

COLGATE PARISH COUNCIL

Councillors are summons to a Planning Meeting which will be held on 17th August 2022
6pm at Colgate Village Hall

The public should be aware that being present at a meeting of the Council or one of its committees or Sub-Committees will be deemed as the person having given consent to being recorded (photograph, film, or audio recording) at the meeting, by any person present.

Please be aware that there will be no paper copies available at the meeting please ensure the documents are reviewed prior to the meeting.

Agenda

1. Any apologies for absence-Planning meetings are called when required between full council meetings and it may not always be possible for Councillors to give notice if they are unable to attend.

2. Any Declarations of Interest.

3. Members of the public-invited to speak to the Council on agenda items for no more than 2 minutes per resident with a total time limit of 10 minutes.

4. Applications.

- DC/22/1027 (comments by 22nd Aug)

Creation of an access track to provide access to vineyard (Retrospective).

Mannings Heath Golf Club Hammerpond Road Mannings Heath Horsham

- DC/22/1382 (Comments by 18th Aug)

Erection of a detached two-bay garage with a gym and WC within the roof.

Little Copse Grouse Road Colgate Horsham

5. Decisions

Beverly Clayden Original signed by Clerk

Mrs B Clayden, Colgate Parish clerk

36 Leighlands, Pound Hill, Crawley, West Sussex, RH10 3DW

Clerk@colgatefaygate.com

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None.

6. Additional comments

DC/22/0511

Change of woodland for the siting 5 No. eco-lodges as part of a farm diversification scheme.

Additional comments have been received by the applicant and HDC officer is happy to receive any additional comments Colgate PC may have.

Additional comments received via email :

Since our original submission we have made significant changes to the application based on concerns raised by yourselves and Horsham District Council.

We instructed Arbtech who are a leading Biodiversity and Ecology consultants, to undertake further, more inclusive surveys of the woodland to outline anything missed in the Preliminary Ecological Statement.

These surveys include;

- Phase 2 Botanical Walkover – Specialist analysis of the woodland habitat.*
- Preliminary Ecological Assessment 2 – Adjustments to the original PEA in line with new findings from the Botanical Walkover.*
- Ecological Mitigation Environmental Management Plan – Detailed methods of mitigation, biodiversity enhancement, site management and design recommendations.*

Below is a list of some of the changes made after receiving the additional surveys;

- Removal of vehicle track and accompanying parking, opting to use the existing church car park for visitors and staff. This change removes all proposed new or replacement hardstanding.*
- Replacing the proposed large underground pumping station with small pumps located within the lodges. This change significantly reduces impact on soil disturbance.*
- Reducing the number of trenches down to one, which will hold the water, electric and waste.*

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Furthermore, we propose to use the low impact method of moling which punches a 150mm hole through the ground, displacing the soil rather than removing or damaging the soil.

- The location of the lodges have changed, under guidance from our ecologists, the lodges have been moved out of wetland and placed in more suitable areas. This significantly reduces the risk of impacting any protected invertebrates.*
- A no pets rule will be implemented and strictly monitored. This will remove the concern of potential damage to the environment by pets.*

Colgate Parish Council concerns;

The site is in an Area of Outstanding Natural Beauty and is designated Ancient Woodland.

We fully acknowledge the sensitive nature of the site and have done everything we believe possible to both mitigate and enhance the site biodiversity.

The proposal was put forward as a farm diversification scheme to support Rickfields Farm and Coolhurst Vineyard.

Funds are currently not available to properly manage and secure the woodland.

This has led to the following issues;

Overshading and overcrowding of trees leading to lack of flora and fauna.

Non-native plants species have started to degrade the woodland.

Trespassing has become common in the woods which has led to damage of the woodland.

The proposal will provide funds to obtain a bespoke management plan and seek dedicated specialist advice, which is advice provided by the Woodlands Trust.

24 hour monitoring and further security measures will reduce trespassing.

The construction of the eco-lodges are industrial and unattractive and are detrimental to the rural location.

We are cladding the entirety of the lodge to help them blend into the woodland. The cladding is locally sourced timber from a Horsham saw mill.

Following advice from our ecologists, we are raising the lodges from the ground to reduce impact on Beverly Clayden Original signed by Clerk

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soil/ground and to allow animals to pass naturally underneath the lodges.

A sedum, living roof will be installed to help the lodges blend in from an arial view. Other benefits include the biodiversity enhancement and the capturing of airborne pollutants and CO2.

Strict rules have been added into the site management plan that regulates light and noise pollution. Following the advice from our ecologists, specific low impact lighting will be used on timers along with a strict noise curfew. These rules will significantly reduce impact on wildlife.

Construction methods have been changed to reduce damage to the habitat including, off-site construction and the use of concrete-free foundations that are used regularly in sensitive habitats.

It is unclear how the water neutrality statement will/can be adhered to.

We have revised the water neutrality statement, now proposing the installation of flow restrictors to ever shower in the 22 flats.

The council have requested a Section 106 Agreement which is legally binding and has to be adhered to.

Original agenda signed by the clerk..... 12th August 2022

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