

# Draft Baxter's Farm, Musbury Development Brief

This version supports the Second Regulation 19 East Devon Local Plan 2020 – 2042. It is based on the previous consultation version. The planning policy context is out-of-date and there is no longer an expectation of the site providing Gypsy and Traveller pitches.



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**East Devon – an outstanding place**

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## Consultation Details

This consultation seeks your views on the draft of the Baxter's Farm, Musbury Development Brief. Following this consultation the document will be revised and a further consultation will be undertaken. The Development Brief constitutes a 'Supplementary Planning Document' (SPD) and will follow the production and adoption process<sup>1</sup> for this type of guidance.

At this stage we want to hear what you think about what is being proposed for inclusion in SPD. Questions you might wish to consider in your response include:

- Does the scope and content of the Development Brief address the planning needs of the site?
- Will new development meet local aspirations for more affordable dwellings?
- Will new development be in keeping with the character of Musbury?
- Will the important historic setting of the site be respected?
- Is there anything else that you think the Development Brief should cover?
- Does the Development Brief propose anything that you think should not be included?
- Are there any other specific areas of concern of which we should be aware?

This draft document is published for public consultation. The period for you to submit your comments runs from 25<sup>th</sup> July – 10<sup>th</sup> September 2018 .Comments can be submitted via email to [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk) or by post to:

Planning Policy Team  
East Devon District Council  
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All representations must be received by 5pm on 10<sup>th</sup> September 2018 or they may not be considered.

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<sup>1</sup> <http://eastdevon.gov.uk/media/2443645/spd-protocol-adopted-by-spc-20-march-18.pdf>

# Glossary of Terms

Taken from Annex 2: Glossary, [National Planning Policy Framework](#), Department for Communities and Local Government, 2012 unless otherwise stated

## **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

## **Conservation area**

An area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

[s69\(1\)\(a\) Planning \(Listed Building and Conservation Areas\) Act 1990](#)

## **Designated heritage asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

## **Heritage asset (including both designated and non-designated assets)**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally [designated heritage assets](#). In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

## **Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

## **Historic environment record**

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

### **Listed Building**

"...means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act -

(a) any object or structure fixed to the building;

(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,

shall subject to subsection (5A)(a) be treated as part of the building."

[s1\(5\) Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

### **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### **Affordable housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

### **Development plan**

This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

### **Local Plan**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

### **Neighbourhood plans**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

### **Planning condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

### **Planning obligation**

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal

### **Supplementary planning documents**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

# 1. Introduction

- 1.1 This development brief will inform any development proposals for Baxter's Farm that may be put forward following its inclusion within the Built-Up Area Boundary for Musbury. Although the site is not allocated for development in the Villages Plan<sup>2</sup> or the East Devon Local Plan (2013-2031)<sup>3</sup>, inclusion within the boundary raises the likelihood that development will come forward, particularly in view of the local support for redevelopment of the site for residential use. A need for smaller, more affordable houses and the possibility of a community orchard have been suggested as priorities for the village and this site presents an opportunity to deliver these aspirations.
- 1.2 The need for a development brief was identified during the preparation of the Villages Plan when the potential heritage impacts of redevelopment were assessed. As Baxter's Farm is partly within the Musbury conservation area and there are a number of listed buildings near to the site, a Heritage Impact Review of the likely effects of redevelopment was carried out. This identified the potential for new buildings to harmfully affect the character and appearance of the conservation area as well as the setting of listed buildings. The purpose of this development brief is to act as a guide to future development proposals. There are opportunities to enhance the character and appearance of the conservation area and wider village by the removal of existing modern farm buildings whilst affording protection to the listed and non-designated buildings of historic importance.
- 1.3 The aim of this development brief is to provide clear guidance for the development of the site and any future planning application should have regard to the development brief.

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<sup>2</sup> <http://eastdevon.gov.uk/planning/planning-policy/villages-plan/villages-plan-2017/>

<sup>3</sup> <http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

## 2.Planning Policy Context

- 2.1 This is a site in a village-edge location, close to a range of everyday facilities and services, including a bus service, shop, garage, village hall, public house, Church and school. Developing in 'sustainable' locations like this one, where residents are not reliant on private cars to meet their basic needs, is the fundamental principle of the National Planning Policy Framework (NPPF)<sup>4</sup>. In East Devon, the settlements which comply with this principle, and offer a range of services and facilities as well as regular public transport, are identified by the designation of a Built-up Area Boundary in the Local Plan. Those parts of the site located within the Musbury Built-up Area Boundary are coloured yellow on Site Plan 1. Development within the boundary is subject to the provisions of Strategy 6 (Development Within Built-up Area Boundaries) of the Local Plan and is generally supported. Development outside the boundary is subject to the provisions of Strategy 7 (Development in the Countryside) and is only supported if it is in accordance with another policy in the Local Plan.
- 2.2 In principle, the Local Plan supports the redevelopment of the land within the Built-Up Area Boundary for a range of uses, including tourism, residential and employment. Outside the Built-Up Area the range of acceptable uses is more limited but would include community uses such as open space provision or community buildings or Gypsy and Traveller pitches.
- 2.3 In the case of residential development, an affordable housing contribution in the form of provision of housing on-site or a financial contribution towards off-site provision would be required for certain scales of development In accordance with Strategy 34 District Wide Affordable Housing Provision Targets of the East Devon Local Plan. This is discussed in more detail later in the brief.
- 2.4 Conserving heritage assets in a manner appropriate to their significance is also a core planning principle in the NPPF and, within conservation areas, legislation<sup>5</sup> requires the character or appearance of the area to be preserved or enhanced. The Local Plan reflects these important requirements in Strategy 49 and Policies EN8, EN9 and EN10. The Brief is written in the context of avoiding harm to heritage assets (particularly the Musbury conservation area, nearby listed buildings and buildings of historic and aesthetic importance within the site), ensuring their

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<sup>4</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

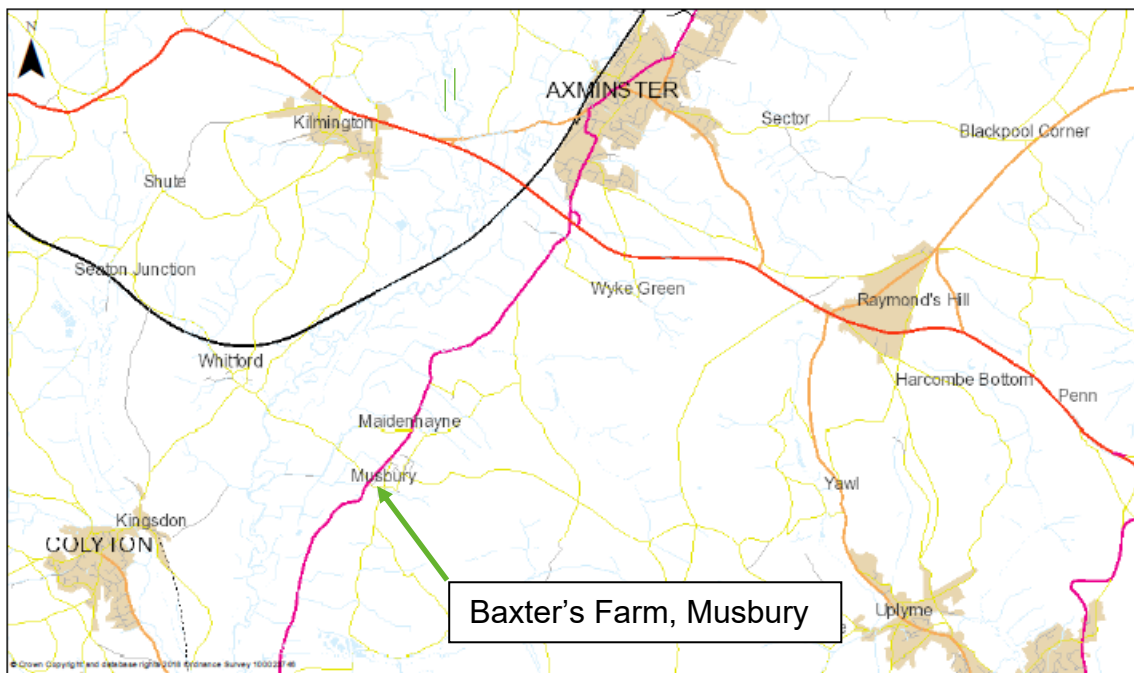
<sup>5</sup> <https://www.legislation.gov.uk/ukpga/1990/9/contents>

preservation and achieving enhancement of the assets themselves as well as their setting.

2.5 The whole of Musbury is located within the East Devon Area of Outstanding Natural Beauty and the importance of conserving the landscape is set out in Strategy 46 of the Local Plan. Sensitive redevelopment of the site offers the opportunity to remove large modern agricultural buildings which detract from the appearance of the village and the wider landscape, and replace them with less obtrusive development and landscaping.

2.6 In addition to these policies there are a number of other Development Management policies which deal with detailed matters such as parking provision, drainage and amenity.

**Location Plan-** Not to Scale

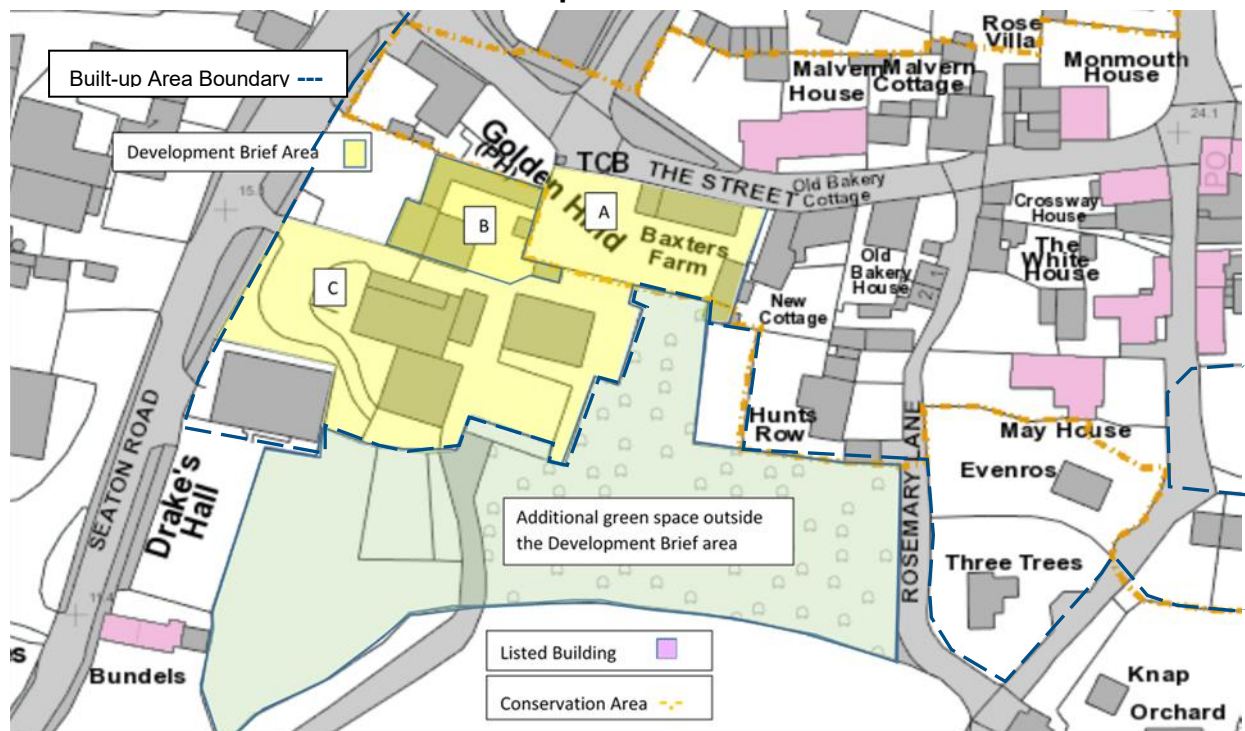


### 3.Site and Surroundings

Aerial photograph of the site- not to scale



Site Plan 1- The extent of the Development Brief area - not to scale



A, B, C indicate the areas discussed in the following section.

### Site composition

- 3.1 The site is owned by Devon County Council and has operated as a County Farm until recently. It is currently being prepared for sale. The fields will continue to be farmed and do not comprise part of this development brief. The area covered by the Brief and coloured yellow on Plan 1 lies within the Built-up Area Boundary and amounts to about 0.4ha in area. The Brief area comprises three main elements as identified on Site Plan 1:
- A Baxter's Farmhouse and garden, to the north of the site, which are located within the Conservation Area along with an outbuilding to the south east (most of which is in the Conservation Area). The farmhouse is believed to be constructed of random flint rubble, rendered, under a thatched roof which is now covered with corrugated iron sheets.
  - B The range of domestic scale outbuildings to the west of the site. These buildings are believed to be the original farm buildings due to their courtyard layout and obvious age. They comprise an 'L' shaped barn, which is two-storey to the south with the remainder being single storey, and two small detached buildings. A corrugated iron 'pole barn' is attached to the east of the two storey section but it is envisaged that this will be removed. The buildings are predominantly stone built, under thatched roofs overlaid with corrugated iron (the detached 'pig sty' is clay tiled). Some of the original roof trusses and purlins are visible but in the northern single storey building the roof is lined with timber boards. The original compacted soil floors have all been overlaid with concrete which has raised the ground level within them so that most of the roof joists are now less than 2metres above ground level. The northern wall of the outbuildings forms the southern boundary of the Conservation Area.
  - C A range of large span modern concrete and metal farm buildings of no aesthetic value spread through the remainder of the site. These are not worthy of retention. They are surrounded by a considerable area of concrete including a slurry pit.
- 3.2 The owners advise that the buildings are likely be sold with a further area of (former, although some trees remain) orchard to the east and a small grassed area to the south (under which are the septic tank and dirty water processing facility for the former farmyard), however this is not guaranteed. This additional land which is not proposed for development, coloured green on Site Plan 1, lies outside the Brief area and Built-Up Area Boundary and is about 0.6ha in area.

### **Topography and Landscape**

- 3.3 The site is located on the lower periphery of a wide, flat bottomed valley, just outside the floodplain. The whole area is designated as an Area of Outstanding Natural Beauty. The site is visible in the wider landscape, especially when viewed from the south west, although buildings will be seen in the context of existing village development. The site slopes upwards from west to east, a rise of approximately 5m across the development brief area. Although the majority of the brief area appears level, the incline becomes more pronounced on moving eastwards through it, and the (former) orchard beyond rises a further 10m, meaning any development on it will be visible in longer range views .
- 3.4 It is particularly important that views from the Conservation Area to the north of the site, looking south and east across it, are retained and, if possible, enhanced by the removal of existing agricultural buildings and the careful siting of new development.

### **Access**

- 3.5 Access will be taken through the existing main farm entrance onto the A358 which adjoins the western boundary of the site. Baxter's Farmhouse is located on 'The Street' and has its own vehicular access to a rear parking area and garden. This access also leads into the farm yard via a track across the garden.
- 3.6 It is envisaged that a new access road will run west-east through the site to serve most of the development, with an access retained to enable the land beyond the Development Brief area to be accessed and maintained.
- 3.7 To enable pedestrians to easily access village facilities on foot, it is proposed that an entrance onto 'The Street' be reinstated by removing a small section of the northern boundary wall where an opening has previously been blocked up. This will also provide glimpsed views of the wider AONB to the east and south of the site from the Conservation Area.

### **Ecology**

- 3.8 The site is not subject to any specific designations but the presence of historic buildings means that bats and barn owls are likely to be present. Any redevelopment of these buildings will require a bat and barn owl survey and any mitigation which arises from it will need to be undertaken before the new dwellings are occupied. Irrespective of the findings of the study, bat boxes should be incorporated into the scheme due to the proximity of the site to the bat feeding grounds across the Coly Valley.

### Historical Context

3.9 Baxter's Farm lies within the historic core of the village in the area which is now partly designated as a Conservation Area. On the 1840 Tithe Map the village has a linear form extending along 'The Street' and 'Church Hill' from Drakes Farm in the west and past Baxters Farm to the Church at the eastern end. Later development extended the village northwards and, to a lesser extent, southwards. This was partly facilitated by the creation of a bypass on the west side of the village in the early twentieth century which led to infill development.

3.10 Baxter's Farm, including the farmhouse and the farm buildings to the west, has historic origins and appears on the Tithe map of 1840. Baxter's Farmhouse is considered by the Local Planning Authority (LPA) to be a (non-designated) heritage asset due to its historic and aesthetic value and the contribution it makes to the conservation area. The house and buildings also appear on subsequent Ordnance Survey maps dating from the late 19th century onwards. The 1905 Ordnance Survey map shows them particularly clearly. Modern buildings have extended the farm complex to the south partly into the orchards which appear on early maps, of which some remnants survive.

3.11 Musbury village has lost many of its original farmsteads and the outbuildings associated with Baxter's Farm are unusually unspoilt and have retained a large amount of original material. As such they are also historically and aesthetically



significant and considered by the LPA to be similarly worthy of preservation as non-designated heritage assets. Their form, height and layout contribute significantly to the setting of the Conservation Area and the north and western walls of the 'L-shaped' buildings form the Conservation Area boundary at this point.

*C 1905 Ordnance Survey Second Edition-  
Not to Scale*

*Baxter's Farm, the outbuildings to the west and the orchards to the south can all be clearly identified*

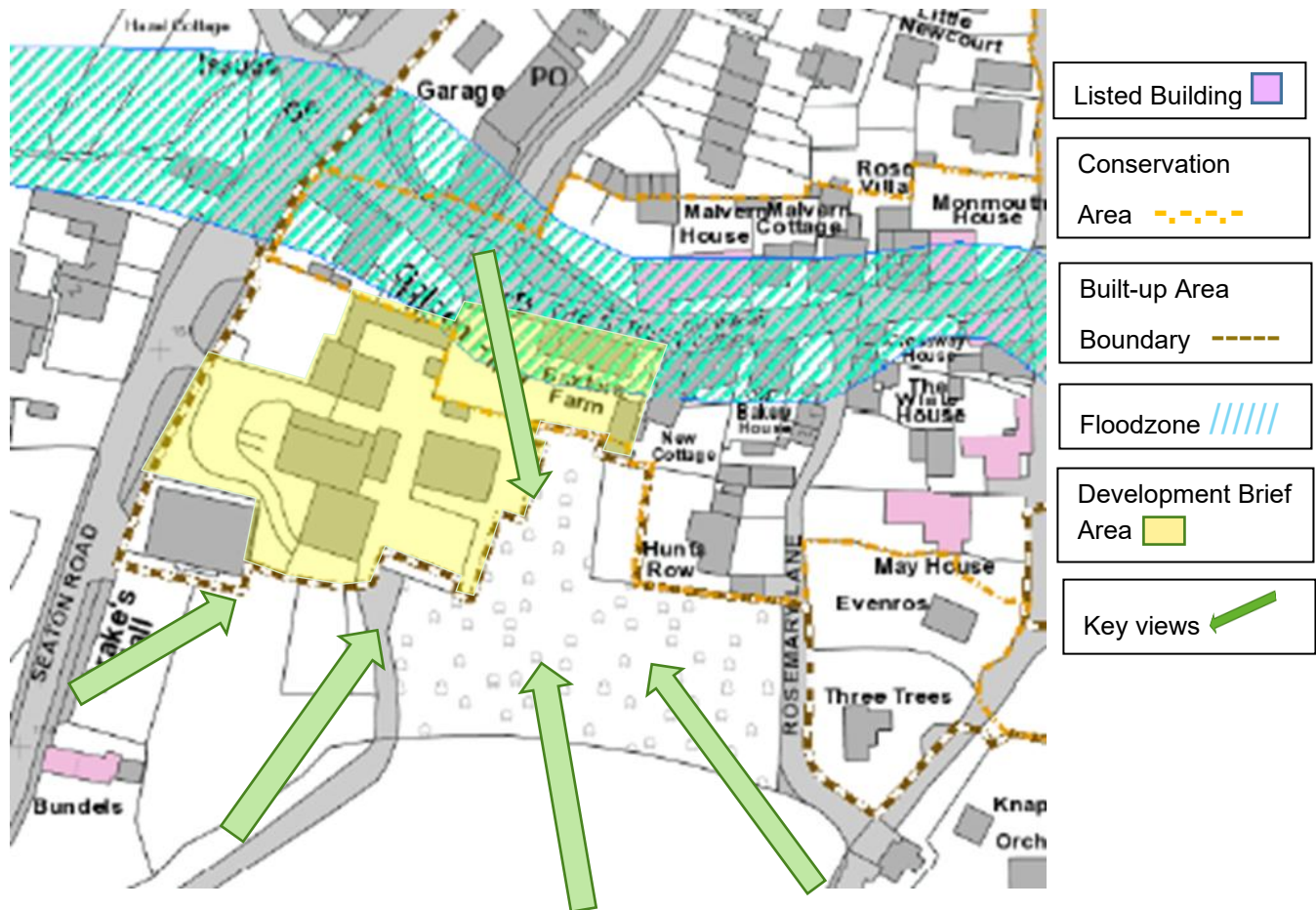
*The character areas identified as 'A' and 'B' on Site plan 1 are highlighted yellow on the plan and show the buildings to be retained in the redevelopment scheme*

## 4. Future Development of the Site

### Possible Uses

- 4.1 The site is suitable for a range of uses in accordance with the policies of the East Devon Local Plan 2013-2031. However, this development brief mainly addresses housing development as both an appropriate use and the most likely form of development to come forward. On a site of this size there would be no expectation of a mixed use development but provision for home working is encouraged.
- 4.2 Additionally, the site presents an opportunity to provide a much needed Traveller site and such provision would be in accordance with Policy H7 of the Local Plan.
- 4.3 Owing to the constrained plot on which the village hall is located, options for expansion of the hall or its car park are limited. It is not envisaged that land will be safeguarded within the Brief site for expansion, although land to the south of the Brief site could potentially be used for additional community purposes in the future.

Site Plan 2- Key constraints to future development- not to scale



### **Development Principles**

The key principles for development of this site are that:

- Development is undertaken in a way that doesn't harm the historic or natural environment, preserves the heritage assets within and around the site and enhances the site and its surroundings.
- Housing is predominantly designed to meet local needs, particularly for those requiring smaller, 2 and 3 bedroom homes and affordable housing

To achieve this:

- The historic buildings are retained and sympathetically converted/modernised whilst the modern buildings are removed
- Development does not extend the existing height, shape or form of the historic buildings
- All development contributes positively to the Conservation Area and the wider AONB landscape
- New development is concentrated along the access road and closer to existing buildings- a pattern typical of traditional village centre housing in Musbury
- New development, and retained buildings are oriented east-west and north-south reflecting the traditional settlement pattern in the village
- The housing density decreases to the south and east of the site, so that large gardens and planting soften the transition from development to the adjacent countryside
- A pedestrian link is provided through the site, accessing The Street, the community orchard and the new development
- Views through the site, particularly from the Conservation Area, are retained

4.4 In order to ensure that development of Baxter's Farm addresses the additional community and infrastructure needs and mitigates the social, economic and environmental impacts which arise from it, the developer will be required to make a financial payment and enter into planning obligations. The amount of money to be paid, and the precise nature of the obligations, will depend on the amount and type of development proposed. Based on the guidance in this document, Community Infrastructure Levy will be payable and the most likely planning obligation requirements are listed in the table below.

### **Community Infrastructure Levy**

- 4.5 CIL is a non-negotiable tariff in the form of a standard charge on particular types of development, which in East Devon is set by the District Council to help the funding of infrastructure. The principle behind CIL is that most development has some impact on infrastructure and should contribute to the cost of providing or improving infrastructure. The Regulation 123 List <http://eastdevon.gov.uk/planning/planning-services/planningdevelopment-management/community-infrastructure-levy-cil/> sets out the infrastructure which money raised through CIL will be used to fund in whole or in part.
- 4.6 CIL applies to new floor space and charges are based on the size, type and location of the new development. It is triggered by the commencement of development. Applications for the creation of new dwellings (including those arising from a conversion of an existing building), holiday lets and applications for extensions of 100 square metres or more to existing dwellings are among the types of new development on which CIL is charged.
- 4.7 CIL liable applications will be charged in accordance with the rates set out in the CIL Charging Schedule. This, and the different charging zones across the District, can be viewed at <http://eastdevon.gov.uk/planning/planning-services/planning-developmentmanagement/community-infrastructure-levy-cil/how-much-will-i-pay/#article-content> . CIL liable applications will require a CIL Information form to be valid.
- 4.8 Some types of development may be eligible for Relief, including affordable housing, charitable development and self-build housing. Conditions apply to exemptions and if they are not complied with, the CIL that would have been due will be clawed back.

## Planning Obligations

4.9 The summary table below provides an indication on the types of planning obligations most likely to be required at Baxter's Farm if such matters cannot be addressed through planning conditions. The table is purely a guide and does not include strategic infrastructure. Unless otherwise stated, policy references are to Policies and/or Strategies of the East Devon Local Plan.

Obligations	Requirement
On-site* Affordable Housing (designation, definition and prescription of) and/or off-site contributions	<p>In accordance with Strategy 34 of the Local Plan, 50% on-site housing (as a proportion of the total number of units built/created) should be affordable. As this is a rural site, Government guidance currently allows a commuted sum to be paid on sites of 6-10 and requires on-site provision on sites of 11 or more dwellings.</p> <p>There is a tenure split target of 70% social or affordable rent and 30% intermediate affordable dwellings.</p>
On-site Open Space	<p>On-site formal and informal Open Space (including play areas and allotments) will be sought through S106 Agreements in line with Strategy 43 of the Local Plan. Developments will be expected to provide open space on-site through S106 Agreements in line with the following thresholds:</p> <ul style="list-style-type: none"> <li>• <b>9 dwellings or less</b> will not be required to provide any specific open space typologies on-site, however developers may choose to make such provision.</li> <li>• <b>10 – 49 dwellings</b> will be required to provide amenity open space on-site as per the open space standards.</li> </ul> <p>It may be necessary or desirable to provide more of certain typologies and subsequently less of others depending on site specifics and an appropriate layout and arrangement will be considered during the planning application process. Where a developer considers an alternative mix is more appropriate evidence should be submitted with an application to demonstrate the justification for an alternative approach.</p> <p>In the case of Baxter's Farm, there is potential to provide a community orchard on land to the south and east and this may contribute towards open space requirements if appropriate management arrangements can be implemented to ensure community use in perpetuity.</p>
Site specific roads, car parking,	Site specific highway and transport requirements are determined on a case-by-case basis. Obligations include traffic orders

Obligations	Requirement
footways and cycle paths, junction improvements, etc	(around £3,000), highway and junction improvements, and walking and cycling facilities.  At Baxter's Farm a pedestrian link to the Street will be required and vehicular access should be provided through the site and to the land to the south of the site. Vehicular access should be able to accommodate refuse collection vehicles and the emergency services.
On-site drainage, sewerage and water management and/or off-site contributions	This includes the maintenance and management of sustainable drainage. These are defined on a case-by-case basis, reflecting the site and scheme characteristics. Sustainable Drainage Systems should be an integral part of the design of the new development.
Accessible and adaptable homes	All affordable and, on schemes of 10 or more dwellings, 20% of market homes to meet part M4(2) of the Building Regulations, Category 2 accessible and adaptable dwellings (or any comparable updated nationally set standard (Strategy 36).
Overage where viability considerations deem it appropriate	Overage clauses will be required in all cases where viability assessments have been provided on an open book basis and clearly demonstrate the scheme is currently unable to provide the required affordable housing contributions. This will be capped at the amount required to deliver a policy compliant scheme.
Management Companies	These are defined on a case-by-case basis, reflecting the site and scheme characteristics. Developers are expected to forward fund management arrangements to ensure there are sufficient funds to maintain them in the future.
Education Contributions	The County Council will require contributions from developers where pupils arising from the development cannot be accommodated within existing capacity. Additional facilities will either be provided through the expansion of an existing school or through the development of a new school – this will be determined by the circumstances of the nearest schools and the scale of the development on a case by case basis.

\*On-site refers to anywhere within the red line on the map accompanying the planning application/Unilateral Undertaking/S106 Agreement. Off-site refers to anywhere outside of this line.”

### **Baxter's Farmhouse and Garden**



- 4.10 The existing farmhouse, stone outbuilding and garden must be retained. The house and outbuilding are considered by the LPA to be non-designated Heritage Assets due their historic and aesthetic value and their importance within the streetscene and conservation area. Although there is scope for subdivision of the property, extension to facilitate subdivision would not be acceptable owing to its position in a flood zone, see Site Plan 2. Similarly, the provision of a dwelling or dwellings in the garden would only be acceptable in the south west corner, adjacent to the historic farm buildings, owing to the risk of flooding, the harm to the conservation area resulting from the loss of open space and the need to retain views from the Conservation area to the wider landscape south and east of the site.
- 4.11 To increase the likelihood of residents walking to local facilities the pedestrian access to the northwest of the garden should be reinstated. This will also enable the wider community to access the community orchard. The wall is identified as an important local feature in the Conservation Area Appraisal, however the entrance existed previously and has been blocked up, so sympathetic reinstatement is acceptable. This will also provide glimpsed views of the countryside beyond the site.

## Historic Outbuildings



4.12 The 19<sup>th</sup> century barns to the west of the farmhouse, forming an 'L-shape' should be retained and converted to 2-3 dwellings. The smaller, detached buildings could be used as garaging or outbuildings to them. These buildings are considered by the LPA to be non-designated Heritage Assets due to their historical and aesthetic value, particularly because, as a group they represent one of the few surviving local farmsteads in the Parish and are unusually well preserved and unchanged. Some fundamental principles will apply to these building conversions:

- The existing height and rooflines of the buildings should be retained. It is unlikely that the roofing materials can be salvaged but slate would be an acceptable alternative.
- The stone walls which form part of the buildings, and those throughout and bounding the site should be retained
- Any extension to these buildings should be avoided if possible, otherwise must be subordinate to them and must not detract from the 'courtyard' layout
- The 'courtyard' around which the buildings are sited should retain an open character. Any subdivision, should retain views across the courtyard

### Modern Buildings and associated land



4.13 The remainder of the land within the Built-Up Area Boundary amounts to around 0.25ha and could accommodate 8-9 dwellings at a density of 30-35 dwellings per hectare, based on the density of other housing outside the village Conservation Area. In accordance with Strategy 34 there would be a requirement to provide affordable housing (based on the number of additional residential dwellings on the site, including the converted barns and subdivided farmhouse). Elsewhere in Musbury planning permission has been granted for 10 affordable houses which are intended to meet the demand in the village, based on a Housing Needs Assessment carried out in 2014. Notwithstanding this there is a strong local desire to provide smaller, more 'affordable' houses for local families who wish to remain in the village and any scheme should address this where possible through provision on the site in line with Strategy 34 and only through a commuted sum where it is demonstrated that on site provision cannot be achieved.

4.14 To ensure that housing meets local aspirations, reflects the character of other housing in the village centre and provides a mix of sizes and house types, it is proposed that housing to the north and west of the site should achieve a pattern and density reflective of the village centre, this could be achieved through terraced housing, and density decreases to the south and east, providing a 'softer' edge where development meets the countryside.

- 4.15 Housing should form a strong western boundary to the A358 and complement the existing courtyard layout within the site. Boundaries to the western edge of the Brief area should be natural flint stone reflecting the predominance of this as walling to the farmstead opposite, the adjoining pub in the Conservation area and the listed building to the south. The indicative plans at Appendix 1 show one option to achieve these requirements, with two short terraces of 3 houses, which would also provide more affordable, market housing for local people. This scheme is indicative and is not intended to form the basis of a planning application or be binding on the Council in any way.
- 4.16 Moving through the site, to the south and east, it is envisaged that housing will consist of 2-3 detached houses with larger gardens. Boundaries to the southern and eastern edges of the Brief area should be natural, native species to reduce the visibility of the new development in distant views, for example a Devon bank.
- 4.17 The local topography means that particular attention should be paid to roof heights across the site, and the scale and massing of development on the sites southern periphery to ensure that development does not dominate the landscape.

### **Community Benefits**

- 4.18 The land beyond the Development Brief area to the south and east offers an opportunity to provide a community green space as requested by the Parish Council on behalf of residents. This could be laid out as a community orchard, reflecting the historic use of the land and helping to maintain the heritage and traditions associated with cider and apple growing in the parish.
- 4.19 The land to the west of the site slopes and has limited amenity value but could facilitate a future expansion of the Village Hall or provide an outdoor area for use by Hall users.
- 4.20 There is an identified need for Traveller pitches in the local area due to the impending closure of a long-term tolerated local site. Land to the south of the Brief area could potentially accommodate around 2-4 families.

### **Supporting Documents**

- 4.21 A Strategic Environmental Assessment, a Sustainability Appraisal and a Habitat Regulations Assessment were carried out in support of the Villages Plan. As this site was identified in that Plan, the acceptability of its future development was

assumed, and this informed those assessments. This document does not, therefore require further screening as the proposals accord with those of the Villages Plan.

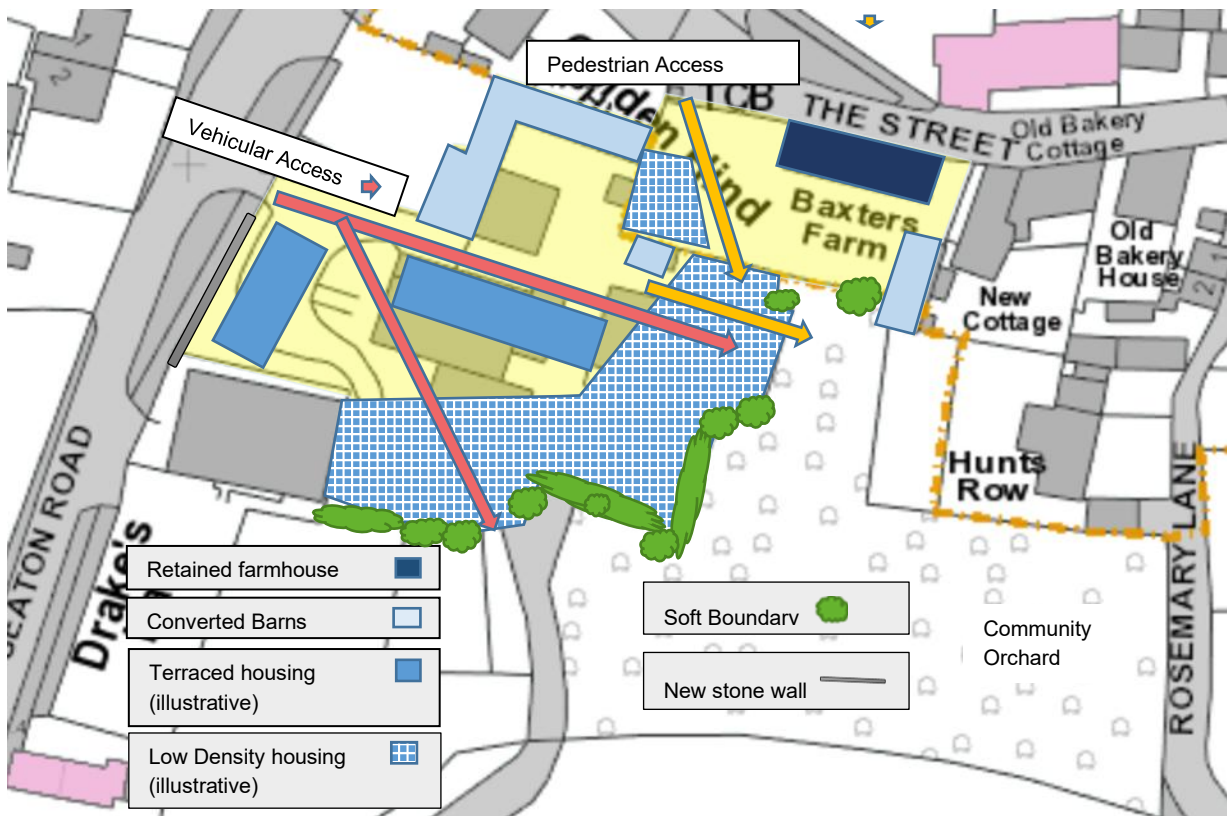
- 4.22 This document is accompanied by an Equalities Impact Assessment and a Consultation Statement, both of which are available to comment upon as part of this consultation

# Appendix 1

## Possible Scheme

The layout below is an indicative scheme based on the development principles and provides an illustration as to how housing might be accommodated on the site given the constraints which exist. Baxter's Farmhouse and the converted barns must be retained as indicated, but otherwise the scheme is not intended to suggest acceptable parking or turning solutions, identify gardens or provide definitive house types or layouts. It is emphasised that this is for information and should not be scaled or relied upon in submitting a planning application.

### Indicative layout incorporating the development principles.



More detailed layout and illustrations incorporating the development principles

