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Inspector
Anthony Thickett BA (Hons) BTP MRTPI Dip RSA

Programme Officer
Amanda Polley
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By email: programmeofficer@eastdevon.gov.uk

Dear Mr Thickett

East Devon Local Plan: Examination Programme

I am the planning consultant who represented the Seaton and Colyford Green Wedge Community Action Group at the recent inquiry into a proposal to develop in the Green Wedge between Seaton and Colyford (Planning Application Ref: 12/1185/MOUT, Appeal Ref: APP/U1105/A/13/2202124).

This was a matter of great concern to local residents and was the focus of their attention for several months in the run up to the inquiry which was held from 10th-13th December last.

Many of these residents supported me by making third party presentations at the inquiry which took a great deal of work and a great deal of courage in opposing a highly professional heavyweight planning team representing the appellants. They were certainly outside their comfort zones. In addition, about 50 of them attended the hearing throughout.

It is fair to say that the odds were against them but on the 20th January 2014, to their great joy, they found that the Inspector supported them and dismissed the appeal.

It was only at that point that they found that they had taken their eye off the ball and not taken the opportunity of also making representations to you and requesting an opportunity to participate

in those hearing sessions into the East Devon Local Plan which affect the Green Wedge between Seaton and Colyford, which is understandable as your deadline for them stating that they wished to participate coincided with the timing of the inquiry I mentioned earlier.

Bearing in mind the unfortunate timing of the inquiry with the forthcoming Examination, the purpose of this letter is to ask whether you would consider allowing a representative of the Seaton and Colyford Green Wedge Community Action Group (SCGWAG) to participate in the relevant sessions, which we believe are Hearing 6 and Hearing 17.

We appreciate that this is an unusual request, but the discussion would be better informed and would provide a link between the inquiry and your deliberations on the local plan. It would also avoid the feeling among local residents that they have been excluded although they went to a great deal of time and trouble to let the inspector at the inquiry know about the impact of any development in the Green Wedge between Seaton and Colyford.

If this is unacceptable to you, would you be prepared to allow SCGWAG at least make written representations about the Green Wedge and the proposal to allocate a Reserve Site (E316) in the Green Wedge.

Yours sincerely

Anthony Padfield BA (Hons) MRTPI
Principal
Anthony Padfield Town Planning Consultancy.

Examination of the New East Devon Local Plan 2006-26

Mr A Padfield
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By email only

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3 February 2014

Dear Mr Padfield,

I am aware of the recent appeal decision and we will discuss its implications on 6 March (Hearing 17). As I am sure you will know, only those who have submitted duly made representations seeking to change a Plan are entitled to be heard at a development plan examination. I can find no record of the Seaton and Colyford Green Wedge Community Action Group submitting a representation at the Publication Draft Consultation Stage (16 December 2012 to 14 January 2013) or at the Post Publication consultation (23 August to 7 October 2013). The failure of the group to meet the deadline of 16 December is, therefore, immaterial.

However, if any member of the group submitted a duly made and relevant representation they may participate or be represented at the Hearing. Alternatively, I am prepared to accept a written submission from the Action Group which must be deposited with Amanda Polley by 17.00 on 27 February. The Action Group may, of course, attend the session as observers.

Yours faithfully

A Thickett

Inspector