



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land to the Southwest of Blindmans Wood Woodland Lane Colgate
DESCRIPTION:	Change of use from agricultural to dog walking area (Retrospective)
REFERENCE:	DC/26/0968
RECOMMENDATION:	Advice
SUMMARY OF COMMENTS & RECOMMENDATION: Please note that these comments are based on a desk-based assessment only. No site inspection has been undertaken, and the recommendations and conclusions set out below are derived from the submitted plans and supporting information. No trees at the site are subject to statutory protection, either through a Tree Preservation Order (TPO) or by virtue of the site being located within a Conservation Area. However, the woodland to the north of the filed is designed Ancient Woodland. Ancient woodland is identified within the NPPF 2026 as an irreplaceable habitat and, as such, appropriate safeguards should be incorporated to ensure that the woodland and its associated root protection areas are not adversely affected by the proposed change of use. Whereby, the proposed change of use has the potential to increase visitor numbers and dog activity adjacent to the off-site Ancient Woodland, and possibly with it should any dogs stray from the main field area, this may result in increased recreational pressure, disturbance to wildlife, trampling of woodland ground flora, and other indirect effects upon this irreplaceable habitat. The proximity of the proposed change of land use is currently within the minimum recommended buffer to AW of 15m. As such, from the submitted information, it has not been demonstrated that the change of and the intensification of the use of the site will not have a negative impact on the AW. Therefore, appropriate mitigation measures are required to avoid adverse impacts upon the adjacent Ancient Woodland. Please consult ecology to assess the potential impacts on the Ancient Woodland from the change of land use.	

MAINE COMMENTS: n/a

ANY RECOMMENDED CONDITIONS: None at this stage

NAME:	Andy Bush Arboricultural officer (Planning)
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DEPARTMENT:	STRATEGIC PLANNING - SPECIALISTS
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DATE:	17/09/26
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