

From: Planning Policy
Subject: FW: Overview of LOCAL PLAN Seaton: LP_Seat_02, 03, 05

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From: Barry Brewer [REDACTED]
Date: Sat, 14 Jan 2023 at 21:20
Subject: Overview of LOCAL PLAN Seaton: LP_Seat_02, 03, 05
To: [REDACTED]

LOCAL PLAN SEATON LP Seat 02, 03, 05

Please forward to the East Devon District Council. Thank you.

Thank you for the opportunity to respond to the proposed local plan. I would therefore like to make two points:

1. The first is of a general nature. I put it to you that caution should be exercised in dealing with the housing problem lest one encourages an extensive building programme which will later be regretted. The causes of our housing problems are of course manifold but many recognise that family fragmentation and uncontrolled immigration are significant problems which can be addressed. It would undoubtedly be a mistake by the Government, as many do realise, to increasingly concrete over the 'cathartic elbow room' in our towns, villages and countryside. In particular, this corner of the South West Peninsula has long been of great benefit to both residents and visitors with all the advantages of a natural spacious habitat. Why ruin such an irreplaceable gift with short term expediency and a possible over-ready compliance with a Government pressure which may not in the end be strictly required? This is strikingly relevant in an era which is concerned for the sustainable quality of the planet. You may well have the quality of life for bats thrust upon you but my argument is for a balanced view for human quality of life. **I understand the difficulty you have in balancing the many arguments but I would urge you to resist house building beyond that which is, or will be, absolutely required of you by Government. Seaton Town Council said something similar in their Seaton's Town Strategy of 2003 where they undertook to influence planning decisions at District Council level and to discourage inappropriate development.**

2. My second point concerns property developers like Baker Estates. Your recent consultation concerning the local plan follows a consultation last Summer for the public in Seaton by Baker Estates for the same areas in question. One could be forgiven for believing your consultation was a reaction to the Developer's initiative but surely the Council's local plan should be devised in consultation with the populace in advance of, and quite apart from, any pursuit of benefit or financial advantage of land owners or Developers.

It is clear that the District Council and the Developers have been consulting together before the general public were made aware of what was being planned. To what extent conversations have been happening we don't know but it meant that there was a whiff of *fait accompli* at your public consultation. It doesn't help either that Baker Estates is given a glowing tribute by the

EDDC (Cllr Phil Twiss) on the B.E. website. What it says may well be true but only as a comparison with other Developers and, whether or not the EDDC is inured by Baker Estates, the Developer is apparently trading on that comment.

In all the calls upon you for attention, may I urge you to be focused upon the benefit to and quality of life of the town. It is profoundly naïve to suppose the Developers are overly concerned about the good of the community outside of their own business interests. I would therefore encourage the Council to be resolute and not succumb to any self-serving overtures or hollow inducements. One presumes that they will be as concerned as I am for truth and justice because an account will be required for each one of us. May God bless you in all your deliberations for the good of the people.

Barry Brewer(Rev)

N.B.

Others will give you specific reasons why they object to the plan and to the Developers ambitions. I will not repeat them here but I support the objections.

Should in the end you agree to this plan and any Developer's project, may we ask that you make clear the rules for building works and insist upon adherence to those rules. Our experience of the Rowan Drive project (e.g.) was that adherence to your rules was appalling with no credible support from either Baker Estates or the EDDC.

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