

Questions asked by villagers to the Parish Council on 1st March 2014

1. Will there be a limit to the number of houses built and if so who will enforce it? (Trenport is so powerful that the council will not be able to because of the size of the project)

TMBC Development Control, as the competent planning authority are responsible for this.

2. What will happen to all the water that has been captured in the pit and surrounding land? Will underground tanks be built to save some for the summer when we have hosepipe bans made worse by 100 houses

See TMBC minutes – 28/2/14. WPC will ask about the water tanks.

3. Is it safe to build on Peters pit given that it is under water?

See TMBC minutes – 28/2/14

4. If the water is displaced into the river will it increase the risk of flooding in Wouldham?

See TMBC minutes – 28/2/14

5. Can you tell me what they want to put on the allotment?

*Wouldham Parish Council (WPC) were looking at a proposed housing development with Trenport Investments Ltd who own the allotment land in return for funding for a new village hall. Currently, an indicative plan by Trenports suggested 6 acres for housing and 4.94 acres for allotments. Following a survey by MP Tracey Crouch and Borough Councillors Roger Dalton and Dave Davis, a majority response indicated that residents did not support this project and WPC agreed not to pursue this further at it's PC meeting held on 11/3/14. A planning application had **not** been submitted to TMBC.*

6. Why do we need a new village hall, could we make better what we have?

In the past residents have requested that WPC look into a new village hall. If the majority of residents do not want a new hall, WPC can look into updating the existing hall although it will always have its limitations – only 1 room, no parking, dated building etc.

7. I am concerned about all the traffic that will be coming through what will be put in place to stop the village becoming a “rat run”

See TMBC minutes – 28/2/14

8. Are the existing parking and road issues within the village before anymore new homes, i.e. Peter’s Pit Village and or the allotments?

See TMBC minutes – 28/2/14 re Peters Village.

Proposed Allotments plans - Parking / road issues are not being considered in respect of the proposed allotment development as a planning application has not be submitted to TMBC.

9. Our main concern is traffic in the high street, considering how narrow it is in places, what provisions are going to be made for any increase in traffic?

See TMBC minutes – 28/2/14

10. With 1000 house being built at peters pit is the building of 70 houses on the allotments just a quick private money making scheme being pushed though before it is realised that Wouldham doesn’t need more house once peters pit has been developed and what on earth is going to happen to the infer structure of this small village.

Refer to Q.5

11. If and when a death occurs outside the village school is the council going to take responsibility for the extra traffic this scheme will cause at least another 140 cars a day.

KCC Highways are responsible for road safety, maintenance and traffic management. See TMBC minutes – 28/2/14. If any development took place on the allotments, KCC would take these concerns into account if a planning application was submitted.

12. How many houses are being built before the Medway Bridge is built, where are they going to build first (on the old works site in the pit.)

150 houses.

13. Now that the newt barrier in the pit is flooded how long will they wait to retract the newts?

This is the responsibility of Trenport who have an agreement with Natural England regarding the newts SSSI site.

14. What guarantee have we that NO heavy haulage will come through Wouldham?

KCC Highways are responsible for traffic management. The route for Peters Village site traffic is via Court Road, Burham, not through Wouldham.

15. When 150 houses are built on St Peters Pit, what school and Doctors surgery will be able to take them – we are full.

Provision will be provided for a GP surgery but it will be up to a practise to decide to move here. KCC will be looking at the school situation – See TMBC minutes - 28/2/14

16. If allotments are built on how will the haulage get to the sight? Oldfield Drive is a housing estate – not a main road.

Refer to Q5. – Factors such as this would be considered by KCC if a planning application was submitted.

17. How do they propose to build houses down the Peters Pit, with one big lake down there?

See TMBC minutes – 28/2/14

18. Also the state of the road approaching the pit.

See TMBC minutes – 28/2/14

19. Years ago there was live ammunition down there, because we all went down there collecting live bullets down there.

This concern has been raised with Trenport by Tracey Crouch – see her letter dated 27/2/2014 on WPC website

20. Will there be restrictions to HGV and commercial vehicles using the Hall Road Greenway? The document on Condition 27 only refers to “private vehicles”.

This question is with TMBC – refer to TMBC minutes - 28/2/14

21. How will traffic be managed in the existing section of Hall Road? We want to be able to park here and it is used by many for parking, but it will be blocked if people are queuing at traffic lights?

WPC will refer this question to KCC.

22. How long is the proposed delay in the traffic lights? Will this really deter traffic?

Question is with TMBC – refer to minutes 28/2/14

23. Where exactly will the first set of lights (wouldham End) be to manage space needed for traffic queuing to Peters Village and buses coming the other way?

Question is with TMBC – refer to minutes 28/2/14

24. Would you work with an action group made up of villagers to gain ideas and support on local matters?

WPC is always happy to address residents concerns and would work with a representative of the village. WPC does not always have the immediate answers to residents' questions but would work with the Borough Councillors to find out the answers.

25. Can we get rid of the old school parish council, that are all joined at the hip and vote in fresh blood with get up and go (for the people of Wouldham) if not just in it for themselves i.e. bent.

Elections will be held in May 2015 when any resident is entitled to stand for election to the Parish Council.

26. What use is our current parish council?

This question has made WPC aware that perhaps many residents are not aware of the work that the current Parish Council does. WPC will be updating its website with more current information, projects the council is working on and background information on the current parish councillors and their roles within the council.

27. Why are cars allowed to block access to Cornwall Crescent on yellow lines making it impossible to see and cars coming from left or right?

This is an issue for TMBC Parking Enforcements. WPC will pass on residents concerns to TMBC or residents can contact TMBC direct with information. Details on dates/times/registration no. would be required in order for us to pass on this information – please contact the Parish Clerk.

28. Why is the village in such a mess? We were born in Wouldham, lived here all our lives and never known it so bad. Our old parish councillors would be turning in their graves. The church is a complete mess, the church organ sold; someone is lining their own pockets. Wake up and put some new faces in the PC.

The Church is not the responsibility of WPC, however WPC would be happy to pass on any residents concerns to the Church.

29. Wouldham School stated in the parish news it has 152 pupils, almost capacity. Burham & Borstal doctors are only taking a few new patients. If you build 70 new homes on the allotment site. Where do those families go for schools & healthcare needs?

Refer to Q. 15

30. 99.9% of houses in Wouldham received the housing needs survey. It was their choice NOT to complete it & return it, so they lose their voice by not bothering. 28% is the normal response for this type of survey. So why will the pc not honour the result & do another survey? Please answer in full.

The Housing Needs Survey is a technical survey which would have accompanied a planning application for the proposed allotment development. See TMBC minutes – 28/2/14.

31. If the development takes place. Where will the access be?

Refer to Q.5. An access had not been considered to date.

32. If it is Oldfield Drive how would you get to the allotments? The road isn't wide enough! With no room to widen! So what will happen? What will have to go to make way?

Refer to Q. 31.

33. Why when the housing needs survey has shown that the vast majority of people do not want a housing development on the allotments, the chairman will not accept this?

Refer to Q.5 and 30.

34. If the allotment development is to go ahead I urgently want to know where the entrance to the site is to be located. I know this was discussed @ the parish council meeting on Tuesday 4th June 2013, I quote, "Site access was discussed but the chairman advised that it is best to leave these issues to Trenport to work out. If this happens Trenport will locate access to suit themselves totally ignoring the loss of housing & facilities also the short v long term disruption it will cause the residents in Oldfield Drive and Wouldham in general.

Refer to Q. 31.

35. The chairman has said that he puts the best interest of the residents of Wouldham first, if this is the case could he state why he is totally in favour of Trenports proposals?

*The Chairman represents the decisions made by WPC. WPC made the decision to investigate Trenport's proposal on behalf of **all** residents. The majority of residents who responded to the Survey carried out in February did not want building on the allotment site and WPC agreed not to pursue this further.*

36. How restricted is the Green Road going to be? How difficult will make it for access to outsiders to use this access?

See TMBC Minutes – 28/2/14

37. What are the plans for all HGV traffic to Peters Pit?

Refer to Q. 14.

38. Don't want the allotments built on but would love to have a village hall in the heart of Wouldham.

Your views are noted by WPC and it is currently looking at other funding options for a new village hall.

39. What % of the houses will be for the underpaid, public sector, such as nurses and teachers & will they be vetted before they part buy / rent?

Peters Village – WPC will refer this question to TMBC

Proposed Allotment Site – planning application is not being submitted.

40. Local roads are currently wrecked, following two hard winters and will not stand up to extra building traffic. What will be done to improve matters?

See TMBC minutes – 28/2/14. Refer to Q. 14 regarding site traffic.

41. Even assuming roads can be improved, they are not wide enough for heavier traffic. The new road bridge will help traffic towards both motorways, but anyone going to Chatham, Rochester, etc will either use Pilgrims Way or Wouldham High Street. Already too narrow, what provision is planned to help here?

Refer to TMBC minutes – 28/2/14

42. Wouldham Primary school is currently close to capacity & as a governor I know that there is little room for more pupils without major expansive. What provision, if any, has been made to cope with this?

Refer to Q. 15.

43. Assuming Peters village goes ahead, is there any practical need for more house in Wouldham and if so, please justify in terms of local need?

See TMBC minutes – 28/2/14

44. Where do you propose access to and from the new development will be? I live on Oldfield Drive and am concerned about the high volume of traffic that will go past our property and the safety of the children who play outside?

Refer to Q. 31

45. **If** access is via Oldfield Drive how do you propose construction vehicles pass parked cars as the road is not wide enough at times? What time will building works start/finish?

Refer to Q. 31

46. What is happening to the existing allotments?

Refer to Q. 5. The existing allotments will now stay as they are.

47. What will be done with regards to the noise, mess and pollution that will be made during construction?

WPC will ask the question to TMBC regarding the conditions in place for Peters Village regarding any noise, mess and pollution during construction

48. What do you propose to do about the view out of my back window – I don't want to look at houses thank you!

Refer to Q.5. – A planning application has not been submitted to TMBC.

49. I have a great deal of concern about the extra traffic that the new developments will generate. There has been a lot of extra housing built in the village in the last 10 to 15 years, apart from the pointless realignment of the bottom of School Lane, there has been no improvements to local roads or the parking situation within the village, which is now almost at saturation.

A KCC highways survey was last carried out in 2012. See TMBC minutes – 28/2/14

50. What guarantees do we have that traffic from Peter's Village will be dissuaded from passing through Wouldham? If there is no such guarantee, what improvements are to be made to the High Street to ease the flow of traffic, what is going to be done to ease the parking situation and what improvements will be made to Wouldham Road towards Borstal, which is far too narrow for extra traffic, as well as being poorly drained and in an appalling state of repair?

See TMBC minutes – 28/2/14

51. Also has anyone taken into account that the southern end of the High Street is very narrow with many properties having their front gates leading directly onto the roadway?

Wouldham high street is already congested as most of it becomes 'one way' with cars parked along one side of the road. I see this becoming even more difficult with an increase in residents, and therefore cars, in the village.

Refer to Q. 49.

52. I am fully aware of the new river crossing that will be built over the Medway so that residents in St Peters Pit will use this crossing to get in and out of the village. However, if residents want to get to Rochester they will surely drive through the village, along Wouldham Road through Borstal to get to the town. Likewise, to get to the nearest petrol station they will go to Burham. To get to Maidstone, they may go through Burham to Bluebell Hill. I am just concerned that with building approximately 1,000 houses in St Peters Pit alone, that not all traffic will use the new river crossing as proposed.

See TMBC minutes – 28/2/14

53. I understand that a number of houses will be built in St Peters Pit before the new river crossing has to be built. Has consideration been made with regards to the construction vehicles getting along the narrow roads? This is already a challenge when a car meets a double decker bus, let alone a large number of construction vehicles driving through Burham to access the Pit.

See TMBC Minutes – 28/2/14

54. How do you expect all the extra cars/ vans/ lorries etc being able to use the lanes in and out of Wouldham via Borstal and Burham plus the extra traffic from the new bridge not to cause a major traffic jam? You cannot pass buses and lorries safely now on a daily basis without having a near miss. These lanes are not wide enough for buses and lorries!! Having been hit by a bus in the past on top road how on earth are a 1000 + more cars going to drive in and out safely? I sat for over 30 minutes last night while 2 buses tried to pass each other in Burham opposite the rec at 5.30pm 1000+ more cars in and out will be a nightmare!! I have lived here for 35 years and the traffic and parking has got worse.

See TMBC minutes – 28/2/14

55. Could the Parish Council agree to organise a meeting of the Village Hall Committee that is open to the public as there is a lot of energy and support for both improving the existing hall and fundraising for a new village hall at the moment?

Cllr Fulwell is currently organising a Village Hall Sub-Committee to look at fundraising for a new village hall. The Parish Council is also looking for new Trustees from the community for the existing village hall. See the Parish Council website for information or contact Cllr Fulwell or the Parish Clerk if you are interested in joining either of these groups.

56. Does Parish Council own the present Hall/Freehold?

Yes. The hall is covered by a covenant so that any money from the sale of the old hall is passed onto the new hall.

57. If they OWN the hall then where do the proceeds of the sale of the hall go?

Refer to Q. 57.

58. If the Parish Council either obtain outline planning permission or, change of use i.e. allow the present hall to be converted into a house, the hall and its land will generate considerably more financially to go towards the new hall.

The old hall can only be sold once a new hall is built. WPC have investigated into this but current hall alone would not raise enough money to build a new hall if sold – see question 56. There are also running costs for the new hall to consider for the first few years.

59. Considering that by their own words they own the land for the new hall why is it costing £450k ?After selling the present hall and putting it in a deposit bank account linked to the building of the hall they, would have more chance of getting lottery or other matched funding.

Refer to Q.58.

60. By the letter sent by Tracey Crouch, and the 2 councillor's today it is noted that despite 2 emails from Tracey read out at the meeting "No chance or will never be allowed" means absolutely nothing.

The final decision on any planning application would be made by TMBC, the competent Planning authority.

61. Whilst we cannot stop the Peters Village, what we can do is ensure that Trenport do not change our standards of village life and, their record of the first 2 weeks of this multi year work has already encroached on our normal village life.

Court Road had been closed during February 2014 due to a problem with a hole in the road. This meant vehicles, which were not all employed by Trenport, had been using Hall Road for access instead.

62. Do the Parish Council agree that their purpose is to represent the views of Wouldham residents?

Yes

63. Would the Parish Council agree that they were hoping to sign a contract with Trenport regarding an allotment development before Trenport's PR team professionally informed residents of the plans?

No.

64. Throughout this process Councillors have been wanting to make decisions first and then inform villagers. Does the PC agree that they should discuss possibilities with villagers FIRST than act as their representatives to move ideas forward?

Yes. The only decision made by WPC had been to investigate into whether there was a possibility of building being allowed on the allotment site, then to inform residents and see if a majority were in favour of this in order to obtain funding for a new hall.

65. We have already been affected significantly by the apparently minor amount of work causing local traffic disruption, heavy vehicles using Scarborough Lane, and village wide power cuts in Burham. We would like an assurance that disruption is minimised with prior warnings, not ad hoc diversions and road closures; penalties should be levied and enforced for failure to comply.

Court Road closure was not the fault of Trenport but due to a hole in the road here. UK power network have admitted the recent power cuts were down to them, not Trenport.

67. We need to know the strategy and timetable for work on the infrastructure, roads etc...

See Trenport website for information. All information will be put on here at the appropriate times.

68. We need to know the designated roads for the use of large vehicles and equipment.

Refer to Q.14.

69. After completion reference 67 above. and only, then it was stated that building would begin. Originally this was stated to be 'Phase A' yielding 140 units and then 'Phase B' after the bridge was completed. As the initial number to be built was stated as 75, then subsequently to me personally from Trenport stated as 100, more recently I am told it is to be 150.

- a) Firstly can we be assured this number will not be manipulated, massaged or increased yet again?
- b) Secondly is the intention to cram 150 into Phase A or include part of Phase B.

150 houses are being built prior to the bridge being opened.

70. Can it be acknowledged that whilst the Kent Highways department choose not to accept that our home does overhang the road, they think it not worthy of appropriate warning signage? However, originally built 500+ years ago it was built long before the road was adopted. As owners and custodians of the cottage we witness buses and large vehicles driving onto our land to pass each other and they come dangerously close to its structure. We need heavy transport operators preferably to be restricted but at the very least to be made aware of the problems from using that part of Rochester Road at the Scarborough Lane Junction. I am also to seeking legal boundary advice.

WPC has noted this concern. If the resident would like to contact the Parish Clerk directly, WPC can see how it can assist you with this.

71. Although Tracey Crouch's excellent update received on the 28th February is there any guarantee to the flood defence improvements at ferry lane?

See TMBC minutes – 28/2/14

72. Where will the water go that is pumped from Peters Pit ?, as it is below the water table much like bluewater it will require constant pumping, this can only be into the Medway, causing river levels to rise, increasing flooding risks?

See TMBC Minutes – 28/2/14

73. With the likely increase in traffic to and from Peters Pit and its associated roads, has any thought been given to the High Street. It is currently not suitable for the traffic that uses it at the moment, let alone further increases in private and bus traffic.

This is KCC Highway responsibility. See TMBC minutes – 28/2/14

74. Could the potential of no parking, or a one way operation be put in place to remove the current risks? Currently one side of the High Street does not even have the benefit of a pavement, this puts so many residents at risk and with an increase in traffic this only makes things worse.

This would be a decision of KCC Highways.

75. After reviewing the Parish Council minutes 2013, it is apparent that the PC entered into talks with Trenport prior to submitting their application for a grant to fund the new community centre build, why was the option to approach Trenport considered even before any funding was applied for? Sometime ago (2 year approx) the parish council assisted the residents of Oldfield Drive to get a meeting with RMG who currently manage the private areas of Oldfield Drive. At this meeting it was agreed to nominate six members of Oldfield Drive to work with RMG towards setting up & handing over the management to a Residents Management Team, since this meeting and after several e-mails to RMG, we have received no more communication with regard to the progress of this matter. Can the Parish Council offer any update or further assistance to encourage RMG to co-operate with the residents?

Work on the Lottery grant application started a couple of months prior to it being submitted. The deadline for the grant application coincided with Trenport's initial contact to the WPC with its idea for the allotments. WPC felt duty bound to investigate Trenport's offer in case the lottery grant application was unsuccessful.

RGM – A residents meeting was organised by RGM. A residents Association was set up, but currently there remain only 2 residents in this group who are still in contact with RGM over the non transfer of ownership. This is ongoing as the blame is currently being laid with Taylor Wimpey by RGM.

76. Peters Pit has substantial water in it due to rainfall of late...is this a suitable environment to build homes in? If so where is the water resulting from such events going to be pumped to?

See TMBC minutes – 28/2/14

77. The new bridge will link Wouldham to the A228. The plan is to route traffic through Wouldham High Street to the new bridge. This will create a “rat run” to and from the Medway Towns via Borstal to the A228/M20/M2 etc. This will be Bluebell Hill or Stood which are very congested at peak times or if there is a major incident. Is this traffic of any benefit to Wouldham?

See TMBC minutes – 28/2/14

78. Is Wouldham High Street considered by the relevant planning authorities to be suitable for this extra traffic?

Refer to Q. 48.

79. When were the last traffic assessments done?

2012 - Refer to Q. 48.

80. Given the other developments along the A228 Halling (385 houses at St Andrews Park) and Snodland (1200 houses at Holborough Lakes) the A228 will become increasingly congested as both the M20 and M2 are access from this road. With extra traffic joining the A228 from the new bridge too won't costly major infrastructure changes be required in the future?

See TMBC Minutes – 28/2/14

81. What exactly is a Greenway?

See TMBC Minutes – 28/2/14

82. At the moment there are no proposals to prevent any traffic from using Hall Road. The route of the Greenway is designated as a flood plain by the Environment Agency and is on marshland. Should this route even be considered for building roads on?

See TMBC minutes – 28/2/14

83. The road linking Borstal to Wouldham isn't suitable to facilitate the additional traffic. Is it being upgraded? Currently it is used by many pedestrians and cyclists, will this become increasingly dangerous?

This road is not being upgraded.

84. Are the residents of Wouldham Road, Borstal and High Street, Wouldham Etc aware that they will be living on a rat run?

Refer to Q. 48.

85. Why not upgrade Rochester Road and Pilgrims Way from Borstal to the junction with Knowle Road and access the new development from there thus bypassing Wouldham and deterring through traffic from the new bridge?

See TMBC Minutes – 28/2/14

86. Given that Burham has a bypass being built in conjunction with the new development why has Wouldham not had a bypass planned or traffic prevented coming this way?

A bypass is not planned for Burham.

87. Yesterday they had large fires burning along there. What they were burning is unknown?

If residents have any concerns such as the above, please contact the Parish Clerk with as much information as possible and WPC will follow this up with Trenport.

88. It is becoming evident that Trenport have found the cheapest cowboy contractors they can find as none of the vehicles I have observed have any owner / company names on them or indeed any phone numbers. How do residents report any damage to their property / cars without this information?

Not all vehicles using Hall Road recently have been from contractors employed by Trenport. Southern Water vehicles have been using this route. If resident's can provide WPC with a registration number we can check this Trenport.

89. Traffic congestion – the two lanes into and out of Wouldham/Burham is certainly unable to cope with extra traffic.

Refer to Q. 48.

90. After living in Wouldham nearly all my life I feel that the village is big enough and doesn't warrant any more houses. My question would be about the infrastructure, roads, water mains etc. When they built the new housing estate they put no new roads in place or any new water pipes, the village will become a rat run.

KCC and TMBC are responsible for the infrastructure. This concern has been passed onto TMBC – See TMBC Minute – 28/2/14..

91. What happened to proposed development of clearing scrub land behind houses in the High Street to allow off road parking?

This is a WPC project and subject to funding. WPC are looking into funding for this along with the new village hall project.

92. Who would be responsible for damage to property or vehicles if the rat run happens?

Any damage to property or vehicle is down to the individual's insurance or insurance of the vehicle that caused the damage.

93. Does anyone know what is to become of the Forresters Arm PH building or is it to be left to become derelict like most shut down pubs?

WPC do not currently know what is happening to the Forresters Arms PH.

94. Could the ladies who use the hall at the top of Ferry Lane be asked to use the car park behind the Medway Inn as when they are in the hall there is no parking for residents?

This will be suggested to them although WPC has no power to enforce this.

95. Could the piece of land between no. 102-110 High Street be made into a proper car park instead of mud bath that persists?

This land is owned by the Maths School and therefore it is up to them what they do with their land. Currently there is not any agreement in place for vehicles to park here.

96. I don't want another Village Hall. The one we have here is fine. Go to another village if you want something bigger. It could do with a makeover which could be done by Local events raising money.

Refer to Q.6.

97. I only moved here 9 months ago. One of reasons was its village feel and the fact it was a small development. I don't want more houses here which will make more people and this is a small village it should stay as it is now. I think people here need these allotments and they add a nice feel to the place. Having more houses there would be horrible and they would be using Oldfield Drive to get in and out making the whole place a lot more busy and noisy.

Your comments are noted. Refer to Q.5.

98. St Peter's Village I welcome. I knew about this village and am happy for that to go ahead. I think a new bridge will benefit everyone. A bit more traffic will be seen in Wouldham but rather that than more houses here.

Your comments are noted