

**WISES LANE WORKING GROUP  
Report to Council**

December 2023

**Current Planning Apps**

**Change to the boundary of the school**

There was due to be a PROW straight through the middle of the school.

The new application realigns the boundary so the whole school site is north of the PROW.

The school boundary is to be extended into the community/playground area to accommodate a sports field to replace the one lost from the south of the PROW.

WLMG suggests a no-objection response to the application.

**Spine road east**

An initial application for the appearance, landscaping, layout and scale of the eastern part of the link road has been submitted.

This confirms that the southern junction of the spine road with Cryalls Lane will be blocked off and a facility for turning around will be installed. The northern junction will give access from and to Cryalls Lane with the spine road.

There will be speed humps through the residential part.

There are only two pedestrian crossing points proposed.

BPC made the following comments regarding the central section plans which are relevant to this application:

- A comprehensive study regarding pedestrian crossing facilities along the Spine Road (Platinum Way) should be carried out.
- No visitor parking on the Spine Road (Platinum Way) should be allowed especially near junctions and crossing points.

BPC made no comment of the proposals for the western spine road.

WLMG has not had the opportunity to discuss the plans as they were submitted after our meeting.

BPC's response will need to be agreed at the council meeting.

**Borden Directory**

The first copy of the Borden Directory (and Broadside) has been delivered to the new occupants of Plot 6.

The group discussed future copies of the Directory and the cost implications.

It was agreed to ask BPC to support the following resolution which would be put forward at the next BPC meeting; "WLMG to ask BDW to pay for the further printing costs of the additional required copies of the Borden Directory." This would cover all the future phases of the development and copies to be left with the Marketing Suite.

The need for a second edition will be later than expected due to there being over 100 extra copies of the Directory remaining after their distribution to the parish.

**Skylarks**

It had been reported that the Skylark plots have been ploughed. WLMG will look into the regulations regarding the treatment of mitigation sites to ascertain whether or not this is an acceptable practice.

## **Meeting with BDW**

**Works on site** – [REDACTED] reported the following:-

- Plots 6,7,8,29 and 30 have new residents
- Plots 24 and 27 have sold and will move in before Christmas
- 10 4 beds built and for sale
- 65 units under construction
- Flat block ready between June and April 2024
- The pond opposite Plot 6 will be landscaped in the new year
- Access beyond Maylam Gardens will close July/August and Platinum Way/Ashmead's Rise will provide access  
It was suggested 'advance warning' signs be placed on the road to prevent people from having to turn back
- Hedges had been cleared along Chestnut Street. Natural England Licence had been obtained.
- BDW are working with Natural England regarding clearwing moth eggs. They will be relocated to School Lane when Natural England grant a Licence. They should hear on or before 18<sup>th</sup> December 2023
- Archaeology going to start on the western part of Platinum Way, Hooks Hole land
- The next showhouse will be ready in December 2024 – Phase 2 (either side of Platinum Way)
- The road names for Phase 1 have been agreed. Waiting on our suggestions for Phase 2 (have written to the Clerk and not had a reply). WLMG will discuss this in the new year. Suggestions are welcomed to get the ball rolling.

## **Role of the Joint Working Group**

BDW expressed concern that they were not informed of BPC's decision to enquire of SBC about the licences in place for the treatment of badger setts. They had read about it in the minutes. Decisions made by the Parish Council for transparency will always be recorded in the minutes of their meetings.

## **WLMG Matters**

### **Lorries**

There are daily problems with lorries meeting one another on Wises Lane, meaning lorries having to mount the pavements which have become ruined.

Lorries cannot negotiate the roundabout at Maylam Gardens. [REDACTED] confirmed smaller lorries would be used, he will ask suppliers to do so.

It was pointed out that originally a holding point was agreed by the Inspector. This was in the layby in Key Street and one at the compound. [REDACTED] will discuss this with the site Manager.

Construction traffic will cease using the Maylam Gardens part of Wises Lane in July/August 2024 when access to the compound will be along Platinum Way from Chestnut Street.

### **Hedges on Wises Lane**

Questions were asked regarding the thinning out of the hedge on Wises Lane. KCC asked this to be done as it was on the highway.

**Badgers**

Following a complaint from a member of the public, the Police attended and were satisfied with what was being carried out and left. Enforcement Officers were also satisfied with the information supplied.

**Community Land** (to the South of the school)

Engineers are working on a 3D model and the land will be levelled. Plans be ready for discussion in January. The orchard planting site remains. KCC has not responded to Borden Parish Council's expression of interest.

**Security Guards**

BDW has taken recent incidents between security guards and residents seriously and has issued clear directions to their security guards regarding their public-facing role.

**Badger Sett**

A video of an Ecologist and a Coinford worker using bricks to block a vacated sett had been seen by the group, raising cause for concern. BDW confirmed this is normal practice and that all wildlife matters had Natural England Licences.

**Pavement Parking**

We reported to BDW that a car outside one of the newly occupied houses was being parked regularly on the pavement. The road it was on has no other residents and is blocked at the end. WLMG is concerned that this could set a precedent and encourage unnecessary parking on the pavement by future residents.

BDW told us there are no conditions on sale regarding this but the sales team would keep an eye on this. KCC will eventually adopt the roads, but this could take years.

WLMG will meet again on 29<sup>th</sup> January 2024

And will meet with BDW on 1<sup>st</sup> February 2024

George Cole

Chair WLMG