



Planning Policy Team
East Devon District Council
Knowle
Sidmouth
EX10 8HL

01.08.2018

Your ref: Baxter's Farm

Dear Sir

Thank you for the Development Brief on Baxter's Farm, which I found very informative and well-prepared. In broad terms, I agree with the proposals that you have made, which I think are in keeping with the village and would be an appropriate way of using the land that has become available. In response to your request for my views on the draft proposals, I would raise the following issues:

Traffic and parking.

The village already has a problem with parking on The Street and Marlborough Close from increased car ownership, delivery and hire vehicles from Musbury Garage and users of the Spar shop and Post Office. The Street has no separate pavement above Baxter's Farm and is an essential way through for large farm vehicles to fields above the village.

It will be important for any building traffic to access the construction sites proposed in the development brief from the new road off the A358 shown on the plan. This should be built first so that there is no added congestion on The Street.

When Baxter's Farm was active, Musbury Garage was able to park its hire vans and cars and vehicles for repair on an area next to the Village Hall. It would help congestion if space could be found for these vehicles in the new plan.

Orchard

The idea of returning some the green space south of the housing area to an orchard is an attractive one in theory but I think the practicalities have to be considered in advance, notably:

Who would own, plant, maintain and harvest the orchard?

Who would have access to it?

Would it be an amenity space for the community, perhaps attached to the village hall?

Travellers' Pitch

There are two mentions of a potential travellers' pitch in the Brief which are not developed in any way. This could be a very contentious issue in the acceptance of the proposed plan and any further consultation should spell out the detail of the need for a travellers' pitch in this area, where and how big it would be, with what facilities and also how it would be administered, charged for and supervised.

It would not be right to slip in the building of a travellers' site on the back of the village housing proposal without proper consultation.

Flood Zone

I was surprised to see the whole of the The Street designated as a Floodzone on Site Plan 2 on page 15 of the Brief. When I moved here 13 years ago, there was no mention of this in the information supplied to my solicitor by EDDC and there has been no flooding in that time. When was it designated in this way and is this information now passed on to potential buyers of property in the area?

I hope these comments will be of use to you in the preparation of the final plans.

