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October 8th 2026

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.'

In our previous response to this consultation, we stated that application failed 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) and we therefore, concluded 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 (now HE5.1 under the NPPF 2026) to describe the significance of any heritage assets affected to a level of detail proportionate to their importance.

We now note that the Senior Conservation Officer has responded to state that he agrees with our comments that the "*application is lacking in supporting documentation. It is right that the applicant should provide a proportionate level of supporting information as described in the NPPF.*"

However, the response then states that, due to his familiarity with the site, he is confident to assess the potential impact of the proposals and the lack of detail "does not prevent me from undertaking an appropriate and justifiable assessment of impact."

Whilst this may be the case, the situation remains that the Gardens Trust are a statutory consultee here and the information provided is not adequate under the HE5.1 of the NPPF 2026.

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