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RH16 2JN

FAO: Vicki Colwell  
SDNPA  
**Submitted by e-mail**

9<sup>th</sup> July 2019

Dear Madam,

**SDNP/19/02256/FUL Refurbishment and extension of the Goodwood Hotel and ancillary leisure buildings within newly landscaped grounds, with revised car parking and access arrangements**

Thank you for your letter of 10<sup>th</sup> June addressed to the Garden History Society (GHS). Kindly note the GHS is now known as The Gardens Trust (GT) and is the statutory consultee on matters concerning registered parks and gardens. The GT is now working closely with County Garden Trusts such as SGT regarding commenting on planning policy and planning applications and Sussex Gardens Trust (SGT) has been advised of this application and our comments are shown below - I apologise for the late submission.

Representatives of SGT have not visited the site since the making of this application and the views expressed below are based upon the information supplied and some local knowledge. This proposal is a major reconstruction of the Goodwood Park Hotel within the former walled garden of Goodwood House, a Park which is included with a Grade I designation on the register of Historic Parks and Gardens maintained by Historic England.

The present hotel of relatively recent development (over the last thirty- forty years) and lies behind the former Richmond Arms public house building, a listed building. It has utilised the greater part of the northern sector of the former walled garden. It is not conspicuous from the surroundings outside of the garden but the internal layout of the garden has been totally lost in the more recent buildings, revised landscape and car parking. Some original buildings from the garden days survive in the north-west of the site seemingly little used while the former stables building and the Richmond Arms buildings have been very extensively altered internally with, effectively, only facades remaining.

The proposal is to almost totally reconstruct the hotel with a far more intensive development. The affected area includes all of the current buildings footprint and extends further into the north-western sector. The whole is a far bulkier development in height and plan with additional service buildings and a biomass plant. Only the southern part of the former garden remains open but is almost totally used for car parking.

Insofar as these developments now and in future directly affect the registered parkland of Goodwood it is limited. The high walls of the walled garden and surrounding tree belts are effective screens. Whether the bulkier and higher structures, chimneys etc. will be visible is difficult to judge. Should the walled garden still have existed as it was fifty years ago the current proposal would be considered highly detrimental to the character of the area enclosed in the walled garden. However,

the intervening developments have had a material effect on this site such that apart from the walls and a smaller number of buildings little of the original layout remains and none of the cultivated plots, trees or horticultural buildings.

The site has been so completely affected by more recent development and the issue is whether the impact of the new development has a material effect on the surrounding registered park. Before determining the application, the Planning Authority should assess whether the development would result in any harm to the Grade I Registered Park, even if less than substantial harm, and balance this against other benefits.

Yours faithfully

Jim Stockwell

On behalf of the Sussex Gardens Trust.  
CC: The Gardens Trust