

## EDDC local plan response COLYFORD Parish Council EX24

Sadly I write this having witnessed EDDC's planning committees February 2025 meeting. It leaves me thinking that this consultation is an enormous waste of time and tax payers money. It appears to be a box ticking exercise. Unfortunately the planning committee came across as either incompetent or corrupt or a mixture of both. The area SEAT-05 was being considered for planning when it hadn't even reached this consultation process. The committee did not know the site and the officers advised against a site visit and steered the Chair to change his vote to one in favour of development. Honestly with officers like this running EDDC what chance is there of any of the consultations sent in actually being read or taken notice of?

1; SEAT 05 This is on the green wedge separating the newly formed Colyford village parish from Seaton town. It is there for a reason, to stop coalescence. There is already a development proposal (comment above) on the land being consulted on. This means you already have the few arguments for and the many arguments against, including this land in this local plan. Interestingly one of the strongest objections comes from within EDDC, as well as Colyford PC and Seaton town council. The area is of huge environmental importance and the EDDC wetlands countryside team know what damage to wildlife will occur when habitat and bat flight routes are destroyed. Tax payers money, spent by EDDC making the area a magnet for green tourism, will be wasted.

Colyford Burgesses own Colyford common below SEAT05 and we do not want to be flooded or see Stafford brook polluted. There is no guarantee the SUDS will work especially if 2 weather events closely follow each other.

Seaton road is not fit to see an increase in traffic and the Seaton road /A3052 junction certainly isn't.

2; COLY2, Its location, despite being within the Colyton parish boarder, will have the most impact on COLYFORD village. The quickest way to the main road (A3052) Tesco and the proposed other outlets in Seaton is along 2 narrow lanes down one of which walk 1000 Colyton grammar school children twice a day. The residential sections of the Fairview lane and Gully shute are narrow and would become dangerous if this crazy proposal ever came to fruition. It would also have a visual impact across the Axe valley as the site is at the top of a hill and would make it the highest built up area in the whole valley. Concentrate on relocation the Colyton primary school and use its footprint to build houses, which, I believe, is Colyton parish council's wish.

COLYFORD Parish Council do not support building on Green wedges or to sacrifice it for any reason. We respect future generations and want them to enjoy this fantastic countryside, as was stated by a Government inspector the last time this arose and EDDC chose not to support development of SEAT 05. We understand you are under pressure to find building plots but there are over 150 unsold houses in the area, there is limited local demand and the second home issue needs to be addressed primarily by the Government before forcing the destruction of our countryside. Also devolution will bring about a whole new set of rules and goals.

Ian Priestley  
Chair Colyford Parish Council