



**MEETING MINUTES**

**WISES LANE DEVELOPMENT UPDATE MEETING**

**17 AUGUST 2023 @ 11.30AM, THE PAVILION, BORDEN**

Karen Dunn	(KD)	BDW
Dave Banks	(DB)	BDW
Andrew Mason	(AM)	BDW
Oonagh Kerrigan	(OK)	DHA Planning
Simon Dunn-Lwin	(SDL)	Swale Borough Council
Cllr Mike Baldock	(MB)	Swale Borough Council
Cllr Ann Cavanagh	(AC)	Swale Borough Council
Cllr George Cole	(GC)	Borden Parish Council
Cllr Julie Evans	(JE)	Borden Parish Council
Cllr Nicola Butlin	(NB)	Borden Parish Council

Apologies:

Lucy Wilford	(LW)	DHA Planning
Cllr Brian Jemmett	(BJ)	Borden Parish Council

<b>1.0</b>	<b>Works on Site</b>	<b>Action</b>
1.1	DB advised that the sales and marketing suite opened on 22/07, with plots 2 and 3 of Phase 1a as show homes.	
1.2	DB confirmed 9 plots had been sold with legal completions due in the autumn and foundations for 65 plots were in.	
1.3	Wises Lane will be closed for resurfacing from the A2 to the Wises Lane junction for two weeks from 25/08. From 18-22 August the A2 to Brier Road will be closed to replace paving slabs.	
1.3	NB queried how the SUDs Pond would be managed. DB confirmed it would be managed by a management company for the development and maintained by Icosa who will look after drainage on the site.  DB confirmed that the pond will be planted, and a willow tree planted on the bank of the pond. It has been designed to be a key part of the street scene.	
1.4	GC advised a complaint had been received from a resident regarding plot 22. The plot has been built with a part hipped part gable roof however the layout plan showed the roof would be double hipped. BDW/DHA confirmed this would be reviewed.  <b>PMN:</b> There was an error on the approved layout plan which showed the roof for plot 22 as having a hipped roof on both ends. The correct design is the one shown on the detailed elevation plan (showing part hipped part gable) and this is what has been built on site. An NMA has been submitted to SBC to update the layout plan and regularise the situation.	<b>BDW/DHA to review</b>

<b>2.0</b>	<b>Reserved Matters Applications</b>	
2.1	<p>OK provided an update on the status of the Western Link Road (Phases 2B and 2C) and Phase 2 Residential RM applications.</p> <p><u>Western Link Road:</u></p> <p>Delegated approval was received on 16 August 23.</p> <p><u>Phase 2 Residential:</u></p> <p>Updated plans have been submitted to SBC following close of the consultation period. Very minor changes have been made to the scheme in respect of external design changes and to make the affordable housing plots NDSS compliant.</p>	
2.2	<p>MB queried when the Chestnut Street Roundabout work would start. AM confirmed ecology works are to begin in September for work to start on site in October.</p> <p>MB asked when construction access for the site will be able to use the Chestnut Street roundabout for access. AM confirmed this depends on when the western link road is open. This is estimated Summer/Autumn 2024.</p>	
<b>3.0</b>	<b>Future RM Applications</b>	
3.1	<p>OK confirmed that plans are currently being prepared for the Eastern Link Road and a pre-application meeting will shortly be held with KCC Highways. Details will be shared for the Parish information when ready.</p>	
3.2	<p>Query was raised how housing mix would be determined for the remainder of the scheme. KD explained that there is nothing stipulated in the consent that requires a certain housing mix (aside from Phase 1A). Housing mix will therefore be decided as part of each RM application.</p> <p>KD confirmed Phase 2 of the development is seen as a more rural part of the site and so lends itself to larger more detached dwellings, as reflected by the submitted housing mix. From a design perspective phase 2 will look quite different from the eastern phases adjacent to Borden Lane.</p>	
3.3	<p>There was a disagreement between MB and SDL as to how the site should be referred to. MB then left the meeting.</p>	
3.4	<p>KD provided an update on Phase 2F of the development. Engineers are currently designing a levels strategy for this phase to make it a more usable space where currently it slopes upwards. Discussions will be held with SBC to discuss how to approach these levels changes.</p> <p>A design for this phase will then be prepared. If the parish can confirm what they would like to see on the phase of the site, then BDW can try to incorporate this into this design. However will need to be mindful that this is to be usable open space.</p> <p>SDL advised it would be beneficial to involve Graeme Tuft, SBC Greenspace Manager in the design prior to submission.</p>	<p><b>BDW to draw up levels strategy</b></p> <p><b>PC to consider what they would like provided on Phase 2F</b></p>
<b>4.</b>	<b>Conditions</b>	

4.1	OK provided an update on the submitted conditions. Condition 66 (archaeology) for the western link road had been approved by SBC since the last meeting. Further conditions for Phase 2 residential and the western link road will be being submitted in due course.	
<b>5.</b>	<b>AOB</b>	
5.1	GC queried how some of the skylark mitigation plots had been marked. KD/DB confirmed that how they are being marked is not within the jurisdiction of BDW.	
5.2	GC advised concerns had been raised regarding dust on site. DB confirmed dust monitors have been installed to capture dust levels on site and it makes site aware if they are about to exceed limits. When this happens mitigation measures take place (e.g. spraying the site with water).	
5.3	GC confirmed a positive response has been received that when concerns or complaints are raised by residents something has been done about it.	
5.4	GC confirmed that the group would still be interested in visiting the show homes (as they weren't able to previously) and if they were able to have a tour of the site at the same time. KD confirmed this would be possible. If the Parish could advise on dates, they will liaise with the site team.	<b>Parish to provide suitable dates for a site visit and BDW to confirm with site team</b>