

## **BIDDENDEN PARISH COUNCIL**

**11 October 2016**

### **S27 & S43 Working Group Report**

Since the last Parish Council meeting in September the group has had 2 meetings both of which have been minuted and those minutes deposited with the Clerk.

The first meeting 21<sup>st</sup> September was with the Landowner and the Developer and took place at the North Street site.

Adrain Lidgett and myself attended.

The discussions centred around the influence that the affordable housing planned within the village at the Tapley Field site and the Weavers site would have on the North Street housing Development.

The Tapley Field site had gone quiet and nobody seemed to be any the wiser about either when or if the development was going ahead, the number of units to be built, the time frame involved or who the builder would be.

The answers to these questions lay in the hands of ABC, but it was agreed that the affordable housing element on the North Street site could be influenced by the Tapley Field development and other.

Tom Lupton chairs the committee dealing with the tapley Field and it was suggested that he might know more about what was going on.

The developer Milwood Homes informed us that they were pursuing planning permission for 45 houses. We said that whatever number of houses were built it would be preferable that they occupy the whole site.

The landowner reiterated his intention that his goodwill donation would be towards a village hall and NOT a shopping list of items ie. A Slush Fund that could be dipped into as and when.....

Both the landowner and developer emphasized that any financial amount that COULD be given to the village depended on a number of factors eg. the size of the development at North Street, the number of affordable housing units required there and elsewhere,. whether ABC 's housing Dept would accept that affordable housing would be concentrated in one general location contrary to the NPPF requirement to create inclusive and balanced communities. Etc

The 2<sup>nd</sup> meeting was 26<sup>th</sup> September with ABC. Adrian Lidgett, myself and Neil Bell attended. ABC were represented by Simon Cole.

Discussions centred around what would be required by ABC in respect of an application by the village to build a new village hall, the time limit for so doing  
And affordable housing within the village and its potential effect on the North Street site.

SC was informed that a questionnaire was being sent out to all residents of the village to ensure that the Parish Council was in a position to make a case for a new hall. The results of this would not be known until 1<sup>st</sup> November.

SC explained the position re affordable housing to us saying that the stat norm was 40% of the units built.

It might be possible to take the other affordable housing planned for the village into account.

It might also be possible to take a payment from the developer in lieu of any reduction made as a result.

SC told us ABC would require the following...

That we would have to put forward a case for a new hall if it was to be considered quoting the advantages a new hall would have over the existing facility.

The specification in broad terms

Demonstrate the role that the developer / landowner would play funding wise.

The balance of funding

How a hall would be used.

Business plan

How it would operate once built.

Pics / floor plans examples of what the village would like.

SC said that ABC would need all of this by mid December. If this deadline were not met then there would be no community benefit linked to a section 106 agreement for this development.

ABC would not enter into having a slush fund. Funds could only be allocated to a Specific project and could not be used for anything else.

Any other project would have to go through the same process and be subject to the same time constraints as apply to a potential new hall.

Failure to utilize the funds within a specified time frame would lead to the funds Being returned to the benefactor.

We await the results of the questionnaire.

Cllr Edward Stevenson-Rouse  
Working Group Chair