

Responses submitted to EDDC for the East Devon Local Plan further consultation

New Housing and Mixed Use Site Allocations contributions

How do you feel about the option to allocate site Seat_13a?

1

Why do you feel this way and do you have any other comments?

The site lies adjacent to Axe View Road and when it rains water runs off the field and pours down Axe View Road. In 2021 one property was so badly flooded the occupants had to move into temporary accommodation whilst repairs were carried out. If this field is built on the flooding and running of water down Axe View Road will greatly increase as there will be nowhere for any water to go. Axe View Road and the land adjacent to it have been shown on a Government Flooding Map as a substantial risk. At the top of Axe View Road there is a Devon Bank. This is surely protected under The Hedgerows Regulations 1997. This bank is full of wildlife and has an Ash tree which is growing in the bank. As there is evidence of a Roman bath and a hypocaust in the adjacent field, surely there must be Roman ruins in site Seat_13a as a settlement was used by soldiers protecting the River Axe. There will be a significant increase in traffic from the proposed 39 new dwellings which will use Axe View Road. Currently, it is a quiet cul de sac but this will change if this proposal goes ahead.

Designated Neighbourhood Area Housing Requirements

What do you consider to be the most appropriate method to use to set housing requirement figures for Designated Neighbourhood Areas in the new Local Plan?

They should be set in a different way.

Please provide any comments to explain your answer:

Seaton over recent years has provided in excess of what was expected in housing numbers. The town does not have the infrastructure or the facilities to support an increase in population. Some small development could be accommodated on windfall and brownfield sites. Affordable Housing is a priority for the town as there are people who were born and bred in Seaton who cannot afford to buy property in the town.

Do you have any other comments on Designated Neighbourhood Area Housing Requirements?

Some small development could be accommodated on windfall and brownfield sites in Seaton but Affordable Housing is a priority. The town lost out on some affordable housing on the Tesco site as the District Valuer calculated that it would not be financially viable. Many of the properties currently for sale in the town are far too expensive for locals who work in the town and have to live elsewhere. There are people who were born and bred in Seaton who now cannot afford to buy property in the town. Seaton Town Council's wish is for more affordable housing to be built in the town over the coming years.

Town Centre Retail Areas

How satisfied are you with the proposed Seaton Town Centre Area and Primary Shopping Area?

3

Why do you feel this way and do you have any other comments?

There is a need for Seaton Town Centre Retail Area to be more defined and reshaped. A market is needed within the retail centre to help local businesses. There is a need to encourage people into the town centre.

Green Wedges

How satisfied are you with the proposed Green Wedge between Seaton and Colyford?

1

Do you think the wording of the Green Wedges policy is appropriate?

Yes it is appropriate if the policy is adhered to and development will not be permitted where it would create in its own right or add to existing sporadic or isolated development or damage the individual identity of a settlement or could lead to, encourage or start to lead to actual or potential for settlement. Included in the policy should be that development will not be permitted where it would harm wildlife as Green Wedges can be a foraging ground for wildlife and the Green Wedge between Seaton and Colyford is used by bats, which are protected, travelling to and from Beer Caves. For the Green Wedge between Seaton and Colyford reference needs to be made to the harm building on the Green Wedge would cause to wildlife and the impact this would have on Seaton Marshes. Bats travelling to and from Beer Caves use a Bat Corridor that goes across this green wedge. The Wetlands are a huge asset to Seaton and should be preserved for the future.

Do you think that sites proposed for new housing or employment development should be included in the Green Wedges (would the development be appropriate inside a Green Wedge?) or should the Green Wedges be redrawn to exclude them?

Green Wedges should be redrawn to exclude new housing and employment development particularly if it would harm any wildlife.

Why do you feel this way and do you have any other comments?

Beer Quarry & Caves is a Special Area of Conservation for its important population of hibernating various protected bat species. These bats depend on a wide area for foraging and commuting routes. Bats travel to and from Beer Caves using Bat Corridors which go across this Green Wedge. If the Green Wedge is allocated for development there will be no separation between Seaton and Colyford. The coalesce between Seaton and Colyford should not be allowed to happen and their separation must be preserved. A current outline planning application for development on Land Adjacent to Harepath Road shows a proposed access onto Colyford Road. Any development here would mean considerably more traffic using Colyford Road which is one of the main routes leading into Seaton. This road is narrow and bendy in parts and is incapable of carrying the extra volume of traffic any development would generate and there is no pedestrian pavement on parts of this road. There is an abundance of flora, fauna and wildlife which depends on Seaton Wetlands for its survival. Any development on the Green Wedge, whether it be for employment or housing would severely harm the character and appearance of the area. Any development on the Green Wedge would significantly affect or undermine the effectiveness of its purpose to protect all flora, fauna and wildlife which is found at Seaton Wetlands and would effectively close the gap, taking virtually all of the presently undeveloped land and negating the sense of Colyford as a separate settlement. There would be a change of character if any development took place on the Green Wedge from open rural to a virtually continuous urbanised area, with the perception of coalescence of Colyford and Seaton. The gap currently between Seaton and Colyford is obvious, especially in views from the west when approaching from Harepath Hill. Any development would effectively close the gap, taking virtually all of the presently undeveloped land and negating the sense of Colyford as a separate settlement. Loss of wildlife as any development will destroy their habitat. Development on this site has been refused three times. One of the applications was taken to appeal and was dismissed for good reasons. There is enough housing in Seaton and only brownfield and windfall sites should be considered for development. Strategy 8 – Development in Green Wedges of the current Local Plan states that development will not be permitted if it could lead to or encourage settlement coalescence. This policy should be retained in any new Local Plan. In recent years, the town has suffered from flash flooding which gravitates towards the town centre. Any new development will only increase this as there will be no fields to absorb any rain water.

Sustainability Appraisal

How satisfied are you with the proposed Sustainability Appraisal?

4

Why do you feel this way and do you have any other comments?

Seaton Town Council would like to see EDDC to do more to preserve the environment, particularly the Green Wedges in the district, biodiversity and climate change for future generations. House builders must build all new homes to be environmentally sustainable, include renewables and solar as standard.