

Our ref: MF/3293/F
Date: 31st January 2014

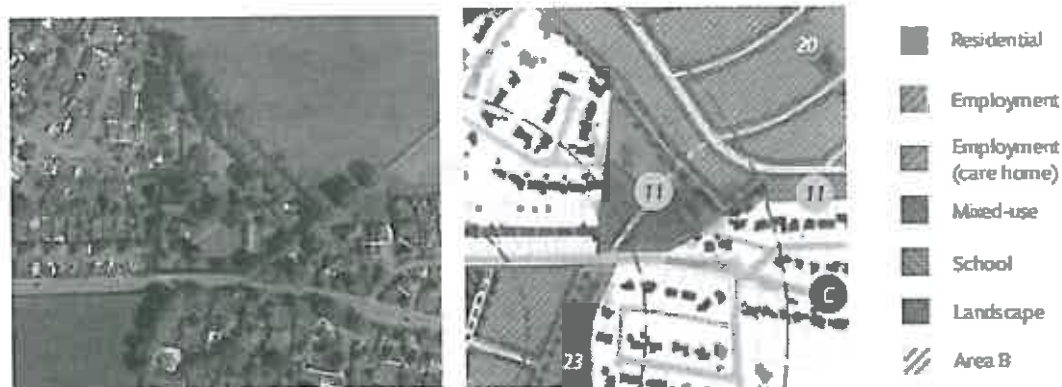
Masterplanning Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



Dear Sirs

Re. **REPRESENTATIONS TO THE TIVERTON EASTERN URBAN EXTENSION CONSULTATION
DRAFT MASTERPLAN SUPPLEMENTARY PLANNING DOCUMENT**

These representations are made on behalf of Abbey Manor Developments Ltd, with specific reference to the content of the draft EUE Masterplan in relation to the former Post Hill Hospital Site, as shown outlined in red below.



As illustrated above, the draft Masterplan identifies a proposed employment use of the site, with specific reference to a care home (C2 use) and a significant element of open space/landscaping.

The Masterplan also considers a potential link from Post Hill effectively bisecting the former hospital site.

Concern is expressed at this stage that the combined requirement for a through highway link, together with such a large area of landscaping/open space (certainly if this is intended as public open space outside of the curtilage of any care home building), may pose insurmountable constraints to achieving a viable care home use

of the site, particularly if building scale is a sensitive issue in this location. The existence of tree preservation orders and neighbouring residential properties in close proximity adds further constraints to any future development.

It is considered that the landscaping/open space requirement shown in the Masterplan should be diminished significantly in order to reduce constraints upon any future development.

It is likely that the protected trees along the north east boundary will be retained as a buffer between the residential areas to the north. Consequently, the landscape/open space element of any care home scheme is likely to consolidate in this part of the site in any event.

If strategic landscaping/public open space is necessary in this location, it is entirely reasonable that the onus for meeting this requirement should be shared on an equitable basis by the Greenfield housing land to the north; rather than to potentially stymie the re-development of a Brownfield site.

I trust that these comments will be considered prior to adoption of the Masterplan as formal a formal supplementary planning document.

Yours sincerely

Matt Frost MTP MRTPI
Senior Planning Consultant