

Wises Lane Report – October 2022

There has been a few developments in the last month

Initial construction of the sales cabin and associated car parking is completed but no installation of a sales cabin. Latest information is that it will be installed early in the New Year.

The Wises Lane Monitoring Group has continued to reinforce the message with Barratts about being sensitive with any marketing material and some changes have been made to their material.

As stated in previous reports a letter had been sent by The Clerk to Swale BC asking them to vary what the S106 £42k for the Playstool can be used for as agreed by the meeting of the May Council. At a recent meeting with the Chief Executive of Swale BC, Larissa Reed, she promised to follow up this request and I will report any progress at the Council meeting.

Further information from Larissa Read has simplified the possible acquisition of the 4 areas of land in the development by the Parish Council. Originally it was anticipated that the Community Asset Transfer Policy would have to be invoked by Swale BC but it has been brought to my attention that the Developments Section 106 relating to On Site Public Open Spaces states that the land can be transferred to Swale BC or their nominee once the works are complete. Assurances have been given that Swale BC would be happy that Borden Parish Council were their nominee which would include passing on the maintenance contribution, mentioned in the S106, to the Parish.

It is important to understand that this information does not tie the Parish or the Borough Council into any decision as it is not known what the situation for either of these organisations will be when the land is transferred, and further decisions will be required but it does show that the process could be possible and more straight forward than originally considered. The Wises Lane Monitoring Group will be developing over the next few months a business and management plan for these areas to be considered by the Council.

There are two further planning application to be considered by Council this month. One of these applications relates to an updated Badger Survey. There is concern among the Group that these badger surveys are not comprehensive or detailed enough. There has been considerable comments made locally that support these views. It is therefore proposed that the Parish Council instigates the possible funding of a full survey of the badgers and how they operate in the whole of the Wises Lane development area and also to include the Playstool and the Manor Farm areas. This survey would also help in developing the business plan for the areas of acquisition mentioned above.

As mentioned in an earlier report a new 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. The latest update states that further archaeological investigation has started in Phase 1(a) on the 11th of October.

Work has also been carried out to remove the hedgerow on the west side of Wises Lane to facilitate entry into Phase 1(a). Residents were informed the day before work started of this removal. This work did generate some local opposition and eventually the police were called and had to intervene to keep the peace.

The first house is stated to be starting to be built in October/November with the first house being occupied in June 2023.

There had been no progress on the outstanding planning application for the rugby club.

The details defining the Skylark Mitigation Strategy have been approved by Swale Borough Council and this includes a S106 agreement between the Council and landowner A Hinge which aims to protect the implementation of the strategy. It is proposed that as this agreement is a public document it is placed on the Council website.

The members of the Wises Lane Monitoring Group will need to monitor in the future, various conditions placed on this development. Whilst some conditions will be relatively easy to monitor the conditions relating to wildlife will mean that there is a need for members to acquire knowledge relating to wildlife legislation. It is proposed that this training need is investigated and reported back to full Council.

John Fassenfelt October 2022.