

Biodiversity Enhancement Statement

Planning Application WA/107/25/PL

Installation and operation of ground mounted solar array, associated batteries and inverters and connection into existing building including extension of wire mesh fence. This application is a Departure from the Development Plan, may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

Avisford Park Hotel Yapton Lane Walberton BN18 0LS

Introduction

This Biodiversity Enhancement Statement has been prepared and submitted in support of a planning application for the installation of a ground mounted solar array, associated batteries and inverters and connection into the existing building at Avisford Park Hotel, Yapton Lane Walberton.

The statement has been prepared in accordance with Policy ENV DM5 of the adopted Arun Local Plan 2011-2031.

Proposed Development

The proposed development would see the installation of a ground mounted solar array, associated battery cabinets and a cable running between the proposed array and the adjacent hotel. An existing wire mesh fence would be extended to provide security to the battery cabinets. The array would be secured using ballast, with no intrusive works required to anchor the proposal to the ground. The existing tennis courts already benefit from installed lighting and no new lighting is proposed as part of this application.

Existing Habitat

The proposed development has been designed specifically to take advantage of the exiting developed nature of the wider hotel site. The proposed solar array would be sited on the area of the existing tennis courts and the cable run has been designed to take advantage of gaps in hedgerow and areas of footpaths, car parking and hardstanding. Only a very small area of ornamental vegetation would be disturbed during construction and this would be reinstated on completion of the installation.

As such, the proposed development meets the de minimis exemption set out in The Biodiversity Gain Requirements (Exemption) Regulations 2024.

Proposed enhancement

Due to the nature and scale of the proposed development it will not be possible to include any additional enhancement measures within the boundary of the planning application as the land would continue to form part of the operational area of the hotel. However, there remain opportunities for the installation of enhancement measures across the curtilage of the hotel which would be more effective and not interfere with the operation of the hotel. Measures could include the installation of a bat box and dormouse box.

Conclusion

The proposed development has been designed specifically to minimize potential impacts on biodiversity. The installation of a bat box and dormouse box within the curtilage of the adjacent hotel would provide biodiversity enhancements in accordance with the requirements of Policy ENV DM5 of the adopted local plan.