



7th January 2023

Dear Mr. Lane,

Local Plan for Seaton

The draft local plan states section 6.45 that “The population and range of community facilities and services in Seaton make it an appropriate place to locate a relatively large amount of housing and employment development. The amount of development should be limited to an extent, as new residents will need to travel elsewhere to access some strategic facilities which are lacking in Seaton”

However, strategic facilities that are lacking adequate capability include:

- Medical and Dental facilities – These are already stretched to almost their limits of viability, increased population will only serve to exacerbate the situation. The hospital is not operational, has no in patient beds, and is limited to physiotherapy and a few clinics.
- Schools – The town lacks any secondary education school and the primary school is already at capacity.
- Transport – There is no access to rail transportation within several miles and bus services are also very limited. This can only lead to increased use of private transport (cars) with a negative impact on the local environment.
- Employment – Sites for employment facilities in Seaton have been identified for many years. However, there has been no development uptake on any of them and increased housing will only lead to more people commuting for work elsewhere
- Infrastructure – The sewage system is already at capacity, further population increase will only lead to the system being overwhelmed.

Flooding - There are areas within Seaton that have already suffered from flooding. Further development is likely to cause further runoff thus exacerbating what is already a serious cause for concern. Furthermore, Natural England has previously told EDDC that planning permission should not be granted to any development that could increase phosphate levels

in the river Axe. Run-off from the Seat 05 area is likely to be into the Stafford Brook which feeds into the river Axe.

In the 2012 -2031 Local Plan Seaton's allocation of new houses was 638. Currently Seaton has delivered some 139 in excess of that allocation. In the emerging Local Plan for 2020-2040 Seaton's allocation is for 717 new homes. Because the previous plan requirement has been more than fulfilled, the allocation should be greatly reduced and should be fulfilled within the existing town boundary.

I am deeply concerned to note that land that comprises the 'Green Wedge' (Seat 05) between Seaton and Colyford remains for development consideration in the 2020-2040 Local Plan. However, this land to the east of Harepath Road has been the subject of three failed planning applications since 2012, the second of which was referred to the planning inspectorate who on appeal upheld the refusal.

This is an important site for ecological reasons – As an open space it enhances Seaton wetlands which comprises an important habitat for many forms of wildlife (including resident and migrant birds and, several species of bat). As a volunteer since it's opening for public access I have seen many visitors, both local, and from all over the UK. It is important that the wetlands are maintained and enhanced as a 'Green Tourist' location for future generations.

Should development of this area be allowed go ahead, it will ultimately lead to urban sprawl and the coalescence of The Ancient Borough of Colyford with Seaton.

I hope, that in the light of recent Central Government announcements regarding housing allocations, EDDC will reconsider the numbers imposed on them. I urge you to suspend all aspects of the Emerging Local Plan regarding housing development until the national legislation is completed.

Yours Faithfully

A. Smith