

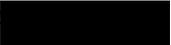


Planning Policy Team,  
East Devon District Council  
Station Rd,  
Sidmouth  
EX10 8HL

10th September 2018

Re: Baxter's Farm Musbury Development Brief Draft of Consultation  
25.7.18 - 10.09.18

Dear Sir,

As residents of  Musbury we would like to express our concerns/comments regarding the proposed development of Baxter's Farm, The Street, Musbury.

1. The main farmhouse has many historical features remaining, including a central chimney and fireplace (hidden by later Victorian additions), and we feel that restoration of this building should be carried out sympathetically to maintain these important features. Any sub division of this building would be impossible without making considerable changes to the internal layout and would consequently jeopardise these original features.
2. The small stone barn, adjoining September Cottage (formerly New Cottage), is several hundred years old and appears to be in its

original form, with timber round and stone walls. Any change of use would be limited due to its small size and important historical features.

3. Any new buildings within the development should reflect the local building materials, and include flint stone facing as traditionally used in this area.
4. We have seen and heard a barn owl living in the barn next to the farmhouse and bats are often seen in the Street probably coming from the farm.
5. The area to the south and east of the proposed site is the last remaining piece of original orchard left in the village, once an important apple producing area. As a Community Orchard this would provide considerable asset to the village giving a space to hold events (currently unprovided) and a resource for all. The proposal for a Traveller's site on this orchard area is inappropriate due to the historical nature of the site. Careful management and maintenance would be needed for the orchard and the addition of large vehicles on the site would be destructive to this environment. The steep nature of the site would mean that areas would need to be levelled to accommodate any vehicles and this would have enormous impact on the orchard.
6. A travellers' site would also potentially lead to large vehicles moving slowly through the new development and Village, with potential problems for traffic and risk to road users.
7. A travellers site has potential to increase noise levels, affect privacy of local residents and would not be in keeping with the character of the village so close to a conservation area and within an AONB.
8. The proposed area for a potential Travellers site is not within the permitted development area of the village and outside of the Built-up Area Boundary and would therefore be inappropriate, impacting a green area.

Yours sincerely

