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**From:** Heather Harrison [REDACTED]  
**Sent:** 15 January 2023 13:21  
**To:** mdickins@eastdevon.go.uk  
**Cc:** Planning Policy  
**Subject:** East Devon Local Plan - SEAT\_01 Seaton  
**Attachments:** East Devon Local Plan comments - Site SEAT\_01 Seaton.pdf; ATT00001.htm

**Categories:** Reg.18 consultation

Sent from my iPad

**Subject: East Devon Local Plan - SEAT\_01 Seaton**

Dear Sirs,

**Re: Site SEAT\_01, Seaton, Devon**

Please find enclosed my comments in relation to the emerging East Devon Local Plan which I would like to comment on.

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\_01 off Beer Road, Seaton, should **NOT** be allocated for future residential development. This Greenfield on the western boundary of the town is sensitively located and its elevated character means that it can be seen from multiple viewpoints such as the South West Coastal Path, Axe Cliff Golf Club on the eastern boundary, the Area of Outstanding Natural Beauty to the east of it 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. Therefore, any proposal to develop SEAT\_01 would erode the special character of this area of Seaton and also its impact on the landscape. This would not be acceptable.

The site also provides a natural habitat for wildlife and enables their movement to and from the neighbouring coppice in Bunts Lane. 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. A further consideration must be the fact this site also serves as a firebreak between the existing built environment and the adjacent woodland, which itself has no vehicular access points from Bunts Lane. Therefore extending the current built up area boundary into SEAT\_01 would reduce this open buffer as a protection from possible wildfires.

The current 2013 – 2031 East Devon Local Plan 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: 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\_01 would have on eroding the special backdrop for Seaton on the Western boundary. It would also have an adverse impact on

safeguarding wildlife habitats, including those which are protected species, and their foraging and commuting support systems, as well as the loss of a firebreak.

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\_01 should **NOT** be allocated for future residential development.

I trust my **OPPOSITION** to any attempt to build on this Greenfield site on the Western boundary will be considered as part of the East Devon Local Plan consultation process.

Regards

Heather Harrison

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E mail. [REDACTED]