WLMG
March 2026 Report

Apologies for the lateness of this further report, replies only just in today.

The following are the questions raised with DHA/BDW and their replies:-

1. Lorries using Wises Lane is still a big problem. The attached video shows a lorry heading for the development at 06.49 on the 19th February. Due to the load on the lorry, wooden building blocks, Councillors think this should have been delivered via A249. Furthermore, the lorry is delivering before the site is meant to be open. Residents are not happy that they have these lorries noisily entering Wises Lane and driving through a residential area in what is becoming a regularity and out of hours. This matter has been raised with the sub-contractors and suppliers, and it has been reiterated that they should not be delivering at this time. This is a difficult matter to balance as construction cannot start on Site until 7.30am on weekdays, however the consent also requires deliveries to try and avoid accessing the Site during peak hours (8am-9am) so there is a small window when contractors can arrive. Sometimes if traffic is light, they arrive earlier than expected.

2. There are highway safety issues with the Shaw lorries going to and from the development via Wises Lane also. These lorries have no consideration for other traffic users, and are not driving at an appropriate speed for the surroundings. You may recall at the beginning of the development there were similar issues with Shaw lorries.
This matter will be discussed directly with Shaw and it will be reiterated to all sub-contractors and suppliers to drive safely.

3. Constructors parking on Platinum Way against the fencing that specifically states no parking for constructors is still full of parked cars. It would seem that they are doing this because the constructors car park is full. Councillors suggest the car park is made bigger to accommodate them and stop the problem reoccurring. A new compound will be built shortly in association with construction of Phases 3 and 4. This will be provided with extra car parking for contractors and site.

4. A blue tent has been pitched on land for Phase 5 on Borden Lane. This not only causes danger to its inhabitants, but also to surrounding wildlife. It could also encourage further campers. Please can you arrange for this to be removed. I understand the Police are aware also. BDW will look into this matter and if the tent is still there then they will ask the occupier to move on.

5. There are more and more difficulties arising with navigating Wises Lane. It is unclear to those that do not live in Wises Lane that a) it is a dead end when turning left in to it and b) it continues after Ashmeads Rise/Platinum Way. Please can something be done to address this. Suggestions are
i. Dead end sign for Wises Lane to the left
ii. Access to Maylam Gardens only
iii. Ashmeads Rise leading to Wises Lane
iv. Wises Lane sign when turning right off Platinum Way

Recently a delivery driver asked me why he was turning into a building site when I told him to turn right off Platinum Way! Drivers do not believe it is a lane!

There is a sign in place that says “Borden village straight on” however BDW will review to see if any additional signage can be put in place. Suggestions i) and ii) would not be possible as Wises Lane is not a dead end. If one does inadvertently travel down Wises Lane they can turn right into Limelight Lane and back onto Ashmeads Rise

6. What arrangements are being made for pedestrians on Wises Lane towards the Oast? This is still a huge concern and very dangerous for walkers, runners, adults and children. Since the closure of the footpath from Maylam Gardens it has been a huge ongoing problem. The temporary footpath that was made towards the Oast is still there from the junction of Platinum Way and Wises Lane. Can you not pull the Heras fencing back to enable its use? I fear there will be a fatality if something is not done.

I understand that this matter was discussed recently as part of a separate meeting had with yourselves, BDW and KCC. As previously set out, due to safety reasons because this path crosses private land, it is not possible to re-open the temporary footpath. This temporary footpath was only ever put in place at the request of KCC whilst Wises Lane was closed for an extended period and is not provided as an alternative whilst the PRoWs ae closed.

7. Outstanding question from last month - how many properties sold and occupied, how many empty and how many under construction.

Phase 1 is nearly all occupied and occupations are continuing on Phase 2. Exact numbers are not available at this stage.

The temporary Borden Village ahead sign (yellow) is constantly falling over, resulting in one Councillor consistently picking it up. Can something be done to stop this please?
They haven't replied to this.

I raised the question of them contributing to the byelaw signs and installation and after chasing them I have just received this reply :

Dear Nicola,

As I am sure you can appreciate, BDW have had to obtain internal approval for this matter which can take some time.

I have however had confirmation this afternoon that BDW are happy to assist with the costs of the new signs. As set out previously, they will be publicising their assistance with this.

Subject to final confirmation from yourselves BDW can then arrange payment.

Kind regards,

Please bring any matters you want raising with BDW/DHA this evening

Nicola