



7th January 2023

Dear Mr Lane

New Local Plan for Seaton

I am appalled to see that Sites 03 and 05 have come up for planning consideration yet again.

Site 05 has been considered for development on 3 previous occasions. It went to appeal and was refused by the Inspectorate. I have to ask – why has this site not been removed from the Local Plan as unsuitable for development?

Nothing has changed to make this site more viable for development. Indeed, the situation has got worse.

Doctors, Dentists, Schools

At a time when the NHS is stretched to the point of collapse should you be considering bringing in some 450 + people to the town to further exacerbate what is already a dire situation? This would also apply to Dentists, and Schools who are similarly under pressure.

Employment and carbon emissions

The job prospects in Seaton are minimal and this would mean travel by road to outside of the town for employment. Similarly, with schools at capacity outside travel would be involved, thereby increasing carbon emissions, which Government is trying to greatly reduce.

Infrastructure

The sewage system in Seaton is already at capacity. Increasing the population by, approximately, a further 450+ can only make this situation worse.

Flooding

Some areas within Seaton adjacent to the proposed site have already suffered flooding, and run-off from further development will only exacerbate what is already a serious situation.

Natural England has told EDDC that it should no longer grant planning permission to any development that could increase phosphate levels in the River Axe. A situation that is already causing some considerable concern.

Ecology & Tourism

As a volunteer at Seaton Wetlands I have seen the number of visitors from all over the UK increase enormously over the years since it opened. It is of vital importance to protect the wildlife and maintain this site as a vitally important part of Seaton's Green Tourism. If building is permitted so close to the site there will be serious repercussions for the wildlife there. Importantly, Sites 03 and 05 are on the flight path for bats from Beer Quarry Caves to the Wetlands. There are several of the rarest species of bat that will be affected – Bechstein's, Grey Long Eared bats and Brown Long Eared Bats. This was taken into consideration when the Inspectorate refused the last application. Nothing has changed.

Community

Should the development East of Harepath Road go ahead it could lead to the coalescence of the Historic Borough of Colyford and Seaton removing their unique, separate identities.

I hope that, in the light of the recent central Government announcement regarding housing allocations, EDDC will remove sites Seaton 03 and 05 from the Emerging Local Plan and suspend proposed allocations until the National legislation is confirmed.

Yours faithfully

Mrs D Smith