

Site SEAT_10

I would like to support the conclusion in the 'Appendix 2: Site Selection – Interim findings at Tier One and Two Settlements' document (Page 22) that site SEAT_10 in Beer Road, Seaton, should **NOT** be allocated for future residential development. This Greenfield on the western boundary of the town is sensitively located on a steep slope and its elevated character means that it can be seen from multiple viewpoints, which includes the South West Coastal Path and from the top of Seaton Hole.

The adopted *Seaton Design Statement* (Page 38) for this area of Seaton states: "Open spaces, pastureland and private gardens should be retained to maintain the character of the area, the coastal views [and] the coastal footpath..." Because of the rising character of this site, any attempt to build on it would impact on the natural landscape.

The site is also a well known corridor used by bats (for foraging and commuting), being in the Beer Quarry & Caves Special Area Conservation zone, with the January 2022 bat count figures suggesting there are 392 bats using the Beer Caves to hibernate, with 255 bats being of the rare Greater Horseshoe species. Given the site's elevated location above existing dwellings in Beer Road and there being no overspill of light pollution into it because it is on the edge of the built up area, this supports findings that SEAT_10 is an important corridor used by various species of bats.

The current 2013 – 2031 East Devon Local Plan (adopted 28th January 2016) states under Strategy 25 for 'Seaton: The Future' that "We will enhance Seaton's role as an attractive place to live, work and visit by: "b) Ensuring the conservation and enhancement of the world-class natural environment, understanding of its value, and non-damaging access to it as well as recognising Seaton and surrounding important built heritage assets. e) Restricting any further significant housing developments beyond the existing Built-up Area boundary by locating the majority of the required 150 houses within the existing town," (Paragraph 13. 6, Page 82).

In conclusion, this evidence demonstrates the impact any development on site SEAT_10 would have on eroding the special backdrop for Seaton on the Western boundary. It would also have an adverse impact on safeguarding the corridor used by the bats hibernating in Beer Quarry Caves, which are protected species, and their foraging and commuting support systems.

Based on these reasons, I therefore **support** the recommendation in the '*Appendix 2: Site Selection – Interim findings at Tier One and Two Settlements*' document that site SEAT_10 should **NOT** be allocated for future residential development.