

# Wises Lane Monitoring Group

Report 16<sup>th</sup> April 2024

Meeting with DHA and BDW on 12<sup>th</sup> April 2024

The Chair of BPC Cllr Jeremy Bolas attended this meeting as instructed by FC

1. CRYALLS LANE – Archaeological dig – this dig has not yet started and will be in the next week or so.
2. BIODIVERSITY NET GAIN – the BNG Plan approved by SBC – The newly published rules around Biodiversity net gain are for new development sites and are not retrospective. BDW/DHA have no methodology to measure their gains on the development but are focused on delivering as much diversity as they can throughout the build. To achieve this there will be a substantial increase in hedge planting and trees, the shrub and planting throughout the site is also a active methodology to ensure that the increase can be delivered. SBC confirmed that the inspector believed it would be a gain, but the BNG is not secured. BDW/DHA confirmed with ecological enhancement there are measures that will come through and they will seek to include the ecological connections. They hope it would have a positive impact with tree, hedge and shrub planting which was controlled and specified through species mix.
3. DEEP BORE SOAKAWAYS – near to wooded areas – The indication of these soakaways on the drawings were indicative and final positioning will be given with the submission of the final designs under condition 49. For information Deep bore soak aways are a pipe that goes down 15m and all feeds to it are filtered to remove contaminates.
4. PLATINUM WAY – fly-tippers/travellers – what measures will be in place prior to being fully opened, - The concern from FC was in regard to the development of the Borden Lane end of Platinum way. This building of the road will be from Cryalls end back to the compound and will only be open as the development progresses in that direction and occupation occurs. Therefore, no open spurs will be available to the travelling community. As to Fly-tipping around the nature reserve this will become more open, and the surrounding houses will hopefully prevent this from happening.
5. BADGER SURVEY – BPC cannot comment without sight of this. – Borden Wildlife have access as they have an NDA with SBC. For BPC to see the report we would also need to have NDA with SBC.  
**FC to discuss the application?**
6. FENCING – in the future can we be told of any new fencing that is to be erected so the Clerk can explain to residents who question her. – It was agreed that BDW/DHA would notify WLMG and the clerk to ensure early information would be in the best interest of WLMG and the public. Footpath ZR117 is to have a TEMPORARY closure notice for safety reasons while the roundabout and link road is being built. SBC and BPC knew nothing about this, and SBC are raising the issue with KCC
7. PROW – disappointed that at the last meeting we were not told of the pavement being created behind the constructor's car park and it was a shock that it was being constructed during our meeting. Lack of communication as per item 6
8. DIRECTORIES – can Karen take these so they can be included in Sales Pack – She agreed to this and it will be arranged. BDW/DHA were informed that BPC wished to retain control of any new

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publication of the directory. The existing ones will be delivered to the sales office for inclusion in Welcome packs as the houses are occupied. A list of current occupation has been given to ensure that these do not get missed.

9. WHEELY BINS – Still being left out. – Some of this is due to the collection issues, however the occupants have been notified that they can only use this area on collection days. Another house has started doing the same and the sales office will be contacting them to stop doing this.

Items added to the WLMG agenda that BDW/DHA wished to discuss:

## 10. WORKS ON SITE

- Sales – 13
- Occupied – Plots 5,6,7,8, 22,23,24,25,27,29,30,31,32
- Sold – 26,39,40,41,68,70,71,72,73,74,75,76,77,78
- Flats are being handed over to Housing Association MHS in June.
- Stock plots – 4,28,33,67,69
- 68 homes in construction or have been completed.
- Temporary footpath from Maylam Gdns to corner by Oast
- KCC have almost completed their footpath along Wises Lane to the Thatched Cottage and is a lot safer.
- Wises will be closed until 27<sup>th</sup> June 2024. Karen asked why BPC had voted against Sunday and Bank Holiday working. It was explained it is a welfare issue, for not only residents, but construction staff too. Had they given the Clerk more information, this could have been discussed at FC. Carly said she had referred it to Kerri and Jo at SBC to see if the decisions can be changed.
- The spine road will be accessible from Ashmeads Rise in November 2024.
- Archaeology digs have begun on Phase 2 (Chestnut Street end). Some interesting finds, a Roman Road / trackway that is 3.5 metres wide running parallel to the A2. BDW/DHA were reminded that details should be given to Borden Heritage group. BDW have contacted the clerk and Cllr Hepburn re a site visit to view the findings in Phase 2. Please notify the clerk if you are interested in this activity.
- Phase 2 will start in July and the Show homes will open January 2025. Phase 1 has been David Wilson Homes and Phase 2 will be Barrett Homes.
- They are building up levels at Chestnut Street. The new road will be open to construction traffic only, in November.
- All works have been stopped near to the sub-station on Chestnut Street to obtain a Licence for a sett that has become re-occupied. They are working 30 metres in distance away from the sett, the legal requirement
- The fiery clearwing moth has been relocated in what is colloquially known as “Wards’ land”
- The footpath from Dental Close is being closed, relevant Notices in the area have been posted. It will be closed from the weekend for 3 months. It was believed to be footpath ZR117
- Photos have been taken of the triangle and will be dealt with next week, making good the damage.

## 11. Reserved Matters Applications & Other Applications

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- Karen was disappointed that the objection given on the Phase 2D Eastern Link Road was not discussed at the last meeting. Once again it was explained that information received at these meetings goes back to FC and decisions are made there by a form of vote. However, Jeremy said some of the matters that had come to light today had not filtered back to FC. Brian apologised for this as the upgrade of the footpath to add a cycle route to link up with School Lane had been forgotten about as it was discussed months ago. DHA said she was happy to present to FC at any time to suit them.
- Brian pointed out the paragraph in the School land NMA that inferred DHA had spoken with WLMG who were in agreement. DHA confirmed this was not their intention.
- The rugby pitches and kick about pitches are indicative only. DHA will get these amended. They have remained on drawings from the early days of the proposal. The Rugby club have only applied for 2 pitches within their ground. The public open space is just that and could have sports facilities on it but nothing has been planned at the present. Brian pointed out that leaving these indications on the drawings raised expectations and they should be removed. This was agreed.

## 12. Sky Larks

The Field parallel to Cryalls Lane has been fenced where the new road will be going. That is the only area where work will commence and will be controlled by the onsite ecologist.

## 13. Garage doors on carports.

Cllr Ingram raised an issue that houses with car ports have started to put Garage doors on them. SBC took this away to see if conditions were in place to allow this and actions would be taken accordingly on the result of her findings. No planning applications have been received to do this work.

Brian Jemmett WLMG  
16th April 2024