



MEETING MINUTES

WISES LANE. DEVELOPMENT UPDATE MEETING

12 MAY 2023 @ 10AM, THE PAVILION, BORDEN

Karen Dunn	(KD)	BDW
Dave Banks	(DB)	BDW
Lucy Wilford	(LW)	DHA Planning
Oonagh Kerrigan	(OK)	DHA Planning
Simon Dunn-Lwin	(SDL)	Swale Borough Council
Cllr Julie Evans	(JE)	Borden Parish Council
Cllr Nicola Butlin	(NB)	Borden Parish Council
Cllr Brian Jemmett	(BJ)	Borden Parish Council
Cllr George Cole	(GC)	Borden Parish Council
Cllr John Fassenfelt	(JF)	Borden Parish Council

Apologies:

Andrew Mason BDW

1.0	Works on Site	Action
1.1	<p>DB advised there had been some recent queries regarding the off site skylark mitigation area. He confirmed that the field can be ploughed until the end of April and as the crop grows areas are cut away and patches left.</p> <p>It was confirmed ecologists are regularly visiting site and whilst skylarks have been seen in the area no nests have been found. If any nests are found works would cease in that area.</p> <p>DB and KD confirmed that once an ecologist has searched an area, a new search is not required for another 2 or 3 days however the ecologists are searching more regularly than this and whenever mowing takes place on site an ecologist will walk in front of the tractor.</p>	
1.2	JF mentioned the article which was published in the Kent Messenger on 10.05.2023 which discussed skylarks on the site and confirmed the rural police raise no issue. He advised he was unhappy with the comments in the article	
1.3	<p>NB queried when the skylark mitigation plots are to be implemented as the legal agreement confirms these would be within 6-months from the date of agreement i.e. March 2023.</p> <p>BDW & DHA had not seen this agreement as it was between the landowners and Quinn Estates, however the skylark mitigation strategy for condition 60 specifies 12 months.</p>	<p>BDW & DHA reviewing this</p> <p>NB to provide a copy of the agreement which specifies 6 months</p>

1.4	<p>KD confirmed there had been communications between certain residents and the RSPB. Separately the RSPB have discussed with BDW and confirmed that from the evidence they have reviewed they are in agreement that there is nothing untoward happening on site and they are satisfied with the safeguarding measures in place.</p> <p>NB queried if the RSPB had responded directly to the resident in question. KD was not sure however has asked the RSPB if they will be responding.</p>	KD liaising with the RSPB
1.5	<p>DB raised that members of the public are shouting inappropriate comments at those working on site and the ecologist has now requested to be escorted onto site and to only work within fenced areas as they feel intimidated and is impacting their mental health.</p> <p>KD advised the police had been called the previous day due to language that had been used by people standing on the public rights of way and complaints have been received from staff members. It was requested that if any members of the monitoring group know the people who are causing this disruption to ask them to be mindful these are people just going to work and doing their job.</p>	
1.6	JF advised the monitoring group is also worried about these ongoing disturbances and they are putting a motion forward to the next full Parish Council meeting that the Parish never condones abusive language.	
1.7	JF asked if the archaeological works in phase 2 had begun. DB confirmed trenches have been completed in the western spine road and nothing had been found so far. Works are progressing on phase 2 residential. However, skylarks were recently spotted flying in this area and so works were stopped immediately whilst an ecologist re-checked the site. No skylark nests were found.	
1.8	JF asked for a copy of the phase 1 archaeology results could be shared. DB & LW confirmed these details would be submitted to SBC to discharge necessary conditions and they will make the Parish aware when it is submitted.	BDW & LW to advise when the archaeology results are submitted for approval
1.9	JF asked whether a timetable was available for the Chestnut Street Roundabout works. DB advised they are currently tied by Natural England licences. An application has been made for the licenses but they may not be received until Autumn or the New Year.	
1.10	DB advised the internal site haul road between the compound and the sales area is in place which construction traffic is now using, taking vehicle traffic away from Wises Lane. The Wises Lane full road closure ends on 19 th May and then 2 months of traffic light control will be in place as work starts on the Wises Lane build outs.	
1.11	JF advised there had been some complaints regarding damage to footpaths as a result of construction traffic along Wises Lane. OK advised that a response had been sent to the resident in question advising the road will be repaired. DB confirmed the damage had been caused by Express Utilities who are in the process of repairing it.	

1.12	<p>JF asked if the Wises Lane/A2 traffic lights will still be happening. DB advised that the condition which secures the lights (C27) is slightly odd in its wording. Before the 100th occupation BDW must have entered into a Section 278 agreement with KCC. It is then at the discretion of KCC whether the signalisation will occur, however they must notify BDW if they wish to proceed with the signalisation between 150th – 500th occupations.</p> <p>PMN: Full condition wording is as follows: <i>No more than 100 dwellings shall be occupied until a Section 278 Agreement has been entered into with the Highway Authority for delivery of a detailed scheme for signalisation at the junction of Wises Lane and the A2 London Road. All associated works shall be completed within 18 months of being served notice to commence by the Highway Authority provided always that such notice is not served prior to the occupation of the 150th dwelling and not later than the occupation of the 500th dwelling.</i></p>	
1.13	<p>DB advised visual condition surveys have been undertaken of all properties who have requested these due to concerns from traffic movements impacting their homes.</p> <p>KD confirmed that window cleaning for properties who have asked for this will begin soon and happen twice a month.</p> <p>JF requested good news information such as this should be shared with residents. LW confirmed a new tab is being added to the website to keep residents up to date with this.</p>	DHA/BDW to include these details on the website tab
2.0	Key Street Works	
2.1	<p>KD confirmed AM has been liaising with KCC Highways who have shown the incorrect details for the Key Street Roundabout updates as part of their work.. They will be updating these details to correct the footpath alignment, however nothing has been received yet. The Chestnut Street works as approved are unaltered.</p>	
3.0	Reserved Matters	
3.1	<p>LW confirmed only two RM applications are currently submitted.</p> <p>Western Link Road: updated information has been submitted and is being consulted on. Comments have been received from KCC Ecology requesting more fruit trees are incorporated into the scheme which BDW is happy to action however this is being checked alongside KCC Highways requirements.</p> <p>Phase 2 Residential: Amended plans are being finalised and will be submitted shortly.</p> <p>SDL advised he is working through the rugby club application (submitted by Quinn Estates) which was submitted by QE. Due to the number of resident comments this application will have to go to Planning Committee.</p>	
4.	Conditions	

4.1	OK confirmed that no further conditions applications have been submitted since the previous meeting. Priority conditions have been approved by Swale BC. As work progresses further batches of conditions will follow.	
5.	AOB	
5.1	Following local elections earlier in May, a new Borough Cllr has been elected within Borden and Grove Park. LW asked the group if they were agreeable with an invite to these meetings being extended to her. The monitoring group confirmed they were agreeable to this and that they are keen to have her involved in the work happening in Borden.	DHA to make contact with Cllr Cavanagh
5.2	JF advised the monitoring group has come under a lot of pressure to share details from these meetings. The group has therefore put together a list of matters that have been achieved as a result of these discussions. They are taking these items to Full Council and asking if they can post these on their Facebook pages to show residents what is being achieved.	
5.3	GC asked when the first occupancy will take place. DB confirmed the sales launch and show homes will be open from 27 th July (estimate).	
5.4	<p>JF advised that the Parish had recently been contacted by KCC to see if they had any interest in a KCC led scheme to provide a community orchard or woodland. NB confirmed one area they had considered for this would be the open space in the far south western corner of the Wises Lane site.</p> <p>KD confirmed BDW would review the possibility for this and advise the group.</p> <p>PMN: KD has confirmed with the group they can suggest this parcel of land for community planting with KCC.</p>	
5.5	<p>JF asked if the area labelled 2F on the phasing plan had to be sports fields or if this could be handed over to the Parish as general open space. KD & LW confirmed that different types of open space needs to be provided as part of the scheme in order to offset the impact of the development.</p> <p>NB queried if this land could be transferred to the Parish Council. KD advised this is dependent on the final design of this area and what the maintenance requirements are.</p>	BDW & DHA looking into the matter to see if this area has to be sports fields
5.6	BJ queried whether any agreement had been made with Quinn Estates on the use of these sports pitches as part of the rugby club as they have referred to their use within the planning application. KD advised no agreement had been made at this stage.	
5.7	LW queried if following the last meeting the minutes would be formalised. JF advised whether to formalise and publish them will be considered in June/July.	Monitoring Group to advise at the time.
5.8	Dates of the next meetings were agreed as follows: - 12 th June 2023	

	- 12 th July 2023	
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