

Minutes of a Planning Meeting of Colgate Parish Council held remotely

Present-e mail

Councillors: S. Marley, C. Crosdil, R Calvert, J Sired, V Finnegan and S. Davies  
Apologies were accepted: S Garley

Due to the Corona Virus this meeting was held via email replies as per NALC recommendation.

---

1. Minutes of the last meeting.

None.

2. Declaration of Interests

None

3. Members of the public

None

4. Applications

**DC/20/0438**

Variation of condition 1 to previously approved application DC/19/1508 (Reserved matters application for Phase 3C of the Kilnwood Vale development, comprising 101 dwellings with associated landscaping and parking following approval of outline application DC/15/2813, relating to layout, scale, appearance, access and landscaping) Relating to proposed amendments to the southern portion of Phase 3C

**Site Address:** Kilnwood Vale Sub Phase 3C Kilnwood Vale Crawley Road Horsham

No objection, affordable housing numbers are not affected. Colgate PC hope the revised layout improves the parking situation on the development.

**DC/20/0413**

**Surgery to 1 x Silver Birch**

**5 Vicarage Close Colgate Horsham West Sussex**

Refer to Will Jones, as apparently the tree is 'overbearing' and not dangerous or causing issues to the property.

**DC/20/0470**

Outline application for the erection of 473 dwellings, with new access provided off the Crawley Road, plus associated areas of open space and landscaping. All matters reserved apart from access

Land South of Newhouse Farm Old Crawley Road Horsham

Colgate PC Object to this application:

This is a major development in the AONB for which there are no exceptional circumstances to build it, so planning permission should be refused.

The proposed development would cause significant harm to the AONB and there would be a loss of agricultural land.

There would be damage to the habitat of the woodland and to the nearby ancient woodland.

There is no infrastructure in the proposal, no provision doctors, shops, school. The local doctors is unable to cope with an increase in patients and the schools are already working to capacity.

The proposal states that 55% of the development would be affordable housing but more details are needed for the split between social rented and/or shared ownership.

The proposed development is on land that has not been allocated for development in the Horsham District Local Framework.

#### **DC/20/049**

Advertisement consent for the installation of: 1.no internally illuminated fascia sign, 1.no internally illuminated box sign, 1.no internally illuminated WBC sign, 1.no internally illuminated shop Helios, 4. non-illuminated poster signs, 2.no internally illuminated MID signs, 4.no non-illuminated pump spreader signs, 3.no internally illuminated canopy heilos, illuminated canopy fascia, 1.no non-illuminated DDA sign, 8.no non-illuminated welcome/exit/parking etc. signs, 2.no EV non-illuminated EV signs and 1.no non-illuminated charging sign

Little Clovers Farm Crawley Road Faygate Horsham

The PC ask that any lighting/signage is not obtrusive to neighbouring properties and the council trusts they will follow rules re light pollution and restrict hours of use and not left on when closed.

#### **5. Decisions**

DC/20/0068

**Site:** 3 Beedingwood Drive Colgate Horsham West Sussex RH12 4TE

**Description:** Surgery to 1 x Sweet Chestnut

**Decision:** Application Permitted

**Date of Decision:** 12/03/2020

#### **6. Discuss comments for the Draft Local Plan.**

Colgate PC Comments on the Local plan.

The existing demand for the building of 800 housing units a year has already been proving extremely difficult to meet, so to expect the District to accommodate 965 or more per year is unreasonable, unrealistic and, quite likely, unachievable.

- where is the evidence for this level of demand for so many extra houses in this District?
- If the supposed estimated likely increase of 17,658 in population is accurate (it is, after all, only a forecast) how can this equate to providing a minimum of 17,370 houses over this period?
  - This plan is contrary to HDC's stated Vision for Rural Areas (3.11) because it threatens to destroy large swathes of rural, unspoilt countryside by dropping extensive developments 'in the middle of nowhere', so to say. Time and time again we see new developments spring up in remote areas lacking sustainable travel and utility options. We would urge HDC to ensure new developments are more sustainable in respect of travel, transport and utilities. Kilnwood Vale has been built within the Parish but with lack of cycle/footpath the residents can't access Faygate village or Horsham without using their cars.
  - The plan is contrary to HDC's stated Vision for Improved Transport Infrastructure (3.15) because some of the proposed large developments are nowhere near places of work, so people will have to travel some distance to get to work – where will all the people who might live in these houses find employment?
  - What rigorous and objective assessments have been made of the impact of increased traffic congestion that will be created by people commuting and making shopping and school runs, for example; the need for more, wider roads and connections to main road arteries; the implications of serious and sustained potential additional flooding; overall damage to the environment and to our fragile local ecosystems; the need for additional infrastructure - more schools, more hospital facilities, more doctors, more public transport; and where will these come from?

In short, how can this level of house building in this locality possibly be sustainable?

There is a real concern that current developers are having difficulty selling the houses already built and that some developers have stopped building because the houses are not selling.

Furthermore, Horsham District Council should categorically resist taking on any neighbouring extra housing requirements through the 'Duty to Co-operate'. (In the case of Crawley, for instance, the extra housing is needed in Crawley as that is where the work is, not elsewhere). The point has also been made that if required to absorb the additional increase in house numbers from neighbouring districts (the 'Duty to Co-operate') the new Horsham Local Plan will effectively override and make redundant in most Wards and Parishes, the extremely costly and time-consuming neighbourhood planning process

- in direct conflict with stated government policy and the current National Planning Policy Framework – setting back constructive local engagement with planning for many years.

Colgate PC are concerned over the potential development on Rookwood Golf course. This would have a negative impact on the area including the Reserve in Warnham.

If the Land West of Ifield development proceeds the council would insist that a crossing on the A264 near Faygate roundabout would be a necessity and must be part of planning consent and noted on the Horsham Local Plan. This would allow new and existing residents to access the bus stops on either side of the A264.

Furthermore, should the West of Ifield development proceed the road infrastructure needs to be installed before/at the outset of the development as it is built.

Whilst some of the necessary additional 'nested' infrastructure facilities such as GP surgeries, schools, dentists etc are included within the individual developments plans, there is little mention of the required larger infrastructure facilities such as major roads, hospital expansion, sewage treatment works etc. How will these be financed and what is the 'trigger point' for these investments?

Colgate PC objects to the fact that both Colgate and Faygate have been reclassified as secondary settlements. Colgate only has a school, Village hall and a pub. Faygate has a rail station but with an ever decreasing timetable and the threat of closure. Faygate only has a pub, a small shop attached to the retirement home and village hall. Most importantly neither village has access to a regular public bus service. The council would like the status of both villages to remain as unclassified.

Any houses built in the future should have renewable energy built in at construction stage - ie solar panels, grey water recycling, energy efficient. In light of the current situation, communities need to be built with local facilities, (local shop, doctors/district nurse/dentist etc. Roads/houses need to be laid out with sufficient distances between them to allow traffic to pass up the road when cars are parked either side and to give a sense of space. This would help towards a healthier way of life for residents and improve well being. A prime example of this is Kilnwood Vale where building is too intensive with very little parking space and very narrow roads.

Signed ..... Date 25th March 2020