

The first consultation response

"We are a series of 3 hamlets on the very edge of the Dedham Vale Area of Outstanding Natural Beauty. Over the life of Babergh's proposed Joint Local Plan our small hamlets will be expected to build a minimum number of 44 properties, which whilst we recognise new homes need to be built across the country, as a Parish without any real infrastructure (No school, GP surgery, Shop, No regular Bus service) we believe to be sufficient.

We are very concerned that the proposed amendment to the standard method for assessing local housing need, could see an increase based on the changes to the algorithm. Recent extensive reporting in the education sector has shown the problems of relying on an algorithm. We are concerned that housing requirements could rise to undeliverable rates in Babergh, which in turn would put an undue pressure to deliver homes in our small hamlets.

We fully understand the need to build homes, but these must be delivered in areas that are appropriate and where there is a real need.

One of the proposals is to increase the small sites threshold, below which developers are not required to contribute to affordable housing. Our District Council believes this could almost halve the number of much-needed affordable homes in the Babergh area and there must be concerns for other parts of the country.

Cost of housing in many parts of the country is very expensive and many struggle to get onto the housing ladder. Our hamlets have the issue of younger children/adults who have grown up in the hamlet often cannot afford to stay in the hamlet and have to move out. The proposed introduction of First homes could reduce the number of homes available under the shared ownership scheme. If the first homes scheme, offered a significant discount of say 50% then it would be truly affordable for people in Babergh. Otherwise, it is unclear how it would significantly help those that need to get on the ladder.

First Home should not be exempt from CIL. As a parish we utilise the money received from CIL to improve our parish. We think it would be wholly wrong for it to be removed.

Each year the County Council's budgets/funds appear to decrease and we are being asked to pick up some of the duties/tasks e.g. Highways. To exempt some building from CIL would be detrimental to all residents in areas in which such buildings are built during a time when less is being done by agencies in the communities".