
From: Biddenden Clerk [mailto:clerk@biddenden.gov.uk]
Sent: 28 June 2010 16:20
To: Carly Pettit
Cc: 'Chairman Biddenden Parish Council'; CLLR BELL
Subject: RE: Tenterden and Rural Sites Examination

Dear Carly,

Thank you for your e mail below asking for additional information concerning the proposed Sandeman Way Development and BID03/17 site. I have discussed the matter with our Chairman, and consider the following points need to be taken into consideration.

Sandeman Way

The Council requested a reduction in housing density on this site from 10 to 8 houses. This was based on the view that the village lacks family sized three bedroom housing, and if ten three bedroom units were placed on the site it would be over crowded. As you are aware there is currently a planning application for smaller social housing units to be built by ABC on land it owns at the bottom of Chalkhurst. This is expected to give the village a much needed extra 5-7 two bedroom bungalows. It is hoped this will also release larger houses, as several elderly parishioners (ABC tenants) have indicated they would like to move to bungalows, releasing their existing houses for younger families. This is something the Parish Council would actively encourage.

Bid 03/17

There is strong local opposition on developing this area which is outside the current village plan. The Developers proposal to build a Medical Centre does not take into account current plans to build a surgery on Parish Council owned land behind Mill Court. Plans for this are well advanced, with a planning application currently with ABC for approval. Development of this site was endorsed by a Parish Poll in October 2008.

The offer of a village hall has also been discounted as the current two hall facility is well used. Additional space will become available once the current rooms used for a surgery are released when the surgery moves to its new site.

The other concern about a large development in the village is the capacity of the primary school which is now fully subscribed, and expected to remain so for the foreseeable future.

The Parish Plan

In addition, the 2005 parish plan suggested residential development be limited to 21-50 new dwellings for the period 2005 - 2015.

Since then, Biddenden has delivered

- Sandeman Way 22 houses.
- Old Mill Court 10 houses

And has planned:

- Cheeselands 5/6 bungalows
- Sandeman way 8/10 houses
- A doctor's surgery on the Jubilee Meadow

Together with the occasional in-filling dwelling such as at the end of Townland Close.

This virtually goes to the upper maximum of the acceptable number of additional houses in the parish plan. This has expanded the village centre of the parish (about 450 houses) by over 10%, so Biddenden is by no means a "NIMBY" parish. Any further expansions would be unsustainable and would not have local support which is currently delivering a number of houses.

I do hope that this makes Biddenden's position clear. Should you have any further queries, please do not hesitate to contact me.

Kind regards

Yours sincerely

Alison Swannick
Parish Clerk
Biddenden
Tel: 01580 890750