

Woodbury Salterton Residents Association

From WSRA Secretary Geoff Jung
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Village Rd
Woodbury Salterton
EX5 1PR

Planning Department
East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL

09/04/2013

Dear Sirs.

In Reference to Planning Application 13/0614/FUL and 13/0358/FUL for the Construction of Cattle sheds and a provision of an earth bund and the relocation of Solar Panels.

The Woodbury Salterton Residents Association would be very supportive of any agricultural activity that enhances and contributes to the main "industry" of the area. However the Association have some concerns with these 2 proposals.

1. The Number of cattle which can be sustained on this farm

There have been a number of applications for Cattle Sheds at Hogsbrook farm over the last 8 years.

In the application **No 05/2091/MFUL**, in 2005 for new stock buildings at Hogsbrook farm.

The supporting paperwork for this application states that "*Operational capacity of Hogsbrook is determined by the applicant to be one thousand head. It is the applicant's intention to limit the operation at Hogsbrook to that capacity. Upon the basis of current growth trend that will be achieved in level growth over the next three years*"

"With this in mind and in the interests of certainty and transparency the proposal considers and facilitates rationale growth to capacity. The proposal has been carefully considered with and shaped by Planning and Countryside Landscape Architect Officers through a series of meetings and illustrated guidance. The proposal plans for anticipated growth and is shaped and informed by the landscape infrastructure that will mitigate the impact of the development over the growth period, to the identified capacity of the Hogsbrook operation."

It would seem the application was ratified by the planning authority and the cattle sheds were built, on the undertaking that the head of cattle would be no more than 1000

In the application **No 08/1082/MFUL** in 2008 for further new stock buildings at Hogsbrook farm

The supporting paperwork states "*The building will be used to accommodate existing cattle where inadequate facilities currently exist*"

In both 2005 and 2008 the applications for additional cattle sheds stated that the developments would fulfil the farmer's requirements to house the estimated maximum head of cattle the farm could sustain. The latest applications states that the expected capacity will be 1600 head of cattle which is 60% increase on the "identified capacity of Hogsbrook" in 2005. The WSRA committee are concerned that the head of cattle capacity is continually being increased with every application to justify the expansion.

2. Landscaping.

In the supporting paperwork for the 2 cattle sheds in the latest application it discusses the proposed extension to the bund and landscaping. It should be noted that the 2005 landscaping is still not completed. The proposed "Devon bank" on the west side is still a wire fence and newly planted hedge but no bank. The landscaping for the bund surround is also not completed after 8 growing seasons.

The earth bund will have the desired effect on hiding most of the farm buildings but in such a prominent position the "unnatural" look the earth bund will have a detrimental effect visually from a large area including the ancient right of way "Warkidons Way" that passes alongside this development. The proposal of an earth bund is better than no screening but the committee suggest that a condition of the earth bund be sculptured in such a way to make it look as natural as possible and to plant and seed the bund to blend into the natural surroundings prior to any building taking place.

Also the previous undertakings for landscaping should be completed prior to any construction.

The applications state that bunds will be built but it does not state where this soil is being moved from. This question should be clarified prior to any construction work.

3. Protection of Warkidons Way.

There is a concern on the truck movements during the construction period especially due to large amounts of soil movements. The committee propose a condition to limit the use of Warkidons Way to only the present farm yard area to prevent damage to the lane and its Devon banks.

4. Agricultural use

It should be noted that Greendale Developments and its parent company FW Carters and Sons have over the last 20 years constructed Agricultural buildings which due to changing requirements have been changed to Industrial use. Greendale farm was first followed by the Units at the bottom of Hogsbrook Hill all built for agricultural use and then changed to Industrial. There is a concern amongst local residents that Hogsbrook farm will one day fall into under use due to changing circumstances and the owners would apply for a change of use. Could a condition be applied that would prevent future applications for a change of use be applied for Hogsbrook Farm?

Yours faithfully

Geoff Jung
