

## **WISES LANE DEVELOPMENT PLANNING APPLICATIONS FEBRUARY 2023**

### **1. Agenda item 13 / 3**

APPLICATION REF: 23/500225/SUB. Grid: 588553/163571

Submission of Details pursuant to conditions 10 (Public Sewage System Scheme), 16 (Installation of High Speed Fibre Optic and Telecommunication), 33 (Framework Travel Plan), 44 (Tree Surveys/Protection Scheme), 48 (Protect and Divert Public Sewers), 53 (Contaminated Land Assessment Details) and 57 (Gas Protection Scheme) of Application 17/505711/HYBRID. Appeal Reference (APP/V2255/W/19/3233606). (Relating to Phases 2b & 2C Western Link Road).

**The Council are concerned that gas discharged from the Nature Reserve will have an adverse effect on future Phases of this development.**

**The Council is concerned that hedges should not be grubbed out during the nesting season of March to September.**

### **2. Agenda item 13 / 4**

APPLICATION REF: 23/500263/REM: Grid: 588553/163571.

Approval of Reserved Matters for Scale, Appearance, Landscaping, Layout being sought for the Sittingbourne Rugby Club and Community Hub including, 2x RFU compliant rugby pitches and associated parking, pursuant to application 17/505711/HYBRID.

**The Council are concerned that:**

- **The Estate Managing Agent should be defined.**
- **The Badger Survey is over 12 months old and a more up to date one is required.**
- **There should be a condition that specifies the number of years that defines ‘...long term management of the proposed landscaping.’**
- **There should be sufficient ‘stop netting’ to the east, south and west boundaries to prevent balls entering the Nature Reserve, fields where horses are stabled and free to roam and the cottages and Oast Business Centre.**
- **Vehicular access should only be from Cryalls Lane which should be widened to 5.5m from its junction with Wisers Lane. There should be no access from Wisers Lane.**
- **Cryalls Lane should be 20mph zone.**
- **The Ecological Report relies heavily on the fact that this is currently an arable site with very little ecological significance and the Aspect Report asserts it is bounded by more arable land to the east, which would be assumed to have equal low ecological significance. However, to the east is the Borden Nature Reserve which will have significant ecological significance to the proposed rugby site.**

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- Further ecological surveys are required before any works are started for significant change. Due weight should be given to the Nature Reserve on the eastern side.
- There is no mention of possible gas leakage from the Nature Reserve. Appropriate safeguards should be in place.
- We are concerned of the provision of playing pitches will take considerable time to settle as per RFU regulations. Concerns are that this could drastically affect the timeline between occupation and usage.
- The design of the clubhouse is not in keeping with the rural nature of Borden.
- There should be an archaeological study carried out before any works are started and appropriate experts should be on hand during the works.
- Construction and Ecological Management Plans must be developed and approved before any works start.
- There are insufficient toilet facilities for non-players. The Department for Levelling Up, Housing and Communities announced on 4<sup>th</sup> July 2022 that all new public buildings should have separate male and female toilets.
- There is insufficient provision for storage of equipment such as ground maintenance, playing/training equipment e.g., scrum machine, lawnmower.
- Given the specification of 2 pitches there is insufficient parking, partly because the application figures presume away teams will travel by coach, however, due to the nature of local Kent teams playing, they will generally travel by car. This will be more inadequate with the prospect of further 2 junior and 1 senior pitch as specified in the planning conditions. This will result in cars parking on nearby roads and verges.
- There is inadequate space for coaches to manoeuvre safely within the club house community area.
- The Transport Statement estimates 75 people for match days. A figure of at least 107 people is more realistic, 46 players, 15 coaches and 46 spectators. The Statement estimates worse case scenario 90% travel by car and on average 2 sharing, equating to 39 car trips. A realistic figure is at least 53 car trips. These figures are for 1 pitch. There are 2 pitches, enabling 2 home games from any Section of the Club, so the figures should be doubled at least.
- We would remind planners that 'no more than 180 dwellings shall be occupied until the community facility/rugby clubhouse and associated pitches have been completed and made available for use'. Furthermore in 2.2.2 of the Transport

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**Statement states that the rugby club will not be used until the Wisers Lane and Spine Road link to the Club are in place.**

John Fassenfelt February 2023