

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 04 October 2025 17:16:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1146
Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 04/10/2025 5:16 PM.

Application Summary

Address: Leonardslee Gardens Brighton Road Lower Beeding West Sussex RH13 6PP

Proposal: Extension to the visitor entrance building to house a new ticket sales area and café; Infilling roof to the former generator block courtyard, re-roofing of the Alpine House and internal/external reconfigurations and link extension; Single storey winter garden conservatory to the Stable Block; Terrace extension to the east and internal/ external reconfigurations; Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC extension, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes including to the forecourt of Leonardslee House.

Case Officer: Alice Johnson

[Click for further information](#)

Customer Details

Address: 17 Arthur Road Horsham

Comments Details

Commenter Type: Member of the Public

Stance:	Customer objects to the Planning Application
Reasons for comment:	- Trees and Landscaping
Comments:	<p>I am a keen historian and horticulturalist and work with a number of local and national groups, many of which have an interest in the gardens and estate at Leonardslee, near Horsham. I am also a regular visitor to the gardens and have been for many years, although not a 'member', and so have a keen connection to the place and the landscape.</p> <p>Firstly I would like to say that I am so thrilled that Leonardslee Gardens is open to the public again. It is such an important garden both horticulturally and in terms of its great historical significance and the new owners and staff have been doing a fantastic job in restoring and preserving it for current and future generations.</p> <p>However, I have some reservations with a number of the proposed planning works and wish to make the relevant parties aware of these.</p> <p>Firstly, and perhaps most importantly, I refer to the proposed balcony terrace at the eastern side of the Clocktower Cafe. There are a number of very important plants on the bank below the cafe that will be at great risk of damage and destruction should this balcony go ahead. There is a very significant collection of conifers for instance along this stretch which I understand were planted by Sir Giles Loder when he managed the garden. Some of the specimens here are very rare and some are not even labelled so perhaps the management team do not understand their significance? There also a number of rare camellias here, most likely from Sir Giles Loder's glasshouse collection of which you can still see the brick footings, again many of which are not labelled. Leonardslee also has two of their tree champions in this area, which even if they are not in direct line of the balcony (?), would surely be compromised by the works carried out. This balcony must not be allowed to go ahead. There would be no view afforded from the balcony in any case due to the number of large trees beyond and I would hope that the management team would not sacrifice any of these just to create a view?!</p> <p>Secondly, I have been so impressed with the plant collection and the hard work that has gone into the plant display in the Alpine House glass building. This was being used by the garden staff for propagation but a great deal of time and money looks to have gone into creating this horticulturally interesting new display. Putting a new roof on this building would cause damage to these delicate plants and also I believe mean that they would not survive once the roof was in place. A great shame. Could the missing window panes not just be replaced and the area 'smartened up' without hurting the plants?</p>

There is a lovely foxglove tree in the area with the fake grass (which is also an abomination by the way!). This building is proposed to be roofed which would mean the removal of this lovely old tree. Very sad. I also overheard two of the staff mention that a conifer just outside this building (labelled as a cryptomeria I think) is also designated for removal. Have Leonardslee not removed enough trees already (I refer to the lovely old oaks in the car park that have fallen foul of earlier developments)?!

The extension on the side of the new shop (which is a delight by the way - much better than the old shop) would mean that a number of trees on that lawn would need to be chopped down. They are magnolias from memory, but I hope that they could be rehomed elsewhere on the estate due to their relatively small size? I also went on a garden tour at Leonardslee once where it was mentioned that a group of rhododendrons at the rear of this lawn were some of the rarest in the garden. They look too big to be moved unless very expensive heavy machinery is used but I hope I am wrong because they are slap bang in the way of this proposed new structure.

The new toilets at the cafe at the lakes would be much appreciated. I just trust that due care and attention will be given to the tree roots of the surrounding trees in that space, some of which are again tree champions.

I am not 'anti-development'. I just don't think that enough thought and mitigation for the rare plants in the garden has been given. It is grade 1 listed after all!

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**