
From: Terry Blackler [REDACTED]
Sent: 12 March 2021 17:38
To: Planning Policy
Subject: Sustainability assessment consultation

As a resident of a small village (Talatton) in East Devon I want to make the following observations. It is my contention that the current policy of designating any village without a Village Plan as 'open countryside' is too simplistic and will eventually lead to the death of villages such as ours. Talatton Parish Council decided, understandably, not to update its previous plan (2007) because of the cost both in monetary and manpower terms thus placing residents at a disadvantage when applying for development permission. To sustain the village amenities, for example the Community shop and the Public house, requires a minimum population - within walking distance, if car usage is to be discouraged. It is doubtful if this has been achieved or is likely to be so under current planning restrictions. The village population is aging and, again, if car usage is to be discouraged, a significant increase in public transport and its frequency will be required.

No resident would wish to see the character of the village to change. After all, that is why we chose to live here. Consequently, residents would not be in favour of the large scale development by volume builders which has been permitted elsewhere. The Parish Council has, however, gone on record that it would be in favour of small scale organic development which the current planning policy will not allow. This needs addressing in future policy.

On the wider front, East Devon is an exceptional place to live and work. Any future policy should preserve this against the volume builders who would cover it with high density housing of poor quality to maximise profit. Any volume builder should be required to provide infrastructure alongside increasing the housing stock and not as a later development. By the same token, there is little point in trying to discourage car use by under-provision of parking spaces. The road widths on Cranbrook, as on many modern estates, have been allowed to be so narrow that the parking of cars on them chokes the flow of traffic and particularly that of emergency vehicles.

Terry Blackler