

Wises Lane Report – November 2022

There has been some use of the sales cabin area in Wises Lane for the archaeological investigations in the area opposite the sales cabin area. Latest information is that the sales cabin will be installed early in the New Year.

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. Despite reminder emails we have still not heard anything.

There are six further planning application to be considered by Council this month.

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.

Further archaeological investigation has started in Phase 1(a) on the 11th of October. As a result of this and other work in the area there has been a number of complaints from local residents about the use of Wises Lane by heavy goods vehicles. These complaints centre around three issues.

1. Use of alternative roads to access the site other than Wises Lane.
2. Depositing of mud from the site by vehicles using Wises Lane.
3. Vehicle drivers using mobile phones.

These complaints have been passed onto Swale Borough Council and Barratts who have assured us that they are monitoring the situation. We will continue to monitor the situation to ensure that Barratts are complying with the various planning conditions.

The first house is stated to be starting to be built in October/November with the first house being occupied in June 2023. Although recent wet weather may alter this timescale.

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

As reported last month the details defining the Skylark Mitigation Strategy have been approved by Swale Borough Council along with a S106 agreement between the Council and landowner A Hinge which aims to protect the implementation of the strategy. This agreement is a public document and has been placed on the Council website.

As part of this development there exists between all parties a S106 agreement which mentions in section 9 the extension of footpath ZR121. This is the footpath that currently cuts the corner off of Wises Lane through the fields near its junctions with Cryalls Lane. Its extension would take the footpath along the edge of the fields to just north of the Thatched Cottage in Wises Lane.

I recently emailed the KCC Public Rights of Way and Access Service saying that the Parish is keen to see the provision of this extension at an early stage as it brings safety benefits to walkers within the Parish. The S106 mentions the need for Kent County Council to enter into a section 25 agreement with the owner of the land.

KCC replied

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“Many thanks for your email. We are fully on track with this part of the s106 and the s25 Creation Agreement was drawn up and agreed between all parties earlier this year. We are still awaiting receipt of the actual funding to come to us from Swale BC (this has been chased today, the officer is on leave so we should hear next week), and once we have the funding through, we can proceed on the ground.

Please note that we currently do not have an Area Officer covering Swale due to staffing movements, however we are in the recruitment process and would hope someone is in post soon. Once they are and the funding is received we will be in a position to get the project started.”

I shall report back on any progress.

John Fassenfelt November 2022.