facilities but unfortunately slightly isolated from existing development (8)

Outside BUAB but fairly adjacent to some amenities (35)

Too far from school, church and shop (2)

Distant from facilities (31)

Far from facilities/ services (28)

Isolated from village (30)

Beginning to feel very edge of village here (21)

Too far away from amenities (20)

Not close to amenities (16)

Wrong end of village for amenities (12)

This site seems out on a limb – not part of the village (11)

Too remote from village (10)

Too far from village x 2 (3, 6)

Second furthest from village – no lighting (4)

6 Noise and other pollution

Close to main road (35)

9 Landscape character and wise use of land

Greenfield site in agricultural use (32)

Greenfield site (11, 14, 26, 28,)

Outside building line (26)

The site is farmland (2)

This area appears to be good agricultural land and therefore should not be identified as a suitable site (19)

This land is normally for agricultural use and should remain so (11)

Great view for residents – can't see how it would affect other residents (22)

Visually less obtrusive than C (29)

This site has the advantage that it is close to the main road and lower in the valley than site C. (7)

Prominent and would extend building line to encompass allotments and playground (33)

Extending boundary a long way – close to recreation ground and allotments (4)

Intrusion into countryside (30)

Relatively high – so spoils views (9)

Inappropriate essentially ribbon development (18)

Further ribbon development (4)

(This site) joins Maidenhayne to Musbury which would be better aesthetically to be kept separated (7)

No existing development on this site. Any development here would set an unwelcome precedent for more building(5)

13 Air, soil and water quality

No mains sewerage (31)

Sewerage capacity in Musbury already inadequate (Whitford Rd). Any extra building implies sewerage upgrading (9)

15 Drainage and flooding

Drainage needs consideration as land along main road has slipped (35)

Water floods across after storm (26)

Would drainage be a problem? (22)

Drainage problems (14,15)

Flooding is an issue (11)