

Wises Lane Report – March 2023

The Marketing suite has now been installed in Wises Lane and is due to be officially opened on 16th March. This will give Parishioners the chance to make any complaints direct to BDW.

Our scheduled meeting with Barratts is on 14th March and any issues that arise from this I will report to Council on the 16th March.

I have been informed by Swale BC that the Playstool S106 money can be used for the proposed new toilets in the Playstool. This was as a result of BDW and Hinge supporting our arguments and request for a change of use. See letter attached.

There is one further planning application, to be considered by Council this month.

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

There is still no further news of any discoveries from the archaeological investigation which was due to finish the end of February. There is no update on the housebuilding however work is about to start on the construction of the Chestnut Street roundabout and the first phase of the Spine Road.

There has been no further progress on the provision of the extension to footpath ZR121 although I understand that Swale BC have passed the funding across to KCC.

Complaints have been received on a number of issues and passed on to the Site Manager at Barratts and these have been circulated to Councillors. As a result of a request from the Monitoring group Barratts have agreed to acknowledge any complaints made through to them, but responses are slow because of the need to consult managers operating the site. However, a number of replies have been received by complainants demonstrating positive action by BDW.

As reported last month residents in the area and also elsewhere in the Parish are still affected regarding a road closure of Wises Lane which began on the 31st January 2023 for 8 weeks followed by a further 10 weeks of traffic control temporary lights for new drainage and kerb realignment works. Information has continued to be provided to Parishioners about these works on the Councils website and social media pages.

A closure of part of Cryalls lane, for UK Power Networks, for works with regard to the Wises Lane development, is likely shortly and I will update the Council.

John Fassenfelt March 2023



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Planning Department
Swale Borough Council
East Street
Sittingbourne
Kent
ME10 3HT

21st February 2023

Dear Sir/Madam,

DEED OF AGREEMENT PURSUANT TO SECTION 106 OF THE TOWN & COUNTRY PLANNING ACT 1990, LAND AT WISES LANE BORDEN SITTINGBOURNE KENT, APPLICATION REF: 17/505711/HYBRID, DATED 20TH DECEMBER 2019

The above referenced S106 Agreement requires a Playstool Contribution of £42,000 (index linked) be paid to Swale Borough Council for the 'provisions and maintenance of the adult fitness equipment at Playstool Recreation Ground' as defined.

Following payment of the Playstool Contribution to the Borough Council, BDW Trading Limited and A Hinge & Sons Limited as landowners have been asked to consider the proposal of utilising the contribution towards a permanent toilet block within the Playstool Recreation Ground in place of the fitness equipment.

Paragraph 10.3 of the Section 106 Agreement states:

'The Borough Council covenants with the Owner that it shall apply the Playstool Contribution and Woodland Contribution as a contribution towards the purposes for which they were paid or for such other purposes for the benefit of the Development as the Owner and the Borough Council may otherwise agree in writing and not to use the Playstool Contribution and Woodland Contribution otherwise than for the purposes for which it was paid PROVIDED THAT for the avoidance of doubt the Borough Council shall be entitled to treat any accrued interest (if any) or any interest payable under Clause 18 as if it were part of the principal sum paid by the Owner.'

As such, please accept this letter as confirmation in writing on behalf of both BDW Trading Limited and A Hinge & Sons Limited for the use of the Playstool Contribution to be used towards the provision of a permanent toilet block within the Playstool Recreation Ground.

Sincerely,

Luke Cooper
BDW Trading Limited

James Mair
A Hinge & Sons Limited