
From: Chris Woodruff [REDACTED]
Sent: 21 August 2018 12:13
To: Planning Policy
Subject: RE: Consultation on Draft Supplementary Planning Document - Baxter's Farm, Musbury Development Brief

Dear Linda

Thank you for sending details of the above to our offices.

We have had a look through the document and find agreement with much of its detail.

There are a few points we would like to make on the brief

-) We are unsure if the indicative property west of Baxter's Farm will lay within or beyond the flood zone but have no doubt this would be addressed in any detail plans.
-) The design and materials of any development at this location will be an important element of successful integration with the locale. We note the proposed format, scale and mass and suggest that vernacular design is applied to all buildings, rather than a selection of the whole.
-) Access to the agricultural land to the south should not be through the development. Alternative arrangements should be made, either as part of any agreed arrangements with Drakes Hall or separately.
-) Reference is made to traveller pitch options (4.2). If this is an integral part of this proposal, this needs to be clearly defined and articulated. As worded it is alluding to a future potential option and seems unnecessary, potentially contentious and could impact on the proposed core scheme and aforementioned access concerns.
-) We welcome and endorse the proposal for a community orchard.

Regards

Chris Woodruff
Manager, East Devon AONB Partnership

