Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0630
Sedgwick Castle House, Broadwater Lane, Copsale, West Sussex, RH13 6QJ

DESCRIPTION:
Erection of a detached garage.

RELEVANT PLANNING HISTORY:
None directly relevant to this application.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Nuthurst Parish Neighbourhood Plan
Policy 10- Housing Design

Nuthurst Parish Design Statement

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

HDC Conservation Officer: No Objection
Sedgwick Castle House has no historic interest itself although it does have a number of reclaimed architectural pieces within its fabric. Although large the proposed building will not appear out of place in this rural context. The proposed building will not harm the Registered Park or the setting of the neighbouring listed building and scheduled ancient monument.

HDC Arboricultural Officer: No Objection

The proposed garage and associated hardstanding are located within the tree-covered grounds of Castle Wood, specifically between the existing dwelling and the road to the northwest. While the eastern portion of the site, where the castle remains are situated, is designated as Ancient Woodland (AW) by Natural England due to its long-standing tree cover of over 500 years, the western area—where the dwelling and proposed development are located—is not classified as AW. Nevertheless, this area plays an important ecological role by providing landscape connectivity between two other AW areas: Kites Copse to the north and Rushetts Gill to the south.

Most of the mature trees on the site are protected under Tree Preservation Order TPO/1253. Among these, the most significant constraints to development are posed by three large Coast redwoods (Sequoia sempervirens), identified as T24, T25, and T29 on the submitted plans. These trees, planted in the 19th century, are notable landscape features due to their considerable size and status as the tallest tree species globally. Their shallow root systems require a minimum root protection area of 15 metres from the trunk, and part of the proposed garage and hardstanding falls within this sensitive zone.

The submitted arboricultural report is considered to provide a fair and accurate assessment of the affected trees. It outlines suitable construction and tree protection measures in accordance with BS5837:2012 – Trees in relation to design, demolition and construction – Recommendations. However, further details regarding the foundation type, depth, cellular confined hardstanding, edging, and proposed permeable surface finishes will be required by condition, should the proposal be deemed acceptable in planning terms.

HDC Archaeology Officer: No Objection
The site is within an Archaeological Notification Area DWS8705- Sedgwick Park Medieval Moated Site and Registered Park and Garden and is close to the boundary of the Sedgewick Castle Scheduled Monument 1009579 The proposed garage has the potential to disturb archaeological remains of medieval and later date and so a programme of archaeological monitoring and recording during construction to be secured by a planning condition is advised. Although the proposed garage is outside of the Scheduled Monument, it could have an impact on the setting of the monument and so it would be prudent to consult Historic England to ensure that they have no objections to this proposal.

Southern Water: No Objection.

Nature Space: No Objection
informative recommended.

Natural England: Standing Advice:-
It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Gardens Trust: No Objection
The Gardens Trust, as a statutory consultee, has raised concerns regarding the proposed detached garage at Sedgwick Castle House, which lies within the Grade II registered park and garden of Sedgwick Park. They note the absence of a Heritage Statement assessing the significance of the historic landscape and the impact of the proposal, making the application non-compliant with Paragraph 207 of the NPPF (2024).

They also highlight the proximity to Ancient Woodland and trees protected by a Tree Preservation Order, supporting the Arboricultural Officer's recommendations to safeguard these trees. Additionally,

they endorse the Conservation Officer's suggested pre-commencement condition regarding external materials and surface finishes.

Parish Comments:
The garage is too large for the too large for the site and there is concern about the trees as per the arboriculture report.

Representations:
None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 10 of the Nuthurst Neighbourhood Plan states development must reinforce local distinctiveness, use locally appropriate materials, and respect rural character.

The proposed development seeks permission for the erection of a detached garage positioned at the north-western end of the site. Designed in a traditional vernacular style, the single-storey structure incorporates locally distinctive Sussex materials, including facing brickwork, timber cladding, and plain clay tiles. Its siting is considered appropriate, with a form that remains clearly subservient to the host dwelling and respectful of the spatial characteristics of the curtilage.

The design approach ensures that the garage complements the rural setting and reinforces local distinctiveness, aligning with the principles of good design as set out in the Nuthurst Neighbourhood Plan. The use of locally appropriate materials and the sensitive positioning of the structure help preserve the rural character of the area.

Importantly, the proposal demonstrates that the need for additional space cannot be met within the existing dwelling or through the conversion of any other buildings on site. The garage is grouped closely with the main house, avoiding any sense of visual detachment or intrusion into the wider landscape.

This approach is consistent with the aims of the NPPF (2024), which emphasises the importance of achieving well-designed places. Paragraphs 134 to 140 of the Framework advocate for development that is visually attractive, sympathetic to local character and history, and contributes positively to a strong sense of place. The Framework also cautions against proposals that would appear incongruous or out of keeping with their surroundings.

In this context, the proposed garage is not only visually appropriate but also contributes positively to the character and appearance of the site and its setting. It avoids harm to the landscape and respects important views, thereby maintaining the integrity of the rural environment. The scale, massing, and appearance of the structure are considered proportionate and well-related to the host dwelling and surrounding area.

Overall, the proposal represents a modest and well-considered addition that upholds the design quality and character expectations of both local and national planning policy.

Impact on Trees

The proposed garage and associated hardstanding are located in the tree-covered grounds of Castle Wood, specifically between the existing dwelling and Broadwater Lane. While the eastern part of the site (where the Sedgwick Castle ruins are situated) is designated as Ancient Woodland, the western portion where the garage is proposed is not. However, it functions as an important ecological corridor, linking Ancient Woodland areas to the north and south.

The site contains a number of mature trees protected under Tree Preservation Order TPO/1253, notably three large Coast redwoods (Sequoia sempervirens), identified in the Arboricultural Impact Assessment as T24, T25, and T29. These trees are prominent landscape features and require substantial root protection due to their shallow rooting structure. A minimum root protection area (RPA) of 15m from the trunk is advised. The proposed garage lies partially within this RPA.

The Council's Arboricultural Officer has reviewed the submitted Arboricultural Impact Assessment and Method Statement (PJC Consultancy Ltd, dated 27/03/25) and considers it a fair and accurate assessment. The report outlines appropriate construction and protection measures in line with BS5837:2012 – Trees in relation to design, demolition and construction. A "no-dig" foundation system, such as TREE SAFE or similar, and permeable surfacing are proposed. However, additional detail on the foundation type, depth, edging, and surfacing will be required by condition.

The Arboricultural Officer has no objection subject to the implementation of the above measures via appropriately worded planning conditions.

Nuthurst Parish Council has raised an objection, citing concern over the proximity of the garage to protected trees, and endorsing the risks identified in the arboricultural report. While their concerns are noted, the expert assessment from the Council's own Arboricultural Officer, and the mitigation measures secured by condition, are considered sufficient to ensure the long-term protection of trees.

The development therefore complies with HDPF Policy 33, which requires development to protect and enhance existing trees and landscape features and is consistent with Policy 17 of the emerging Local Plan.

Impact on Heritage and Archaeology

Although the host dwelling lies outside the boundary of the Scheduled Ancient Monument of Sedgwick Castle, it is within a Registered Park and Garden and Archaeological Notification Area.

The HDC Conservation and Archaeology Officers raised no objections. The proposed garage will not harm the setting of the scheduled monument or nearby listed buildings. Nonetheless, archaeological monitoring is required via condition in accordance with HDPF Policy 34 and NPPF Paragraph 181.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

There are no immediate neighbours impacted by the proposal. The garage is located away from residential boundaries and well screened by mature vegetation. As such, it is not considered to result in adverse amenity impacts, satisfying HDPF Policy 33.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 193 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

While within the Sussex North Water Supply Zone, the garage does not involve any water fittings or habitable space and will not increase water consumption. The proposal does not trigger a water neutrality requirement, and is therefore compliant with HDPF Policy 31

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:

- Specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: Notwithstanding previously submitted information, no development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until details have been submitted to and approved in writing by the Local Planning Authority of the proposed specialist above ground foundation to be used for the development and the final specification for construction, edging and surfacing of the "no-dig" permeable hardstanding, where located within the root protection areas of protected trees in accordance with preliminary details outlined within the submitted arboricultural report by PJC Consultancy Ltd.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

(a) All trees on the site shown for retention on approved drawing number [Tree Protection Plan drawing no. PJC 6384/25/C and associated tree report by PJC Consultancy Ltd dated 27/3/25], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).

(b) Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.

(c) Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition**: No development shall take place until a programme of archaeological monitoring during construction has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning
Authority.

Reason: This matter is fundamental as the site is of archaeological significance and it is important that it is recorded before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement [document PJC 6384/25-01 by PJC Consultancy Ltd dated 27/3/25].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: The new roof junctions at ridge, hips, valleys, eaves and verges shall be built to reflect traditional detailing including exposed rafter feet, cut verges, bonnet hip and valley tiles and hogs back or half round ridge tiles.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: All new and replacement rainwater goods shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Note to Applicant – Great Crested Newts

There is a low risk that great crested newts (GCN) may be present at the application site. North Northamptonshire Council considers it to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the red impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

The following recommendations are provided to further reduce the likelihood of impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

If the applicant wishes to completely avoid any risks relating to great crested newts, they have the option to enquire for their Council's District Licence, which provides full legal cover for any impacts to great crested newts and therefore removes the risk of having to stop works if great crested newts are found on site. More details on the District Licensing Scheme operated by the council can be found at www.naturespaceuk.com.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- Stop all works immediately and leave the area
- Inform an ecologist immediately who will provide further guidance / instructions
- Do not try to handle or rescue a great crested newt
- Do not resume construction works until advised it is safe to do so by an ecologist

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works

that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0630

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		PL/636/03	16.04.2025
Elevation plan	Proposed	PL/636/01	16.04.2025
Floor plan	Proposed	PL/636/02	16.04.2025
Supporting Docs	Arboricultural Impact Assessment, Method Statement And Tree Protection Plan	PJC/6384/25-01	16.04.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 18.08.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.08.2025