

John Ramsay

New Local Plan for Seaton

Dear Sirs

Many changes may have happened recently regarding the dictates of Central Government over Local Government with regard to local planning applications but there are still some points that need to be considered before granting planning applications.

Harepath Road Sites, East and West

These sites were considered in 2013 / 2014 ending with an appeal by the developer, Mr Cutler, resulting in a dismissal by the Planning Inspectorate on 20th January 2014. This application was fought against at that time by EDDC and many local residents.

Nothing has really changed and in fact more attention is now being given to the question of Bat Highways and Flight Paths from Beer Quarry Caves to the Wetlands. The problems of light pollution from a large housing site or any kind of floodlighting for football pitches is still relevant and yet EDDC Strategic planning considers site **Seat 05** suitable for planning applications. **There are other points to consider.**

Housing close to the Wetlands

Seaton is now considered a Green Tourist site. With a high density of housing on Site **Seat 05**, next to the Wetlands, will also come a high proportion of Cat owners and these cats will find their way very quickly to the Wetlands. This point has not been considered before. Ground nesting birds will be in danger of predation and their nests destroyed. At present dog owners are asked not to allow dogs onto the Wetlands for the same reasons to avoid wildlife disturbance but no such dictates can be made for cats that can wander some considerable distance from their homes for hunting purposes. At present I have seen at least 4 cats in the Wetlands and if **Seat 05** is developed there will be a lot more.

Drainage of Water from Seat 05

At present there is a ditch that runs downhill to the South of this site that carries surface water down hill towards the road and Whitecross Farm. This ditch has been the source of flooding to gardens along Primrose Way, Buttercup Close and Celandine Close in the past and water then runs down under the Colyford Road to Whitecross Farm where ditches that have recently been cleared for the water to run towards the River Axe.

The question here is what's in the water? Phosphate pollution from farm land could be one issue that has gained a lot of interest nationally and there is another issue in that if **Seat 05** is developed there could also be an issue of persistent chemicals known as **PFAS** or Polyfluoroalkyl substances.

These are known as Forever Chemicals and I must admit I had never heard of these.

There is an article in the Marine Conservation Society magazine dated Winter 2022 which goes on to explain what these chemicals are and their impact on our environment and where they come from.

Household and Industrial water indirectly released through wastewater treatment and household products as well as waterproofing materials can contain these PFAS. It's really quite alarming that these products will enter our rivers and then to the Sea. This ditch to the south of **Seat 05** could well carry these substances to the Sea if this site is developed. **Do check out these PFAS**

The effect of these, according to the Marine Conservation Society, could be fuelling a biodiversity crisis on a national to worldwide level as well as on a local level. I know this ditch is only one very small part of the problem but why add to the problem when development here could be avoided. Tests on Otters suggest 80% have at least 12 different types of synthetic PFAS chemicals in their livers. Eighteen-day-old seal pups have already built up levels of pollution that could reduce their ability to survive the first year.

I could go on but I will stop there.

Infrastructure

I am sure lots of people will bring this point up but really it would be wise to build the future Infrastructure first before any completion of housing planning. It just makes sense to have the schools for children, Doctors and Dentists in the area, Employment prospects locally without excessive journeys on a daily bases. Sewage and services like Gas and Electricity are important and all these issues need to be costed and set up and somehow paid for. All these facilities are stretched to breaking point in Seaton.

We should only really be looking to house local people who work in our local community who can't afford the high prices of housing that developers are looking for.

Yours sincerely
John Ramsay