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To Sam Nye,

**DC/26/1196**

**Remodelling of existing dwelling comprising a two storey front extension,  
infill beneath existing undercroft to rear of dwelling,  
new external fenestration and external finishes.  
Sedgwick Castle House Broadwater Lane Copsale West Sussex RH13 6QJ**

Thank you for consulting the Gardens Trust in its role as Statutory Consultee on the above application which may have a material impact on the significance of Sedgwick Park, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest. The inclusion of the site on this statutory register requires great weight to be given to its conservation. We have liaised with our colleagues in the Sussex Gardens Trust and their local knowledge informs this joint response.

The listing details the RPG as 'Formal gardens designed in 1886 by Harold Peto and Ernest George to complement their remodeling of the house in the Arts and Crafts style. Surrounded by the remains of earlier C17/C18 pleasure grounds, laid out to include medieval castle earthworks developed as a separate pleasure ground, the house and gardens are situated within the site of a medieval deer park, a portion of which survives as parkland to the north of the house.'

We have reviewed the application documents for this application to remodel the existing dwelling and we note that the application does not include a Design and Access Statement, a Heritage Statement or any assessment on the significance of the proposals. In short, the application **fails to make any mention of the RPG whatsoever** even though the application site sits on the RPG boundary and very close to the Medieval moated site which is a Scheduled Ancient Monument (list entry 1009579)

We therefore, conclude that the information provided by the applicant is insufficient to allow an adequate assessment of the proposal's impact on the significance of the Registered Park and Garden or the Scheduled Ancient Monument, and does not meet the requirements of paragraph 207 of the NPPF to describe the significance of any heritage assets affected to a level of detail proportionate to their importance.

We therefore recommend that the LPA require that the applicant undertakes a Heritage Statement and Historic Impact Assessment to provide the required information to allow for a proper assessment of the proposals and it would be helpful to provide photographs shows view to and from the application site.

Historic England's The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) is particularly useful guidance that addresses this issue, especially the paragraphs that address historic parks and gardens.

We would be grateful if you could please contact us at this email address once further details have been provided.

Yours sincerely

Joanne Mirzoeff BA (Hons) MSc  
Consultant Conservation Officer