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**From:** [REDACTED]  
**Sent:**  
**To:** Planning Policy  
**Subject:** Baxter's Farm, Musbury, Development Brief Comments

Good afternoon,

Firstly can I say thank you for attending the meeting on Wednesday 15<sup>th</sup> August at Musbury Village Hall to answer the village's concerns and questions regarding the possible Baxter's Farm Development.

[REDACTED]

With regards to the orchard we would very much like to see it retained as a Community Orchard for the village to enjoy. As you know Musbury village is very community minded and a Community Orchard adds to that rich mix. Musbury holds lots of events throughout the year which are always well attended, as was mentioned during the meeting, the Village Hall is in use most days for something. With this in mind, we feel a Community Orchard could be used as a sort of 'village green' where we could hold summer fetes, festivals, picnics and other village events. The local school could perhaps plant a few more apple trees to help return it to its former glory when Musbury was a large cider producing area and as such the village would retain a little of that heritage. The inclusions of wild flowers in and around the orchard to encourage declining species such as bees could be looked into. I know there are plenty of people my husband and myself included who would be more than happy to help maintain it in the same way the village allotments are. Having a place such as the Community Orchard to share with nature and each other would greatly enhance Musbury Village.

Also The Old Rectory Care Home which provides supported living for adults with autism, learning disabilities, and other associated complex needs in East Devon overlooks the orchard and it could well be utilised by them as safe secure open space for the residents to enjoy and help with. I have included a link to their website should you want to contact them.

<http://oldrectorymusbury.co.uk>

Failing that, Lyme Bay Winery is just down the road and goes from strength to strength; perhaps they could take it on as extra growing space. We do feel it should remain an orchard as they are a rapidly disappearing commodity these days and it would be a shame in a conservation area to lose one of the last examples of the history of cider producing in this area. A vineyard would also be acceptable.

The proposed development of the original farm house and barns [REDACTED]  
[REDACTED], I know you stated that as historic buildings they would have to be retained and I trust the height of the barns would have to remain that same, [REDACTED]  
[REDACTED]  
[REDACTED]

Parking in the village is also a concern. Currently most residents who do not own off-road parking or garages park along the road behind the farm house and its garden as this does not cause any

inconvenience to anyone. Is there any provision for any extra parking as there has been talk of yellow lines being painted along The Street, given that most households these days have one or more cars which are need on a daily basis and some of us currently enjoy the ability to park outside our homes will this be allowed to continue or could the brief be changed to include parking for those in the immediate area? The Village Hall car park would benefit greatly from being increased and I'm sure could accommodate a few local resident's cars being left over night as a way of helping ease the current parking problem.

Finally I'm afraid I must address the proposal for 2-4 authorised traveller plots on the farm land. The brief states this could be on land to the south of the proposed development site, could you clarify if that means the orchard or the arable farmland the other side of the orchard as both lie south of the proposed development site. We, along with many other villagers, feel that not many prospective buyers for Baxter's Farm would want to build lovely new properties to attracted families to the area if travellers where going to be housed next door and from the looks of the brief have access through the development itself. This would potentially hinder any interested buyer of the farm which could see it sitting unsold for a prolonged period of time which as we know can make it a target for unauthorized travellers.

The proposal would also impact on the day to day life of the vulnerable adults who live at the Old Rectory. Who speaks on behalf of these residents, Social Services? I would hope that their opinion would be sought.

In the interest of the village we feel the development of the farm in a sympathetic way in keeping with the existing community would benefit Musbury on the whole and it would be lovely to see more young families moving into the area to help support village life.

We do feel however that there is a case for keeping Baxter's Farmhouse as an entity and selling it, it's enclosed garden and historic stables as a separate lot.

on behalf of my husband and myself,

kind regards,