

Dedham Sites for CBC Local Plan

The Parish Council agrees that

1. Dedham residents do not want a large increase in the number of homes in the village.
2. The first proposals in the new CBC Local Plan do not call for more homes in Dedham.
3. The demand for affordable rental homes evidenced by the Housing Needs survey of 2010 will be met by the Hallfields development.
4. The unquantified but frequently expressed wish for more small properties in the High Street or close to the village centre is unlikely to be satisfied because of the unavailability of development land and the restrictions of the Conservation Area.
5. The Parish Council believes that residents would support the provision of low cost starter homes.

Therefore it is proposed that the criteria for assessment of the sites submitted to CBC should be:

- A site within the AONB will only be considered if it is within short walking distance of the village centre and plans are limited to homes of no more than 2/3 bedrooms to meet the requirements of older residents.
- Development must be for a minimum of 5 homes but for a maximum of 15.
- The homes should be mixed in size but limited to a maximum of 3 bedrooms.
- Strong preference would be given to a development of low cost starter homes.
- To meet sustainability requirements, plans must include satisfactory proposals for utilities, drainage, sewage, access, parking, highway impact, flood risk and public transport.
- The site must not impinge on the enjoyment of footpaths or prejudice the appearance of the local landscape.

August 24th.2015