



SEATON TOWN COUNCIL

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Mayor: Cllr Peter Burrows

Town Clerk: Mr A J Le Riche DMS

Matt Dickin,
Planning Policy Manager
EDDC,
Knowle,
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Dear Mr Dickin,

East Devon Draft Local Plan 2012 – 2026

Seaton Town Council has taken the opportunity to review the draft local plan in the light of comments that it had made previously in respect of the LDF process. A local consultation day was held between the hours of 9.00am and 9.00pm on Tuesday 17th January 2012 at Seaton Town Hall when there was a display of the core strategies and the Seaton extract of the Draft Plan. Two local development companies, who have expressed an interest in developing land off Harepath Road: Fosseyway Developments and Seaton Park Homes, were invited to provide a display about their proposals.

During the day, several hundred residents visited the exhibitions. They were offered the chance to complete questionnaires to express their views. The results of this are attached and have shown that there is overwhelming support for the comments that have already been put forward but which have not been included in the Draft Local Plan.. In view of this strong public support, the Town Council requests that the following comments are now included in the Local Plan:

The Seaton Design Statement is an accepted and approved document for Supplementary Planning Guidance. Developers should be able to demonstrate clearly that they have had regard for this in drawing up proposals.

Future landscaping should conform with the Seaton Design Statement which sets out planting appropriate for a seaside town and levels required to support the town's 'Natural Seaton' branding.

Support will be given to initiatives to promote a low carbon economy as this can be seen as giving full support to the 'Natural Seaton' branding that is being developed.

Housing Needs Surveys should be used as a crucial part of the Planning process in establishing demand and support should be given to this process.

As with all communities in East Devon, there is a need for houses that local people can afford as opposed to the generic descriptions of 'Affordable Housing'. Priority should be given in S106 and other Agreements to measures that ensure that these houses are allocated to people with a strong local connection. There is scope to provide elderly person's bungalows in Seaton and this might free-up larger houses for local families.

In any approval for new development care should be taken to ensure that conditions are imposed requiring utility infrastructure to be upgraded to meet any new demand.

The Town Council welcomes the statement by the District Council that monies have been ring-fenced for improved health and education facilities and urges them to identify land to bring forward those facilities.

The Town Council strongly supports the completion of the Jurassic Coast Interpretation Centre

Policies should be put in place to provide or encourage Public Art across the town and, in particular, to be used effectively to enhance the Jurassic Coast Interpretation Centre public realm.

Harbour Road is the key route between the regeneration site and the Town Centre. Proposals should be developed for enhancing this route to ensure that visitors to the regeneration site are encouraged to visit the Town Centre.

Town Council feels that there should be a strong statement that opportunities for leisure based journeys to coastal towns in the District will be enhanced where possible.

Increased vehicle inward journeys will require car parking. This should be sensitively placed to give easy access to desired locations and should be managed in order to encourage use, which will then discourage unlawful parking in other areas. Pricing should also take into account the wish to encourage those arriving in the Town by car to stay longer than their intended visit. Many visitors arrive by camper-van and wish to park overnight and many residents own camper vans. Facilities should be put in place close to the town centre and the seafront to encourage this.

The Green Wedge areas should be protected at all costs, and there should be a strong statement of intent to avoid coalescence with other communities surrounding Seaton.

The Core Strategies were also considered at the Consultation Day and again the results were overwhelming. These are shown on the attached sheets.

The Town Council therefore asks that the Draft Local Plan be amended to take full account of the points that have been raised and confirmed by residents.

Yours sincerely,

Clerk to Seaton Town Council