

WISES LANE MONITORING GROUP REPORT
To Full Council September 2024.

The Group met with BDW and DHA on 22nd August. Unfortunately, the SBC Planning Officer was unable to attend.

BDW gave the following report:-

- Chestnut Street roundabout is under construction. The Link Road has also begun, opening December '24 – January '25.
- Phase 1a is well under way, all foundations are in the ground.
- 40 houses are occupied, 8 completions taking place w/c 26th August '24, 12 are reserved and 1 unsold. (I would add that having driven past today, 11th Sept, there are more than 1 with 'for sale' signs!)
- The flats are due to be occupied w/c 26th August '24. 9 flats, 2 fog's. 10 are rented and 1 share ownership. They have been handed over to the housing association.
- Foundations are in 2a. There will be a David Wilson Show home and Barrett Show home. These will be constructed/completed January '25 – March '25.
- Fencing is in the process of being erected in front of Wises Lane houses, following complaints received of people taking shortcuts through the new hedge line,
- New maps were shown, indicating where the school is. DHA said the deferral was asking to remove the area entirely. They have asked for a red line amendment and is liaising with Carly on how to progress.

RESERVED MATTERS APPLICATIONS

DHA confirmed Phase 2d eastern link road went through at Planning Committee level. There is a roundabout technical meeting taking place after our meeting. It takes 2-3 months to get the tech approved. The badger survey has to be current.

DHA confirmed it is part of the 278 agreement that BDW deliver the roundabout.

Phase 3a - DHA had been advised by the SBC Planning Officer not to discuss this as Cllr Baldock was present.

1. **WLMG questions –**

1. 24/500856/REM –

a. BDW confirmed they want to keep soil on site and will do so. Soil has been tested and some has highlighted as needing attention, so that was dealt with. KCC had specifically asked recently about the spoil.

Cllr Baldock said the school is lower, but DB confirmed it is pretty much the same, flat.

b. Cannot enter negotiations over public space until earthworks is resolved.

c. Community orchard suggestion was put forward, but as in 'b', negotiations over public space cannot be discussed until earthworks resolved.

2. Biodiversity – the suggestion of entering into a joint effort regarding biodiversity was put to BDW. DHA advised that to work with the Council on the formulation of

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a leaflet would have to be agreed at top level and would take some time. DHA suggested a simple way to inform new homeowners was via the Parish Council's Borden Broadside. Cllr Baldock said if he was given the information, he can produce a Broadside, which of course would be delivered to ALL residents in the parish

BDW advised of the following:-

- a. There is information in the Homeowner Packs. Included is a QR code, which takes them to the Barrett Homes 'Users Hub'.
- b. The Sales Unit also has what homeowners can do in their garden regarding biodiversity.
- c. How many homes have hedgehog highways – 0
“ “ “ bird boxes – 35
“Pretty much all of them” will have hedgehog highways in the next 3-4 weeks.
There are also 3 bug stations, 3 dormouse nests and 5 log piles.

3. Traffic –

- a. BDW was unaware of the car parked outside, and will sort this with the Site Manager.
- b. There is a bowser going up and down Chestnut Street to stop the dust. BDW confirmed they will speak with Coinford and get a mist cannon.
- c. DB will again speak with the Site Manager with the ongoing problem of delivery drivers taking the incorrect routes. The buying departments are emailed and told to send correct routes, but he will speak also with the Project Team. The question of Ashmead Rise being used to gain access to the compound was raised. BDW said they would see if this was possible, but issues exist at the compound access. When Platinum Way is completed, vehicles will access the compound via that.
- d. Noted regarding speeding lorries and Coinford vehicles and will speak with the Site Manager
- e. The Link Road will be open December '24 – January '25. Ashmeads Rise is not available for deliveries.

4. The road name Wises Lane is ordered, but has not arrived on site yet. This is at the junction of Wises/Ashmead Rise.

5. The footpath around the staff car park will be removed shortly. It cannot be kept there as it was in the agreement with SBC that it is removed on completion of the works carried out that instigated its creation.

The farm owner would probably not want the responsibility of maintaining it.

2. **Conditions –**

There will be more Conditions put through for Phase 2, the Eastern Link Road, shortly.

3. **AOB –**

Cllr Cavanagh made a request for residents, regarding water pressure and asked if they could be pre-warned if there were to be cuts to water pressure in the future. The internet has also suffered weak connections. BDW said GTC Fibre was brought in from another site to their site.

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Cllr Baldock asked when we will get the allotments. DHA said that would be the first quarter of 2025, when 421 units are occupied.

BDW confirmed temporary closures to footpaths were until October – November. There will be an application to close ZR117 for three years. This is because a compound will be built and would be unsafe for pedestrians and a lot of underground electrical work. ZR118 would be used instead. This would open in March '25.

DHA said they did not want to see BPC saying they disagreed with matters on the portal, but at the meetings did not say this. Both Cllr Jemmett and I reiterated that the WLMG has no control over what Full Council decide. The decision made by Full Council is discussed at their meeting and voted upon.

There is a meeting confirmed via Teams for 26th September, but only if needed and could be decided nearer the time. This, of, course depends on matters raised at Full Council.

Nicola
Cllr Nicola Butlin