

Dedham Parish Council Response to Local Plan  
Annexe 1

Evidence used:

- Councillors knowledge of the village over their many years of village life
- Feedback relating to the Hallfields development
- Rural Community Council of Essex (RCCE) community profile for Dedham
- Feedback from CBC Local plan event August 4th 2016

*Hallfields feedback* - supported affordable housing, wanted smaller units and downsizing opportunities, but no large homes.

*RCCE Report* - this provides detailed information on Dedham and its residents, a main part of the report covers Housing & the Built environment. On the breakdown of dwelling types Dedham has:

- 55% detached dwellings (Essex 30%, England 22%)
- 24% semi-detached (Essex 31%, England 31%)
- 9% terraced (Essex 21%, England 25%)

**Conclusion - Dedham has a large stock of large homes but very limited smaller starter homes.**

Analysis of the data shows that by far the largest age group moving out of Dedham are our children - ages 15 to 24.

**Conclusion - our children cannot afford to buy from the available housing stock in Dedham**

*Feedback from Local Plan* - this was very well attended and 52 people completed the Parish Council questionnaires

- To the question "would you support building in the AONB"
  - 36 said not at all
  - 8 said only if it met their views on what was needed
  - 7 said only if the majority met their views on the need
- To the question "what type of housing do you think Dedham needs"
  - 9 said 1-2 bed
  - 10 said 2-3
  - 1 said 4
  - 6 said none
  - 20 said starter homes
  - 13 said downsizing
- To the question "of the 3 proposed sites prioritise your preferred location for development" (Calculated on 3 points for first, 2 for second & 1 for third)
  - 19 points for 091
  - 29 for 243
  - 84 for 213
  - 17 returns expressed a view that neither site should be built on, of these returns some did indicate their preference.

**Conclusion - residents are of the view that small starter homes are needed and that building on the AONB is not wanted, if forced to choose from the three proposed sites, site 213 would be the most acceptable.**

