

E.D.D.C.

Blackdown House

Heath Park Industrial Estate

Honiton

EX14 1EJ.

EAST DEVON DISTRICT COUNCIL			
ECONOMY			
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Miss M. Pavey

3rd January 2023

Dear Planning Committee Councillors,

Thankyou for presenting the New Draft Plan for 2020-2040 for the Seaton area, at the 'Gateway' on 15th December 2022. The purpose of this letter is to present my comments and concerns.

As a member of the Seaton Flood Working Group and from recent personal experience, I have very real concerns regarding any future development of the proposed possible sites north of the town. I know of six properties in my area that were badly flooded during the 20th-21st October 2021 storm. There were several other very near misses, my home included. The entirety of Seaton sits on acid loamy and clayey soils. This means impeded drainage during rainfall (especially that of heavy rainfall). My back garden has become a fast flowing river at least four times in the past ten years. Climate change issues are increasing, resulting in the frequency of such flooding events. Baker Estates' recent new builds on the western flank of the town, appeared to contribute to the depth of flooding in Primrose Way and Buttercup Close.

Between 2012 and 2016 there were planning applications for the development of valuable farm land east of Harepath road. The proposal was for the construction of 150-175 houses and sports provision. Considerable objection to these plans were made by both Seaton and Colyford residents for many reasons. The same developers application was rejected at appeal court on two further occasions, in particular over the 'Green Wedge' and nature conservation issues, although there were many other contributing factors. I understand that the high court judge stated that this land should never again come up for future development.

Nevertheless Baker Estates Limited has, as of June 2022 expressed an interest in this same area of land with similar

development proposals. They have presented us with plans for SUDS paving, swales, SUDS ponds and watercourses to manage the proposed developments surface water drainage. In the light of the underlying Mercia Mudstone with its impeded drainage properties, we are very concerned regarding the performance of SUDS, which require water in ponds to infiltrate the ground below.

Also how will foul water be dealt with when local S.W.W. sewers are already struggling in this area. Does the local treatment plant have capacity to deal with more?

Seaton sits within a stunning natural environment with national and international recognition of its geological, wildlife habitat and landscape quality value. These are key environmental assets that will be integral to the future success of the town. Any development within the 'Green Wedge' between Seaton and Colyford will harm biodiversity and the quality and character of the countryside and will pose significant adverse risk to the high quality environmental features of the area.

With the close proximity of new street lighting, plus residents installing their own security lighting, how is it proposed to keep dark nature corridors available? Truly dark areas are necessary for the rare bats and other wildlife, which commute across the present farmland, from the local countryside, to and from Seaton Wetlands.

Should any increased development go ahead, there are serious implications for the capacity of Doctors surgeries, Dental practices, Seaton Primary School, etc. Also concerns over phosphate run off. The town centre remains undervalued and local employment opportunities are low.

Therefore please reconsider the proposed local plan.

Yours faithfully

