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5th January 2023

New Local Plan for Seaton.

Dear Mr Lane

The following comments regarding the New Local Plan for Seaton are in no particular order as they are all important.

Infrastructure:

There has been no new infrastructure in Seaton since at least 2006 despite Bovis/Tesco site (still incomplete), Seaton Quays, Fosseyway Court, Rowan Drive extension, Rogers Way and the Underfleet sites all still being built or now finished.

Doctors, dentists, the school and sewage system are all at capacity. The Local Plan describes Seaton as having a hospital. **IT DOES NOT!** It has a building with some clinics and a physiotherapy department. There are **NO** beds, which is the definition of a hospital.

How can another **217** homes be acceptable?!

Travel- Carbon emissions:

There are no real work prospects in Seaton and no one appears to have taken up the chance of any small industrial units offered in the past. As the above lack of infrastructure shows, there will be even more people having to travel by road to find services and work. This will mostly be by individual car as our bus services keep being cut.

Green Tourism and Ecology:

Seaton is sold as a Green Tourism town.

Seaton Wetlands and its vast array of wildlife is enjoyed by visitors from all over the UK (as volunteers we know this is true) as well as the more local population.

Building right beside it (Seat 05) is just asking for irreversible damage not only to the wildlife but it is proven that people need this type of environment to maintain peaceful, stressless mental health.

The Wetlands is owned and run by EDDC itself, plus many volunteers work there and yet EDDC Planning seem hell bent on destroying it.

Cllr. Dan Ledger (Seaton Town and EDDC) stated at an on-line Strategic Planning Committee meeting that Seat 02 (Barnards Hill Lane) was on the bat flight path from Beer Quarry and Caves SAC down to the Wetlands. As the pinch points are North of this site, up to and across the A3052, it means that both Seat 03 and 05 are also on this flight path.

According to an EDDC plus various associates' recent paper 'you will protect these bats' which include the rarest species of Brown and Grey Long Eared and Bechsteins bats which forage across these sites.

What is proposed is completely the opposite.

Flooding:

Has anyone looked at the photos of Seaton Wetlands in The Discovery Hut showing the impassable flooding in the summer of 2012! Attached are two photos.

This is yet another reason to dismiss any building right opposite and/or above it.

Barnards Hill Lane regularly runs with water when it rains, already exactly where Seat 02 site is planned.

Safety:

Seat 05 site borders the Colyford/Seaton Road. From the A3052 at Colyford right down to the Riverdale estate the road is very narrow, winding and has no footpath, plus a 60mph speed limit for a long stretch. Unless Seat 05 has **NO** exits onto this road it is an accident disaster waiting to happen.

Agriculture:

Seat 02, 03 and 05 are all productive agricultural sites which will be lost forever at a time when it is being stressed how important agriculture is to the whole country.

Please take all the above points seriously as there is no going back once approval is implemented.

Yours sincerely

Mr & Mrs Berreen