

WLMG July Report 2024

There was no meeting in June with BDW/DHL but issues were raised and are listed below with their responses;

1. The height of the mound of earth on Phase 2 has been raised. Is this temporary?
This earth is in relation to the ongoing archaeological works. It is temporary and will be moved back.
2. Residents in Phase 1a are enjoying the wild flowers around the 'pond'. Is it staying this way or is it to be landscaped?
Yes these wildflowers are bee friendly planting and are part of the approved landscape design. They will be staying.
3. Could you insist to any site Contractors in any sized vehicle to be mindful of residents and their children, as vehicles are causing blind spots with double and inconsiderate parking along Ashmead Rise.
Thank you, this is noted. Sub-contractors will be reminded to park considerately. Some of these vehicles are however associated with homeowners themselves undertaking works and not in relation to BDW and their sub-contractors. Ashmeads Rise is also a private road and so control over this is limited. However this will be monitored.
4. Site machinery is once again starting at 7am. Can you remind the site Manager that the time is 7.30am for starting up.
Only works audible from the Site boundary are limited to these hours, and other works can continue on Site outside of these times. We will however remind the Site team of this.
5. How many houses are sold to date? What are the house numbers of those sold? Can the Borden Directories be dropped to your Sales Suite please?
37 houses have been sold to date. Yes, the directories can be dropped in the sales suite.
6. An update of the future of the land known as 'Ward's Land' next to the Nature Reserve please.
BDW, in conjunction with their landscape architects, are beginning to look at possible designs to bring forward Phase 5.
7. Planning applications 502149, 502241, 502384 and 502463 all received 'no comment' at the Full Council meeting on 20th June.
Noted.
8. Regarding Planning application 500856, Full Council are unable to withdraw their comment as the details provided directly to us were accepted by Councillors, but they were not on the portal.
Noted.

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Further issues have been raised since the initial input:

1. Delivery driving in the Wises lane/ Maylam gardens roundabout is becoming dangerous, through speeding, for pedestrians and other road users. People are asking why the Ashmead Drive access cannot be used, as during the Wises Lane road closure, to remove these problems?
 - a. In terms of construction access, as part of the approved Construction Management Plan (CMP) the routes in which contractors and deliveries access the Site changes depending on where the development is in the construction programme. Recently Wises Lane was closed at Maylam Gardens for a period of time and so as a temporary measure, all construction vehicles and sub-contractors accessed the Site compound and parking via the new development
 - b. **Initial response given:** This road closure has now been lifted and so as detailed in the approved CMP, vehicles accessing the car park (which is on Wises Lane) will continue along Wises Lane. All deliveries however should continue to access the Site Compound via the new development (Ashmeads Rise). It will be reiterated to those making deliveries to access the compound via the development Site

This response has now been updated to:

Unfortunately it is not possible to bring delivery lorries in via Ashmeads Rise as we require the road to finish the houses in Platinum Way and behind the block of flats. If we could safely allow access via this route we would have done so as we are very much aware of the inconvenience caused to residents in Wises Lane and beyond. We are keen to limit the use of the southern section of Wises Lane for deliveries and we are aiming for the Ashmead Rise / Platinum Way (through phase 1) to be open in November, which will relieve this stretch of Wises Lane as Oonagh has already corrected.

We have always maintained the aim is to get the main road infrastructure built up front to limit inconvenience, indeed we are ahead of the Swale planning milestone for the opening of the spine road (to Chestnut Street) targeted for the 180th occupation (will be open after the 115th approximately). The link road and roundabout onto Chestnut Street is due to open early in the new year, this will then relieve Wises Lane in its entirety. I hope this good progress is relayed to Borden Parish.

We will emphasise to our subcontractors to drive courteously and we apologise for inconsiderate driving. I will walk this section of road with the groundworker and KCC to see if we can make good and repair any damage that may have been caused to ensure that an even access is maintained to residents cars parked on the road

2. We have had further communication from a resident regarding the water pressure. I understand Dave has been liaising with this gentleman also, [REDACTED]. It seems there has been pressure issues in Cherryfields, Brier Road, Wises Lane and Dental Close. Can you give a further update on this please?
 - a. After researching this with our project managers I can add; we have separate subcontractors that install the water mains and connect to the existing water infrastructure, therefore Coinford are not at fault. The subcontractor is an approved South East Water installer and lay mains and connect on their behalf. I have contacted both the mains layer and South East Water for comment. Both are currently blaming each other for the spike in pressure. Obviously this is going to be difficult for us to prove one way or the other. South East Water have also told us

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that the spike was 6.3bar and the infrastructure to your property and fittings inside should resist up to 15 bar.

- b. I accept if we were not building the development opposite this would not have happened, that is not to say BDW accept responsibility for this pressure spike. Ultimately we have a design from SEW and have installed as per the layout and design and used their approved installers. From our perspective at the moment we lay the blame at South East Waters door.
3. It has been brought to our attention by a walker that when he went past 3 attenuation pools only one of them have properly mounted lifesaving equipment. One pool had one piece leaning against a fence, but no equipment and the third pool had nothing. Can you please confirm that this will be rectified asap. We can then report back to the resident.
 - a. We very much appreciate the resident looking out for this, I have relayed this to our site team and I'm sure this will be installed shortly. The ponds are surrounded by a 1.1m vertical railing to inhibit climbing (similar features on other developments only have a knee rail fence), they have also not yet been connected to the wider drainage therefore the water depth is fairly shallow. We are therefore confident that the risk is minimal. I will let you know when it is installed and I would kindly ask if you could relay this to the concerned walker
4. It has also been brought to our attention that the ramp on Wisers Lane by the workers' car park is damaging the underneath of peoples' cars. Is this temporary? It has appeared since the road closure. If you could confirm what is to be done it would be appreciated. We can then report back to the residents.
 - a. I have just taken a look at this. This is where the new spine road crosses Wisers Lane and will become a new junction in November, at which time you will be unable to continue towards Maylam Gardens by car.
 - b. There are signs in either direction saying ramp. I spoke to the groundworker who said they did suggest adding tarmac to level this off temporarily whilst you can still continue to Maylam Gardens. KCC inspector said this was unnecessary so we didn't do it.

As you can see even without a meeting the WLMG have been busy chasing issues and getting answers to these problems, even though they may not be the ones we would like.

Cllr Brian Jemmett

Chairman WLMG