

WISES LANE MONITORING AND LIAISON GROUP REPORT MAY 2023

The Marketing suite continues to be open for the small number of properties that are currently being constructed. As mentioned in previous reports this will give Parishioners the chance to make any complaints direct to BDW. If they are unable to go there, then they can email wiseslanedevelopment@dhaplanning.co.uk with their complaint.

Our scheduled meeting with Barratts is on the morning of the 12th May. Any issues that arise from this I will report to Council on the 18th May.

There are no further planning application, to be considered by Council this month.

As mentioned in earlier reports the existing website to provide information for residents has been provided by the developers David Wilson Homes and can be found at www.Wiseslanedevelopment.co.uk.

Construction work on the houses continues and is now expanding as infrastructure is provided. There has been no further progress on the provision of the extension to footpath ZR121.

Complaints have been received on a number of issues and again passed onto the Site Manager at Barratts and these have been circulated to Councillors. In particular there have been a number of complaints about the destruction of Skylark habitats and the need to provide alternative provision. There is a S106 agreement between the local farm A Hinge and Sons Ltd and Swale Borough Council to establish Skylark mitigation areas. It would appear that these areas have not been established. The responsibility for enforcing this agreement rest with Swale Borough Council.

It is proposed that the Clerk writes to Swale Borough Council asking them to enforce the S106 Agreement they have with A Hinge and Sons Ltd dated 15th September 2022.

Over the past 15 months this Monitoring and Liaison Group, have achieved the following:-

- Objected to the name of 'Cherryfields' for the development, made by BDW Homes. Applegate was adopted.
- List of apple types submitted for street names to BDW.
- Plans submitted to Swale Borough Council by BDW were for contemporary style homes. This was not part of the ruling made by the Secretary of State and Full Council objected to this style. Subsequently drawings/plans were changed to traditional style homes.
- Recommended and urged BDW/DHA to have a website solely for the development to enable residents to keep up to date and communicate directly.
- Sought approval of BDW to include the new Borden Directory into their welcome pack.
- Monitored, surveyed and implemented talks on traffic management.
- Encouraged BDW to adopt a complaints procedure.
- Applauded BDW's Contractor, Coinford, on sacking of their sub-contractors Shaw Haulage for inappropriate behaviour towards residents and ignorance of lorry route set out by KCC.

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- Ensured Borden Parish Council were included and consulted on road works.
- Prioritised wildlife and employed a specialist for a Badger Survey
- Pursued the inclusion of footpaths in the development.
- Asked the Monitoring Group be included in conversations regarding working beyond 19.00hrs anywhere in the Development.
- Requested lighting should not intrude on Wisers Lane and Dental Close properties.
- Continuing to build a constructive and positive relationship with BDW.
- Put forward the new spine road be called Platinum Way, a connection to the Queen's Jubilee before her death.
- Researched and put forward to Full Council any comments against Conditions to be discharged by Swale Borough Council.
- After discussions with the CEO and Leader of Swale Borough Council and BDW, negotiated Sec 106 monies for provision and maintenance of adult gym equipment at the Playstool be transferred towards funding a permanent toilet block. A Deed of Variation has been completed.
- In talks with BDW regarding 4 pockets of land being transferred to Borden Parish Council.
- The Monitoring Group have to date read and commented, where appropriate, on Submissions of Conditions to be Discharged. In total 58 Conditions have been looked at. There have also been 4 Reserved Matters and 2 Non-Material Amendments.

It is proposed that the above information is published on the Parish's Facebook pages, website and included in the next Borden Broadside publications.

Swale Borough Council have received from BDW the S106 money with regard to the Playstool which all parties have agreed can go towards the provision of permanent toilets on the Playstool. This money was set at £42,000 in April 2019 and index linked with the appropriate Building Construction index. There was no mention of interest payments in the agreement.

It is proposed that The Clerk writes immediately to Swale BC asking for this Playstool S106 money to be transferred to the Parish Council in order for this Council to start design work on the new permanent toilets.

It is proposed that the Clerk investigates the placing of these S106 funds, once obtained, in a high interest accessible account.

As a result of recent verbal and written public comments,

It is proposed that the Parish Council never condones the use of abusive language in support of an individual's point of view.

John Fassenfelt May 2023

On behalf of the Wisers Lane Monitoring & Liaison Group