

Dedham and Dedham Heath

6.133 Most of the Dedham parish area falls within the Dedham Vale AONB. The largest settlement within the parish is the main historic village of Dedham to the north. A smaller area of predominantly housing called Dedham Heath lies to the south and two smaller clusters of properties lie to the west and east of Dedham Heath known as Lamb Corner and Bargate Lane respectively. Evidence compiled by the Rural Community Council for Essex (RCCE) demonstrates that Dedham has a very high proportion of detached dwellings (55% compared to just 30% in Essex and 22% in England). To address this and achieve a better mix of properties, new developments will be expected to deliver smaller units which will be suitable for people downsizing and as starter homes.

6.134 Dedham has a range of services and facilities, including its own primary school a GP, Post Office and a number of shops and services. Dedham Heath is a fairly small settlement with limited services and facilities compared to larger, more sustainable settlements elsewhere in the Borough. However, it lies in close proximity to Dedham and along the bus route into Dedham and Colchester. Only the two larger areas of Dedham are considered to be sustainable. The two smaller clusters at Lamb Corner and Bargate Lane support no services and are more distant from the core area of the settlement and therefore not suitable for further growth.

6.135 All of Dedham village and the northern half of Dedham Heath are located within the Dedham Vale AONB. It is essential that any growth does not compromise the overall important function and purpose of the AONB designation and the historic character of Dedham.

6.136 Development that would not represent a logical or sensible extension to the existing built up area will be discouraged in order to prevent further ribbon development to the north (along The Heath – to prevent Dedham Heath merging with Dedham), to the west (along Long Road West – to discourage merging with Lamb Corner) to the south (along Long Road East – to discourage merging with Bargate Lane) and to the south to discourage further development away from existing village services and facilities, where it is more rural in character and to protect the important AONB landscape.

6.137 Dedham Heath represents the only obvious location for some small scale growth for Dedham. To contribute to the continued sustainability of the key services in the village and accommodate growth amounting to 10% proportionate increase based on the existing settlement size, over the plan period three sites for housing development are allocated - Land north of Long Road West and west of The Heath, Land south of Long Road East and Land north of Long Road East, in accordance with the site allocation policy SS below.

6.138 Land north of Long Road West and west of The Heath represents a sensible and logical extension to the built up area that is well enclosed by existing development and would mirror development opposite. Only a single access point will be supported to keep the loss of the protected hedgerow to a minimum. The existing important tree at the cross roads should be retained. Whilst it is within the AONB, the site's location is unlikely to have a significant impact on the wider landscape in terms of its position, but good design and suitable screening/landscaping will be needed to minimise any negative impact.

6.139 Land south of Long Road East would be a continuation of the existing settlement form and represents a sensible and logical extension to the built up area. Development will need to provide suitable footpaths into Dedham Heath and a single access point should be encouraged to reduce the amount of hedgerow lost. The site is adjacent to the AONB and so good design and suitable screening / landscaping will be needed to minimise any negative impact on the AONB.

6.140 Land north of Long Road East represents a sensible and logical extension to the built up area that is adjacent to existing development and would mirror development opposite. Only a single access point will be supported to keep the loss of hedgerow to a minimum. Development will need to provide suitable footpaths into Dedham Heath. Whilst it is in the AONB, the site's location is unlikely to have a significant impact on the wider landscape in terms of its position but careful design and positioning and landscaping will be required to minimise visual impact on the AONB. Particularly to preserve views into the site from the surrounding countryside. The site is adjacent to a listed building so will need careful design to minimise any potential adverse impact on it or its setting.

6.141 The settlement development boundaries around the small clusters of dwellings are deleted as indicated on the policies map SS6 and listed in appendix 1 to reflect the relationship of these areas to the countryside and the limited sustainability of the locations.

Policy SS6: Dedham Heath Housing Sites

Within each of the areas shown on the policies map SS6 development will be supported which provides:

- Landowners and developers will be encouraged to work together in conjunction with the Parish Council to plan for development of the three sites in a comprehensive manner;
- Future development should include starter homes and smaller units, some of which should be single storey;
- A single site access only off Long Road;
- Safe pedestrian access from the sites to existing footways to enhance connectivity;
- Retention of important landscape features within the site;
- Design and suitable screening/landscaping to minimise any negative impact on the AONB;
- Adequate wastewater treatment and sewage infrastructure capacity in the catchment area; and
- Appropriate SuDS for managing surface water runoff within the overall design and layout of the site.
- The potential archaeological significance of the site should be further explored, by way of pre-determination evaluation (geophysical survey and trial trenching). Any findings from the evaluation will need to be reflected in a detailed mitigation strategy for further investigation to be agreed and submitted with the application to preserve in-situ or adequately recorded by excavation, secured by a planning condition.

Contributions to the cost of infrastructure improvements and/or community facilities as required supported by up to date evidence in the Infrastructure Delivery Plan (IDP) or as informed by the Parish Council or subsequent evidence which will be secured to an appropriate level by way of legal agreement or through CIL as required.

Development of land north of Long Road West and west of The Heath will be supported which also provides:

- Up to 6 new dwellings of a mix and type of housing to be compatible with surrounding development;
- Design and suitable screening/landscaping to minimise any negative impact on the adjacent listed building and/or it's setting (Old Church House).

Development of land south of Long Road East will be supported which also provides:

- Up to 5 new dwellings of a mix and type of housing to be compatible with surrounding development.

Development of land north of Long Road East will be supported which also provides:

- Up to 6 new dwellings of a mix and type of housing to be compatible with surrounding development;
- Good design and suitable screening/landscaping to minimise any negative impact on the adjacent listed building and/or it's setting (Old Church House).

The Depot on Old Ipswich Road in Dedham is an allocated Local Economic Area that will continue to be retained for this use in the Local Plan. Any future development proposals will be required to comply with policy SG4.