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Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

Our ref: 24811
Date: 25 November 2026

For the attention of: Stephanie Bryant

Application ref:	DC/26/1676
Location:	Wilderness Farm Broadwater Lane Copsale Horsham West Sussex RH13 6QW
Proposal/Description:	Outline Application for redevelopment of the site to provide up to 16 dwellings, ancillary parking and landscaping with all matters reserved

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

Summary

Not supportive on landscape grounds	☐
No landscape objection, subject to attached recommendations and/or conditions	☐
Further information required prior to determination	☒
No landscape comments / does not wish to comment	☐

This review is based on a desktop study of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

1.1. The site is located to the south of Copsale and west of Nuthurst and comprises a field parcel with scattered trees and some existing built form to the south at Wilderness Farm. The entire site is within the Grade II Registered Park and Garden Sedgwick House.

1.2. The site is bound to the west, north and north-east by Priority Habitat Deciduous Woodland with some areas of Ancient Woodland (Rushett's Gill). To the south and east the site is bound by existing areas of boundary vegetation with an access road further south.

1.3. There are no Public Rights of Way within or adjacent to the site, with the nearest being Footpath NUT-1716 approximately 145m south.

2.0. Planning Policy Context

Horsham District Planning Framework (HDPF) (2015)

2.1. The proposals should have regard to the following policies from the Horsham District Planning Framework [among others]:

- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Countryside Protection
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles
- Policy 34: Cultural and Heritage Assets

Horsham District Local Plan (2023-2040 Regulation 19)

2.2. The following policies are also considered relevant from the emerging local plan which is at regulation 19 at the time of this consultation [among others]:

- Policy 11: Environmental Protection
- Policy 13: The Natural Environment and Landscape Character
- Policy 14: Countryside Protection
- Policy 17: Green Infrastructure and Biodiversity
- Policy 19: Development Quality
- Policy 20: Development Principles
- Policy 21: Heritage Assets and Managing Change within the Historic Environment

Nuthurst Parish Neighbourhood Plan (2015-2031)

2.3. The site is located within the Nuthurst Parish boundary and therefore the following policies from the neighbourhood plan are considered relevant [among others]:

- Policy 10: Housing Design
- Policy 14: Green infrastructure & Biodiversity.

3.0. Review of the proposal/submitted information

3.1. Section HE6: Proposals affecting designated heritage assets of the National Planning Policy Framework (NPPF) states under para HE6 – 6 that "…*development which would cause substantial harm to, or the total loss of, the significance of grade II registered parks or gardens should be exceptional."* Additionally, HE5 states that "*Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected…"*

3.2. The submitted information fails to identify that the site is located within a Grade II Registered Park and Garden, and therefore has provided insufficient information to

demonstrate that the proposals have considered the impacts on the significance of the Registered Park and Garden.

3.3. The site is also located adjacent to Rushett's Gill Ancient Woodland. In accordance with government guidance, development should provide a minimum 15m undeveloped buffer between the development and the ancient woodland boundary. Based on the submitted plans, it is unclear whether this buffer has been provided as the submitted plans do not show sufficient contextual information to demonstrate the separation distance between the proposed development and the woodland boundary.

3.4. The site is located within Landscape Character Area M1: Crabtree and Nuthurst Ridge and Ghyll Farmlands of the Horsham District Landscape Character Assessment. It is also partially classified as an 'Assart' field. Historic mapping shows the site was wooded in character and formed part of The Wilderness Ancient Woodland.

3.5. Given the context of the site, a proportionate Landscape and Visual Appraisal (LVA) should be submitted. The LVA should address the impacts on landscape character, considering the historic importance of the site.

4.0. Summary

4.1. At present, insufficient information has been submitted to enable a full assessment of the effects of the proposal on landscape character, the Grade II Registered Park and Garden at Sedgwick Park and the adjacent ancient woodland. The application fails to acknowledge the location of the site within this designated heritage asset and does not provide adequate contextual information to demonstrate how the development has considered the surrounding valued landscape features and how it would sit within its wider setting. Further information is therefore required before a fully informed landscape review can be undertaken.

4.2. We also have concerns regarding the site's proximity to Ancient Woodland and the potential for direct and indirect impacts resulting from the proposed development.

4.3. We would recommend that the following documents are submitted prior determination:

- A Heritage Statement.
- A proportionate Landscape and Visual Appraisal (LVA), to assess the landscape and visual effects of the proposed development on the Registered Park and Garden and on the surrounding landscape character.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

This advice has been provided by Place Services on behalf of Horsham District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please contact us for information about our AI guidance.