

Proposal: Installation and Operation of Ground Mounted Solar Array, Associated Batteries and Inverters and Connection into Existing Building.

Location: Avisford Park Hotel

Planning, Design & Access Statement

Report Title: Planning, Design & Access Statement
Client: Novalux Solar Ltd
Proposal: Installation and Operation of Ground Mounted Solar Array

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NSL505-PV-DD3-R00 - Trench to above ground sections

1. Introduction

- 1.1 This Supporting Statement has been prepared on behalf of Novalux Solar Ltd in support of an application for planning permission and Listed Building Consent for the installation and operation of a small scale ground mounted solar array, associated batteries and inverters and connection into existing building at Avisford Park Hotel, Yapton Lane, Walberton, West Sussex BN18 0LS.
- 1.2 This statement and accompanying documents and plans provide details of the proposed development, an assessment of the potential effects of the proposed development and means by which any effects may be mitigated. The statement provides details of the design and access considerations of the proposed development, identifies relevant planning policy and other material considerations and considers the appropriateness of the proposed development in that context. The statement seeks to demonstrate that the proposed works comply with the requirements of planning policy and should be granted planning permission.

2. Background

The Applicant

- 2.1 The applicant for this planning application is:
- Novalux Solar Ltd, whose registered office is at
- Blackbrook Estate,
Skenfrith,
Monmouth,
NP7 8UB
- The applicant is the sole freehold owner of the applications site.
- 2.2 Novalux has been supplying and installing non-domestic solar photo voltaic systems for over 15 years and is a leading supplier of both roof-mounted and ground-mounted solar PV systems to commercial premises. Installed system sizes range from 50kWp to over 1MW across a broad range of commercial properties including large agricultural buildings, a variety of large industrial scale properties and a national hotel chain.
- 2.3 The solar PV Array would be installed on behalf of the operator of the hotel and would supply electricity solely to the hotel premises

3. Format of the Planning Application

- 3.1. This supporting statement describes the development and proposed use and seeks to demonstrate that the proposal comprises sustainable development.
- 3.2. The format of the application provides a description of the site at Section 4 and a detailed planning history at Section 5. A description of the proposed built and operational development is provided at Section 6 along with a summary of potential environmental effects and proposed mitigation measures. Section 7 identifies and summarises relevant planning policies and other material considerations. Section 8 considers the proposed development in light of the adopted development plan and other material consideration and Section 9 draws together the foregoing sections and demonstrates that the proposal meets the definition of sustainable development.
- 3.3. The planning application is a full, detailed planning application and comprises the following documents:

Document Type	Reference (where applicable)	Description
Planning Application Forms	n/a	Completed planning application forms
Planning, Design & Access Statement	2025.99.207	Statement setting out details of the proposed development and how that development complies with the requirements of adopted planning policy
Drawing	2025/99/207/1	Site Location
Drawing	2024/99/207/2	Planning Application Boundary
Drawing	NSL505-PV-SL1-R01	Proposed Cable Route
Drawing	NSL505-PV-DD1-R00	Trench Section
Drawing	NSL505-PV-DD2-R00	PV Array & Inverter Elevations
Drawing	NSL505-PV-DD3-R00	Trench to above ground sections
Report		Heritage Statement
Miscellaneous		CIL Form

Table 1 –Planning Application Documents

Relevant Legislation

The Town and Country Planning (Development Management Procedure) (England) Order 2015

- 3.4. The Town and Country Planning (Development Management Procedure) (England) Order 2015(DMPO) requires all applications for major development or development within designated areas and with a floorspace greater than 100 square metres to be accompanied by a design and access statement.
- 3.5. The DMPO defines major development as, amongst other things, the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more. This application proposes neither.
- 3.6. The application proposals do not comprise major development and are not located within a designated area.
- 3.7. However, the published Online Planning Practice Guidance confirms that Design and Access Statements are required to accompany applications for Listed Building Consent (Pars 030).
- 3.8. This Statement comprises a Planning, Design and Access Statement with Section 6 describing the development proposals and setting out the design and access considerations which have informed the development of the proposals.

The Environment Act 2021

- 3.9. The Environment Act 2021 amends the Town and Country Planning Act 1990 so as to make biodiversity net gain a requirement of the grant of planning permission except in circumstances set out by Regulation. The Biodiversity Gain Requirements (Exemption) Regulations 2024 (Exemption Regulations) set out the limited circumstances in which development may be exempt from biodiversity net gain.
- 3.10. Regulation 4 of the Exemption Regulations sets out the de minimis exemption, stating that the biodiversity gain condition does not apply in relation to planning permission that does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat with a biodiversity value of greater than zero.
- 3.11. The proposed development envisages the installation of a solar PV array on a disused tennis court which comprises a sealed and bound surface with no habitat present on-site, the associated cable run supplying renewable solar power to the hotel has been designed to ensure that it takes

advantage of gaps in hedgerows and extensive areas of hardstanding and paving. The only vegetation to be impacted by the cable run is a very small area of ornamental planting which covers an area of less than 25 square metres, a photograph of which is provided at Figure 1 below.



Figure 1 –Small area of ornamental planting

- 3.12. In accordance with Regulation 4 of the Exemption Regulations, the de minimis exemption applies and the application is not accompanied by a biodiversity net gain assessment.

The Town and Country Planning Environmental Impact Assessment (England) Regulations 2017

- 3.13. Regulation 3 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regs) prohibits the grant of planning permission for Environmental Impact Assessment (EIA) Development.
- 3.14. Schedule 1 of the EIA Regs sets out those forms of development for which the undertaking of EIA is mandatory and planning applications for which must be accompanied by an Environmental

Statement (ES). The proposed development set out in this application does not fall within any of the descriptions of development set out at Schedule 1 of the EIA Regs.

- 3.15. Column 1 of Schedule 2 provides a description of those forms of development that fall within the Schedule. Column 2 provides indicative thresholds and criteria and those forms of development falling above the indicative thresholds may require EIA depending upon their nature, scale and location. However, those developments which fall below the thresholds are not Schedule 2 development and do not require EIA.
- 3.16. Part 3 of Schedule 2 of the EIA Regs describes energy related development. Part 3(a) describes industrial installations of the production of electricity, steam and hot water (unless included in Schedule 1) as falling within Schedule 2, subject to the development exceeding an area greater than 0.5 hectare.
- 3.17. A detailed description of the proposed development is set out at Section 5 of this Statement which confirms that the site area extends to some 1144 square metres, well below the 0.5 hectare threshold. The proposed development does not, therefore, fall within Schedule 2 of the EIA Regs and does not comprise EIA development.

4. Site Location and Description

Site Location

- 4.1. The site lies within the administrative area of Arun District City Council and the Parish of Walberton.
- 4.2. The location of the proposed facility is an existing tennis court lying some 50m to the west of Avisford Park Hotel at Yapton Road, Walberton. The application site lies south of the A27, Arundel Road, some 180m to the north of the recently constructed Avisford Grange Housing Estate which now forms the northern boundary of the built edge of Walberton village. The application site lies approximately 4km to the west of the centre of Arundel at approximate grid reference 497389;106463. The location of the site is shown on drawing ref 2025/99/207/1.
- 4.3. The application site lies in a suburban location, surrounded to the north, south and west by Avisford Park Golf Club, the club house of which is located some 100m to the south east of the application site. The car park serving Avisford Park Hotel lies immediately to the east beyond which is the Hotel itself.
- 4.4. The closest residential properties are located approximately 170m to the south at the recently constructed Avisford Grange housing development.

Site Description

- 4.5. Avisford Park Hotel comprises a 140 bed hotel set in parkland extending over some 36 hectares and includes an 18 hole golf course, indoor pool, spa facilities and fitness suite along with event rooms catering to conference and wedding guests.
- 4.6. It is understood that Avisford Park Hotel was first constructed as a private residence in the early 19th Century, replacing an earlier building. The private dwelling is first shown on the OS Sussex Sheet LXII published in 1880, although the use of the building changed from a private dwelling to a school in the mid-1920s. An extract from the 1880 OS sheet is provided at Figure 2 below. Subsequent OS Sheets and aerial photographs show that the building broadly retained its original form until the mid-1970s when the school was closed and the building converted to a hotel and significantly extended. The Hotel was Listed, Grade II, in September 1984.
- 4.7. Access to the application site would be gained via the existing hotel access off the B2132 Yapton Lane. It should be noted that the application site is not visible from the public highway due to intervening topography and vegetation.

- 4.8. A detailed planning history of the site is provided at Section 5 and Appendix 3 of this Statement. However, the tennis courts upon which the proposed solar array would be situated are a much later addition to the hotel, being constructed following the grant of planning permission WA/62/76 in December 1976.



Figure 2 – Extract from 1880 OS Sheet Sussex LXII

- 4.9. A detailed description of the proposed development is provided at Section 6 below and on the submitted drawings, however, the proposed solar array would be installed on what is currently a tennis court bounded by a wire mesh fence with 4no. lighting columns. This facility is only available for use to guests of the hotel, is little used and in need of repair to continue in its current form. Figure 3 below shows the tennis court as existing, with the hotel shown to the rear, beyond a high hedge.
- 4.10. To provide a supply of renewable electricity directly to the hotel, a cable would be laid between the proposed array and the existing hotel plant room situated along the rear (southern) elevation of the hotel. The route of the cable is shown on drawing NSL505-PV-SL1-R01 and has been designed so that it would primarily run along paved areas, hardstanding and car park. However, the cable route would also have to navigate the covered walkway leading to the adjacent conference facility and a small wall adjacent to the plant room. In these above ground areas, the cable would be installed in insulated ducting as shown on drawing NSL505-PV-DD3-R00. Figures

4-6 below show the existing nature of the proposed cable route, terminating at the existing plant room shown at Figure 6.



Figure 3 – Existing tennis court with hedge and hotel to the rear

- 4.11. The site lies outside any areas identified as being at risk of flooding (see Appendix 1) and outside any areas designated at the local, national or international level for the importance of ecology or biodiversity. The application site does though lie within the Risk Impact Zone for Fairmile Bottoms Site of Special Scientific Interest (SSSI). The SSSI itself is located approximately 2.5km to the north of the application site. However, the citation accompanying the Risk Impact Zone identifies that consultation with Natural England is only required in respect of aviation proposals, livestock and poultry units over certain sizes and combustion processes greater than 50MW energy input. The proposed development does not fall within any of the forms of development set out in the citation.
- 4.12. As well as Avisford Park Hotel Listed Building, there are a further 52 Listed Buildings located within 2km of the application site. These are predominantly located within the villages of Walberton and Slindon and include the Grade I Listed Parish Church of St Mary and Grade II* Listed Walberton Park. There are also Scheduled Ancient Monuments within 2km of the application site at Madehurst Wood earthworks and Gobblestubb's Copse earthworks. However, there is not considered to be any intervisibility between the application proposals and these designated sites due to the nature of intervening topography, vegetation and development.
- 4.13. The site lies outside any areas designated at the local or national level for the importance of their landscape, however the boundary of the South Downs National Park run along the eastern edge of Yapton Lane, some 250m to the east of the proposed solar array.
- 4.14. There are no Public Rights of Way running across the application site.



Figure 4 – Car park, footpath and covered walkway



Figure 5 – Paved patio area



Figure 6 – Existing Plant Room

- 4.15. The proposed cable route would connect into the hotel's electricity supply within the existing plant room and as shown on Drawing Ref NSL505-PV-SL1-R01 - Cable Route.

5. Planning History

- 5.1 The construction of the building now known as Avisford Park Hotel and use, first as a private residence and subsequently as a school, pre-date the introduction of the planning system.
- 5.2 The first record of a planning application being made is for “Alterations” in 1950. Subsequently some 78 further planning and Listed Building consent applications have been made, the vast majority of which are made after the closure of the school in 1974. Full details of the planning history of the site are provided at Appendix 3 with the most relevant grants of planning permission set out in Table 2 below.

Application Ref	Description	Decision	Date
WA/43/91	Proposed covered way to form link from existing hotel to new Business Centre	Approved	06/08/1991
WA/13/90	Proposed self-contained conference facilities delegates accommodation and leisure facilities	Approved	23/02/1990
WA/45/80	Construction of three storey extension to hotel	Approved	17/09/1980
WA/80/79	Construction of three storey extension to existing Hotel	Approved	13/02/1980
WA/14/79	Construction of 3 storey extension to existing hotel and additional parking	Approved	04/04/1979
WA/29/77	Demolition of existing laundry billiard room and store and erection of 3 storey extension containing 21 beds	Approved	05/10/1977
WA/10/77	Proposed 3 storey 20 bedroom extension after snooker room and store are demolished	Approved	23/06/1977
WA/62/76	Change of use to erection of two hard tennis courts	Approved	08/12/1976
WA/16/74	Change of use of the whole from a school to an hotel Use class XI	Approved	14/08/1974

Table 2 – Relevant Planning History

6. Description of Proposed Development

Proposed Solar Array

- 6.1. The proposed development would comprise the installation and operation of a small scale solar array measuring some 31.9m x 29.6m and contained wholly within the fence line of the existing tennis court.
- 6.2. The array would comprise of some 308 photovoltaic (PV) panels arranged as shown on Figure 7 below and Drawing Ref NSL505-PV-DD2-R00, generating approximately 163kW of renewable electricity.
- 6.3. Each individual PV panel would measure some 2.063m x 1.134m and be mounted on an aluminium frame with a maximum height of 350 mm set up at an angle of around 10° and facing broadly south to maximise the generation of renewable energy. The aluminium frame would be secured by ballast, thereby avoiding the need for intrusive or permanent fixings.
- 6.4. The installation of the proposed array on the existing tennis court and the manner of securing the array to the ground would avoid the need to undertake any significant ground works and would enable the rapid installation of the proposed development, thereby minimising disruption to the

of



operation
the hotel.

Figure 7 – Proposed Solar Array

Ancillary Development

- 6.5. Alongside the installation of the proposed solar array, additional equipment and infrastructure will be required as follows:

- 2no. battery cabinets;
 - 2no. inverters; and
 - Cable between the generator and the existing plant room.
- 6.6. Details of the ancillary equipment are provided on Drawings NSL505-PV-DD2-R00 - PV Array & Inverter Elevations and NSL505-PV-SL1-R01. The cable would connect into the existing mains electrical panel situated within the existing plant room. An additional export control panel measuring some 36cm x 28cm (smaller than a A3 sheet of paper) would be installed in the plant room.
- 6.7. It is proposed that the cable would be installed along the route shown on Drawing NSL505-PV-SL1-R01, a length of around 120m. The cable would be laid in a trench dug 400mm wide to a maximum depth of 700mm. The AC and communication cables would then be laid on a 100mm deep bed of compacted sand with a further 150mm of compacted sand surrounding the cable. The trench would then be backfilled to ground level with previously excavated material and the ground returned to its previous condition. Drawings NSL505-PV-DD1-R00 and NSL505-PV-DD3-R00 provide details of the proposed cable trench.
- 6.8. As shown on the submitted drawings, the cable will be required to navigate past both the covered walkway and wall adjacent to the plant room. The covered walkway was constructed in the early 1990s following the grant of planning permission and Listed Building Consent WS/43/91/L and WA/44/91/L respectively. External to the building, the cable would run in plastic ducting, crossing the walkway through the roof void before returning underground as shown on Drawing Ref NSL505-PV-DD3-R00.
- 6.9. Alongside the solar array, 2no. cabinets would be installed housing batteries and inverters. The cabinets would be installed immediately adjacent batteries and 2no. inverters would be installed. The location of the proposed cabinets is shown immediately adjacent to the proposed solar array on Drawing NSL505-PV-SL1-R01 with elevations shown on Drawing NSL505-PV-DD2-R00.
- 6.10. The cabinets would be installed on a 300mm deep concrete plinth installed on an area of existing paving adjacent to the tennis court. The cabinets are shown in figure 8 below and would measure some 2258mm(h)x725mm(w)x 1224mm(d). Batteries contained within the cabinet would store electricity to ensure that supply was maintained to the hotel, with the inverter installed to convert the direct current electricity generated by the solar array to alternating current suitable for supply into the premises.

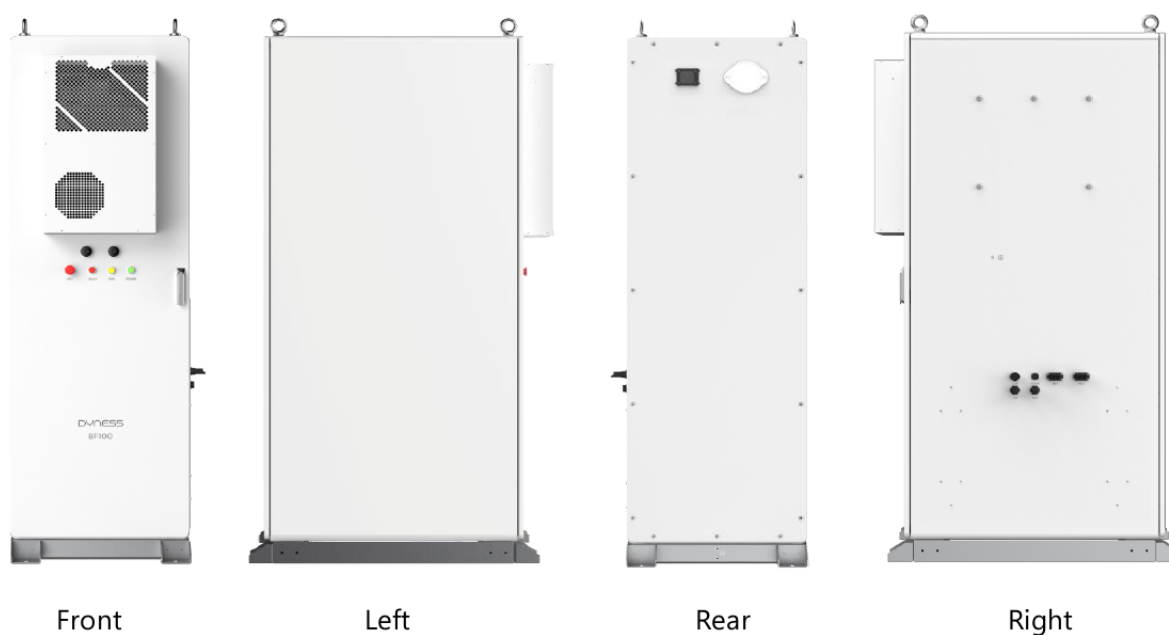


Figure 8 – Proposed battery cabinet and inverter.

- 6.11. The proposed battery cabinets would be enclosed within a wire mesh fence to match the existing boundary treatment of the tennis court.

Operation

- 6.12. Once installed, the plant would supply electricity to the adjacent hotel. The proposed scheme would generate approximately 163kWp of renewable electricity. The bulk of this generation would be utilised in the operation of the hotel; however, a small amount would be exported to the national grid. It is estimated that the operation of the proposed solar array would reduce the carbon footprint of the hotel by around 35,000kg per year.
- 6.13. Once installed, the operation of the development would be monitored remotely. It may would be necessary to attend site only for the cleaning of panels, routine maintenance and checks on equipment. This would most likely be undertaken by a single operative visiting once a month in a transit van type vehicle. Access for maintenance visits would be via the existing hotel access.

Decommissioning

- 6.14. Due to the nature and scale of the proposed development, it can easily be removed from site at the end of its useful life. It is anticipated that the proposed development would have a design life of up to 40 years, after which the solar panels and batteries would be removed and recycled and the site restored to its current condition and use.

7. Design and Access

Scale

- 7.1 The scale of the proposed development has been specifically undertaken having regard to the location of the application site within an established industrial estate.
- 7.2 The proposed solar array has been designed specifically to generate sufficient electricity to support the ongoing operation of the hotel, with only a small amount of electricity exported to the national grid. This has allowed the siting of the proposed array within an area of the hotel grounds that has been previously subject to development. This scale of the proposed development has been designed to minimise potential impacts upon the environment and local amenity and the operation of the hotel.
- 7.3 The ancillary development is sufficient only to allow the operation of the proposed development and consistent with the scale and nature of the development overall and makes use of existing facilities (hardstanding/plant room etc) to ensure that potential impacts are minimised.

External Appearance

- 7.4 The existing tennis court is surrounded by a two metre high wire mesh fence and 4 lighting poles. There would be very little change to this current arrangement. For security purposes, the wire mesh fence would be extended to enclose the batteries and inverters. no additional lighting would be provided as part of this application.
- 7.5 The cable would be installed within a 700mm deep trench running along the route shown on drawing NSL505-PV-SL1-R01. Once installed, the trench would be backfilled and the land reinstated to its current condition, there would be no change in external appearance as a result of the installation of the cable.

Boundary Treatment

- 7.6 The proposed solar array would be bounded on all four sides by the existing wire mesh fence and lighting columns associated with the site's current use as a tennis court. The only additional boundary treatment proposed would be the extension of the wire mesh fence around the battery cabinets.

Access

- 7.7 Vehicular access to the application site would be gained via the existing access from Yapton Lane. Following the completion of the installation, access would only be required for the cleaning

of panels, routine maintenance and checks on equipment. This would most likely be undertaken by a single operative visiting once a month in a transit van type vehicle. Vehicles would most likely make use of existing car parking facilities and access the solar array and plant room by level pedestrian access. There should be no other need for access into the application site following installation.

8. Relevant Planning Policy

- 8.1. Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of the determination of a planning application, that determination must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 8.2. This Section identifies the relevant policies of the development plan and other material considerations which should be taken into account when considering this planning application.

National Planning Policy Framework

- 8.3. The current National Planning Policy Framework (NPPF) was published in December 2024 and sets out the government's planning policies for England and how these are expected to be applied.
- 8.4. Paragraph 2 states that the NPPF must be taken into account when preparing the development plan and is a material consideration in planning decisions.
- 8.5. Paragraph 7 sets out the purpose of the planning system to contribute to sustainable development with paragraph 8 expanding on that to set out the three overarching objectives of the planning system in an effort to achieve sustainable development. These interdependent objectives are:
- Economic - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - Social - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - Environmental - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.6. Footnote 7 of the NPPF lists those areas within which the presumption in favour of sustainable development does not apply. This is a closed list which includes, amongst other things Sites of Special Scientific Interest and Area of Outstanding Natural Beauty. The application site is not within any of those designated site identified in Footnote 7.

- 8.7. Chapter 6 of the NPPF sets out planning policy to support a strong, competitive economy.
- 8.8. Paragraph 85 seeks to encourage decision making which helps to create the conditions in which businesses can invest, expand and adapt. The NPPF also places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 8.9. Chapter 11 of the NPPF promotes the effective use of land giving requiring planning authorities to promote and support the development of under-utilised land and buildings, supporting such development unless substantial harm would be caused.
- 8.10. Paragraph 170 directs development away from areas at highest risk of flooding while paragraph 181 requires planning authorities to ensure that flood risk is not increased elsewhere.
- 8.11. Chapter 14 sets out the Government's measures to meet the challenge of climate change, flooding and coastal change.
- 8.12. Paragraph 168 directs that, when dealing with renewable and low carbon energy development, local planning authorities should not require applicants to demonstrate the need for the development and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposals contribution to a net zero future and recognise that small scale and community led projects provide a valuable contribution to cutting greenhouse gas emissions.

The Development Plan

- 8.13. The Statutory development Plan for the area currently comprises the following documents:
- The Arun Local Plan 2011-2031
 - The West Sussex Waste Local Plan 2014
 - The Joint Minerals Local Plan 2018 and the Soft Sand Review
 - Walberton Neighbourhood Development Plan 2

The Arun Local Plan 2011-2031

- 8.14. The Arun Local Plan (ALP) was adopted in July 2018 and cover the period 2011-2031. The ALP sets out the Council's vision for the future of Arun. The foreword to the ALP states that economic growth for job creation is the number one priority of the Local Authority and the central theme of the ALP. Job creation would be achieved by, amongst other things, encouraging employment growth in leisure based activities.

- 8.15. **Policy SD SP1** sets out reiterates the NPPF commitment to supporting sustainable development and states:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that will contribute to the social, economic and environmental conditions south of the National Park through to the coast and throughout its settlements (both coastal and inland).

This presumption will not be applicable where development requires an Appropriate Assessment or where consideration of the need for one is being undertaken.

- 8.16. The proposed development would bring about contribute to the social, economic and environmental conditions of the area through the provision of a low cost supply of renewable energy to the hotel, reducing both costs and the carbon footprint of the operations.
- 8.17. Furthermore, the proposed development has been designed and located to ensure that impacts upon the environment and amenity, including potential impacts upon both the fabric and setting of the Listed hotel re minimised. The proposed development comprises sustainable development and, in accordance with both Policy SD SP1 and the provisions of the NPPF, should be granted planning permission.
- 8.18. **Policy SD SP2** defines the boundary of built up area for the main towns and villages in the District and states:
- Built Up Area Boundaries are defined for the main towns and villages in the District and shown on the Policies Maps. Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.*
- 8.19. Figure 9 below provides an extract from the Arun Local Plan Policies Map which shows the location of the application site in relation to the defined built-up area boundary of Walberton village.
- 8.20. The application site can be seen to lie outside the defined Built up Area Boundary.

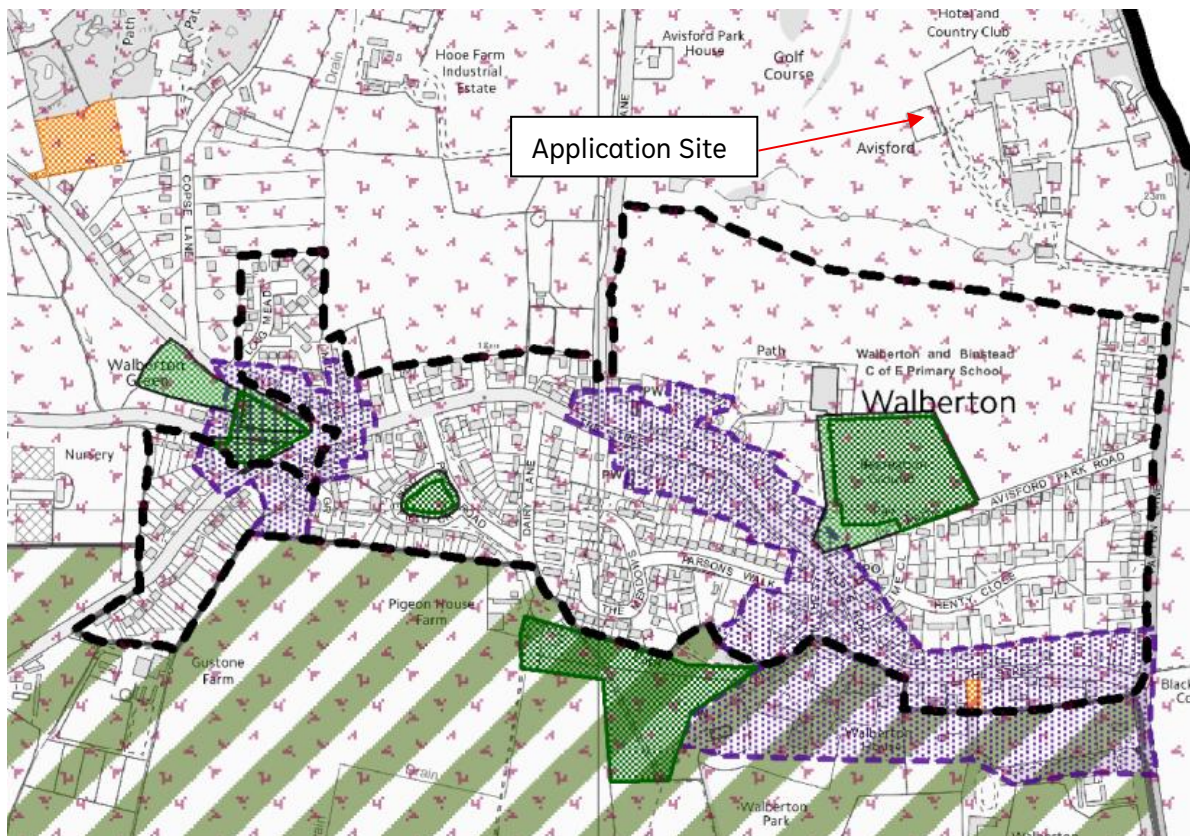


Figure 9 Extract from Arun Local Plan showing built up boundary of Walberton village

- 8.21. **Policy CS SP1** defines land outside defined built up areas as countryside, recognised for its intrinsic character and beauty, stating that:

Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty.

Development will be permitted in the countryside where it is:

- a. for the operational needs of agriculture, horticulture, forestry, the extraction of minerals or the management of waste as part of a waste site allocation within the West Sussex Waste Local Plan; or*
- b. for quiet, informal recreation; or*
- c. for green infrastructure; or*
- d. for the diversification of the rural economy; or*
- e. for road and/or cycle schemes; or*
- f. in accordance with other policies in the Plan which refer to a specific use or type of development.*

The Council will take into account cumulative impact of development in the consideration of planning applications.

To ensure better management of the rural-urban fringe in those areas where significant new development is proposed, early consideration will need to be given to landscape and biodiversity enhancement, woodland management, recreation provision and access routes.

- 8.22. It is recognized that, for the purposes of Policy CS SP1, the application site lies in a countryside location. However, the proposed development would be small scale in nature, make use of the

previously developed tennis court and would be wholly located within and support an established leisure facility, recognised as being an important local employer.

8.23. It is therefore considered that the proposed development, as demonstrated throughout this Statement complies with the requirements of bullet point of Policy CS SP1.

8.24. **Policy LAN DM1** seeks to protect landscape character and states:

Development within the setting of the South Downs National Park must have special regard to the conservation of that setting, including views into and out of the Park, and will not be permitted where there would be harmful effects on these considerations.

Development throughout the plan area should respect the particular characteristics and natural features of the relevant landscape character areas and seek, wherever possible, to reinforce or repair the character of those areas

The historic character and development pattern of settlements within the District should be respected, taking into account their distinct identity and setting

8.25. It is acknowledged that the proposed development lies approximately 250m from the boundary of the South Downs National Park. The location of the proposed development within the landscape has been a significant factor in the development of the proposals which have been designed to be small scale in nature, providing only for the energy requirements of the adjacent hotel with a small amount exported to the national grid. Furthermore, height and orientation of the array have been designed to both maximise energy generation and ensure that views of the site from within the National Park would not be possible.

8.26. In utilising the previously developed tennis courts, the proposed development would have no impact upon the historic character and/or development patterns of settlements.

8.27. It is therefore considered that the proposed development complies with the requirements of Policy LAN DM1.

8.28. **Policy EMP SP1** seeks to promote sustainable economic growth and states:

The Council, with partners, will promote the sustainable growth of the District's economy to meet the varying needs of different economic sectors and to support regeneration within the two main towns. The Plan allocates circa 75 hectares of employment land in order to provide sufficient flexibility to meet the future needs and aspirations for the District to support the regeneration of Bognor Regis and Littlehampton, support job creation, provide for the needs of modern business, increase the attractiveness of the District as a business location and support the economic development of the coastal market area. This will comprise:

a. Promoting regeneration of the District's main town centres as the focus for retail, office and leisure development, especially in the Bognor Regis and Littlehampton Economic Growth Areas in accordance with the sequential test;

b. The provision of new high quality employment sites: strategic employment land allocations in Bognor Regis, Littlehampton and Angmering;

c. The provision of land to accommodate employment needs including the expansion of existing employment areas;

- d. The provision of on-site employment within strategic housing developments (H SP2a, H SP2b and HSP2c);*
- e. Reflecting local aspirations for employment through the Neighbourhood Development Plans;*
- f. Protecting and enhancing existing and allocated employment sites and premises to meet the needs of business subject to regular review and monitoring;*
- g. Supporting and promoting a high quality visitor economy;*
- h. Supporting sustainable employment opportunities in inland settlements and rural areas;*
- i. Working with partners and supporting initiatives and development which assist in improving academic and vocational skills and training opportunities for local residents; and*
- j. Supporting initiatives to improve ICT connectivity and improve take-up of ICT by local businesses while requiring new developments to include provision for advanced ICT infrastructure*
- k. The integration of other uses and forms of development where it facilitates the delivery of economic objectives and fosters growth and innovation.*
- l. The provision of appropriately scaled development where such uses compliment, and are compatible with, employment/commercial uses*

8.29. Of particular relevance to the consideration of this application are bullet points e, f, g and h. Avisford Park Hotel is an existing employer, recognized as a significant local employer within the adopted Walberton Neighbourhood Plan, playing an important role in providing a high quality visitor economy. The proposed development would support the ongoing operation of the hotel by reducing energy costs and the carbon footprint of the operations, thereby supporting sustainable employment opportunities in a rural area.

8.30. **Policy TOU SP1** seeks to encourage sustainable tourism development and states:

Sustainable tourism development will be encouraged where it protects as well as promotes the main tourism assets of;

- a. the waterfronts – the coast, rivers and estuaries,*
- b. the complimentary visitor uses of the fertile coastal plain in conjunction with agriculture, and*
- c. the backdrop and access for visitors to the South Downs National Park with the historic town of Arundel as it's focal point, that make the District attractive to visitors.*

Proposals for visitor related development will be determined by Arun's capacity to absorb such growth; for Arun this means tourism growth which:

- a. Encourages long-term visitor interest / activity;*
- b. Ensures a viable visitor economy;*
- c. Provides benefit to local people;*
- d. Extends the visitor season; and*
- e. Protects and enhances the natural and built environment of Arun*

8.31. Whilst not a tourist development in its own right, the proposed development would bring about significant benefits to the existing Avisford Park Hotel. While small scale in nature, the proposed array would provide all the hotel's current electricity needs, greatly improve energy efficiency and reduce cost and carbon footprint.

- 8.32. **Policy D SP1** sets out the Planning Authority's commitment to good design which positively contributes to making places better for people, stating that:

All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development.

With major developments (as defined in the GDPO 1995 (as amended) or allocated sites in the Development Plan. In addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required.

- 8.33. The proposed development is small scale in nature and would be installed on an existing hardstanding within the grounds of an established hotel. The location of the proposed array has been chosen to maximise the efficient use of land whilst the location, height and orientation of the proposed panels would ensure that the proposed development remained ancillary to the hotel and the character of the adjacent Listed Building was maintained. It is considered that, for the reasons set out throughout this document, that good design has been achieved and the proposed development complies with the requirements of Policy D SP1.

- 8.34. **Policy ECC SP2** sets out the Planning Authority's spatial policy with regard to the inclusion of energy and climate change mitigation within all new developments, stating that:

All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;*
- b. Use design and layout to promote energy efficiency; and*
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels.*

All major developments (47) must produce 10% of the total predicted energy requirements from renewable or low carbon energy generation on site, unless it can be demonstrated that this is unviable. Energy efficiency measures will be taken into consideration when the total predicted energy requirements are calculated. The Council will consider 'allowable solutions' where it is clearly demonstrated that the provision of on site renewable or low carbon energy generation is unviable or not feasible.

Where planning permission is required to retrofit energy efficiency measures into existing development, schemes will be permitted, subject to the Design and Built Heritage policies.

In assessing the achievement of these standards the Council will consider:

- *Site constraints;*
- *Technical viability;*
- *Financial viability; and*
- *Delivery of additional benefits.*

- 8.35. Of particular relevance to consideration of this application is the support provided for the retrofitting of energy efficiency measures to existing development.
- 8.36. This application is accompanied by a Heritage Statement which demonstrates that the proposed development would have no impact upon the fabric or the setting of the Listed Building but would bring about significant benefits in terms of energy efficiency.
- 8.37. In addition, the proposed design and location of the proposed array would maximise the efficient use of land, while maintaining the character and appearance of the adjacent Listed Building.
- 8.38. On that basis, the proposed development complies with the requirements of Policy ECC SP2.
- 8.39. **Policy SCC DM1** deals specifically with renewable energy, stating that:

The Council will support renewable energy development subject to the criteria in this Policy. Schemes will be expected to contribute to the social, economic and environmental development and overall regeneration of the District.

Within areas of protected landscapes, areas or buildings, development should generally be small scale or community based.

The Council will support proposals for appropriately located renewable energy development, and their ancillary development where they meet the following criteria:

- a. The proposal is located and designed to minimise adverse impacts to landscape, habitats, the historic environment and residential amenity including visual, noise and odour impacts;*
- b. The location and design of proposals will need to take account of the Council's landscape assessment and landscape sensitivity studies (or successor documents) and proposals for large scale renewable energy projects will need to be supported by a zone of theoretical visibility and viewpoint assessment;*
- c. Priority should be given to proposals that integrate with existing or new development where appropriate to do so having regard to (a); and*
- d. All proposals will need to demonstrate a suitable connection to the electricity distribution network, or appropriate energy storage facility, and provide evidence to demonstrate that the connection will not result in unacceptable impacts upon the landscape, natural and historic environment or visual and residential amenity.*

- 8.40. The proposed development is small scale in nature, with the array covering an area of less than 950 square metres. The application site lies outside any protected landscapes but adjacent to both the Grade II Listed Avisford Park Hotel and around 260m to the west of the boundary of the South Downs National Park. As a result, great care has been taken with the siting and design of the proposed development.
- 8.41. It is proposed that the array be site within the existing tennis court area to maximise the efficient use of land, the proposed pitch of the array has been designed to minimise the height of each panel which would be restricted to a maximum of 350mm. The proposed array would be mounted on a simple aluminium frame which would be secured through the use of ballast, rather than any intrusive ground works and fixings and could be easily removed at the end of its useful life.

- 8.42. Due to the chosen location of the proposed array and adjacent planting and development, there would be no views of the development from within the National Park, nor would there be any views from residential properties.
- 8.43. With regard to electricity connection, much of the electricity generated by the solar array would be stored in the proposed batteries and utilised in the operation of the hotel with only a small amount exported to the distribution network. No additional work would be required to enable the export of this small amount of energy and there would be no additional harm to the environment or amenity as a result.
- 8.44. The adopted Local Plan acknowledges that the historic environment is one of Arun District's greatest assets.
- 8.45. **Policy HER SP1** seeks to protect both designated and non-designated heritage assets from harm, stating that:

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach:

Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a proactive stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

- 8.46. This application is supported by a Heritage Statement which assesses the significance of the heritage assets potentially affected by the proposed development and the potential impact of that development on their significance.

- 8.47. In summary, the Heritage Statement finds that the proposed development would give rise to no significant harm to the Listed Building or its setting.
- 8.48. In addition, the proposed development has been designed to minimize impacts. The proposed array is small scale in nature and would be mounted on a simple aluminium frame, secured using ballast rather than intrusive ground fixings. The proposed route of the associated cable has been designed to ensure that it travels through existing areas of hardstanding. The proposed development would therefore not give rise to any potential to encounter unknown buried archaeology.
- 8.49. For these reasons, it is therefore considered that the proposed development would comply fully with the requirements of Policy HER SP1.
- 8.50. **Policy HER DM1** deals specifically with proposals which might affect Listed Buildings and States:

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;*
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;*
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;*
- d. Protect the special interest of buildings of architectural or historic interest; and*
- e. Protect, and where possible enhance the setting of the building.*

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- h. The physical condition of the building has deteriorated, through no fault of the owner/applicant for which evidence can be submitted, to a point that the cost of retaining the building outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.*

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long term conservation of the structure and fabric of the building.

The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

- 8.51. Policy HER DM1 seeks to protect both the fabric and integrity of Listed Buildings. It is also noted that the policy explicitly deals with proposals to mitigate climate change, supporting those forms of development where they can demonstrate that they would respect the significance of the Listed Building and not have an adverse impact on appearance, character or historic fabric.

- 8.52. The proposed development would have no impact upon the fabric of the Listed Building. The proposed development has been designed to be small scale in nature and located away from the Listed Building on a tennis court constructed in the 1980s, post the Listing of the building. In addition, the route of the associated cable has been designed to minimise potential impacts. The cable would be located underground, save for a short stretch which would cross the covered walkway running between the Hotel and nearby conference centre. This walkway was constructed following a grant of planning permission in 1991. Connection of the electricity supply into the building would be within the existing plant room and would involve the installation and connection of a small wall mounted control box (around A3 paper sized) within that plant room.
- 8.53. The applicant has considered alternative arrangements for the installation of the proposed solar array, including the potential for the installation of a roof mounted array. However, given the citation of the Listed Building makes specific reference to the building's slate roof, this option was discounted as having the potential to give rise to more significant impacts upon the Listed Building than the proposals set out in this application.
- 8.54. With regard to the setting of the Listed Building, the proposed development would be sited upon an existing hardstanding to the west of the designated heritage asset with a high hedge separating the two. The proposed array and ancillary infrastructure are small scale in nature and have been specifically designed to be simple in their design and easily removable at the end of their useful life. On this basis, it is considered that the proposed development would not have a significant impact upon the setting of the Listed Building.
- 8.55. The proposed development therefore complies with the requirements of Policy HER DM1.
- 8.56. **Policy ENV DM5** seeks to protect biodiversity in development and states that:

Development shall:

a. Retain and sympathetically incorporate locally valued and important habitats, including wildlife corridors and stepping stones

b. Be designed in order to minimise disturbance to habitats

Development proposals that do not reasonably address opportunities for enhancing these through their design, layout and landscaping or access/management shall not be permitted. Where a development scheme would result in a habitat loss, mitigation measures will be proposed as part of the proposed scheme and such measures agreed with the Local Planning Authority prior to the determination of any planning application.

Within Biodiversity Opportunity Areas (BOAs) identified on the Policies Maps or where likely to have an impact on species or habitats within the BOAs, any application for planning permission shall include a properly conducted survey of the presence of that species and habitat and impact(s) that development may have on the BOA.

8.57. The proposed development has been specifically designed to minimize disturbance to habitats. The proposed array would be sited on an existing hardstanding with the cable run routed so as to take advantage of gaps in hedgerows and existing developed areas of the hotel grounds including car parks and patio areas. Only a very small area of ornamental planting of around 1 square metre would be disturbed as a result of the proposed development and that planting would be reinstated following the installation of the proposed cable. It is therefore considered that the proposed development complies fully with the requirements of Policy ENV DM5.

8.58. **Policy W DM2** deals with the threat of flooding, directing development to areas at the lowest risk of flooding by stating that:

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.*
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.*
- c. The sustainability benefits to the wider community are clearly identified.*
- d. The scheme identifies adaptation and mitigation measures.*
- e. Appropriate flood warning and evacuation plans are in place; and*
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilizing temporary storage areas.*

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.

8.59. The proposed development covers an area of roughly 0.1 hectare and lies in an area identified as having a low risk of flooding, there is therefore no requirement for this application to be accompanied by a flood risk assessment.

8.60. The proposed development would be sited on an existing hard surface, and the proposed cable run would be installed within existing hard surface areas of the hotel grounds. Following installation of the required cables, the land would be reinstated to its current condition. The proposed development would not require any additional drainage and would have no impact on

drainage. The proposed development is therefore considered to comply with the requirements of Policy W DM2.

- 8.61. **Policy QE SP1** seeks to protect the local environment and residential amenity by ensuring that development does not give rise to significant negative impacts through noise, light, odour or outputs to air. The policy states:

The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District.

The location of existing industrial and commercial uses, including waste management uses, must be taken into consideration when assessing proposals for development sensitive to noise, light, odour and outputs to air. This is to ensure that land allocated for these uses are protected and to ensure that the amenity of new developments and facilities is safeguarded from the impacts of incompatible land uses.

- 8.62. The proposed development is small scale in nature and will not give rise to emissions of odour noise and light. No additional lighting is required as part of this planning application and no odour would be generated by the proposed development. With regard to noise, the proposed batteries and inverters would be housed within cabinets and remote from sensitive receptors. The closest residential receptors are located approximately 200m to the east and south with intervening built development and vegetation providing significant barriers to noise propagation. It is unlikely that the proposed development would give rise to any impacts from noise.
- 8.63. The proposed development therefore complies fully with the requirements of Policy QE DM1.

The West Sussex Waste Local Plan

- 8.64. The West Sussex Waste Local Plan was first Adopted in 2014 and covers the period to 2031. The Waste Local Plan has been subject to 5 yearly reviews in 2019 and 2024, both of which concluded that the Plan remains relevant and effective.
- 8.65. There are no policies contained within the West Sussex Waste Local Plan relevant to the determination of this application and the policies contained within the adopted Plan are not considered any further in this Statement.

The Joint Minerals Local Plan 2018 and the Soft Sand Review

- 8.66. The Joint Minerals Local Plan was first adopted in 2018 and covers the period to 2033. The Minerals Local Plan was subject to a single issue (soft sand) review in 2021 with formal revision adopted in March of that year.

- 8.67. Figure 10 below provides an extract from the Arun Local Plan Policies Map which shows that the application site lies within the Sharp Sand and Gravel Minerals Safeguarding Area (MSA).



Figure 10 – Extract from Arun Local Plan Policies Map showing the application site within the sharp sand mineral safeguarding area.

- 8.68. Policy M9, relating to the safeguarding of minerals, of the Minerals Local Plan is therefore relevant to the determination of this application.
- 8.69. **Policy M9** states that:
- (a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.
 - (b) Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation.
Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:
 - (i) Mineral sterilisation will not occur; or
 - (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
 - (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.
- 8.70. The proposed development is small scale in nature, reversible and, importantly, located within an existing developed area within the larger premises of an established leisure facility. On that basis, no mineral would be sterilised as a result of the proposed development which therefore complies with the requirements of Policy M9(b)(i).

- 8.71. In addition, due to the small scale nature of the proposed development, covering an area of some 0.11 of a hectare, and location adjacent to the established hotel and golf course, it would be neither appropriate nor practicable to extract mineral prior to the development taking place.

Walberton Neighbourhood Development Plan 2

- 8.72. The Walberton Neighbourhood Development Plan 2 was adopted following a referendum held in May 2021.

- 8.73. The NDP recognises the importance of Avisford Park Hotel a significant local employer.

- 8.74. There are no policies contained within the NDP that relate specifically to the provision of renewable or low carbon energy such as that proposed in this application. However, the following Policies are considered relevant:

- 8.75. **Policy VE13 2020** establishes distinctive views and vistas which the NDP considers are integral to the rural character of the area and states:

Development proposals should respect and, wherever possible, enhance distinctive views and vistas as identified on the map at Schedule 7 by ensuring that the visual impact on these views is carefully and sympathetically controlled.

- 8.76. Only one of these vistas looks towards the proposed development from Binsted Lane to the east. Due to the nature of the proposed development, the solar panels would reach a maximum height of 350mm above ground level and the battery cabinet just over 2.5m above ground level, these elements would not be visible in this view.

- 8.77. It is therefore considered that the proposed development respects the distinctive views and vistas and complies with the requirements of Policy VE13 2020.

- 8.78. **Policy HP1 2020** sets out Policy relating to development both within and without the built up area boundary established in the Arun Local plan, stating that:

Proposals for development within the built-up area boundary of Walberton, defined in Schedule 2 will be supported.

Proposals for development outside of the built-up area boundary will be supported where they accord with countryside policies in the Arun Local Plan and South Downs Local Plan. Development for essential utility infrastructure will be supported where the benefits outweigh any harm, and it can be demonstrated that no reasonable alternative sites are available.

- 8.79. The application site lies outside the built-up area boundary. However, the proposed development has been shown to comply with the requirements of the Arun Local Plan with regards to location and has been designed to ensure impacts upon the landscape and visual amenity have been minimised. The siting of the proposed array, on the previously developed tennis courts, would

ensure that the gaps between the settlements covered by the neighbourhood plan would be protected whilst providing essential infrastructure to support the ongoing operation of the hotel.

Other Material Considerations

- 8.80. Alongside the adopted Development Plan, other material considerations related to the proposed development include National Policy Statements (NPS) and relevant parts are set out below.

Overarching National Policy Statement for Energy EN-1

- 8.81. Section 1.2 of EN-1 sets out the role of NPS in the wider planning system stating that they “*may be a material consideration in decision making on applications that fall under the Town and Country Planning Act 1990.*”
- 8.82. Para 1.2.2 goes on to confirm that the decision on whether the policies of NPS are material to a particular planning application “*will be judged on a case-by-case basis and will depend upon the extent to which the matters are already covered by applicable planning policy.*”
- 8.83. Paragraphs 3.3.20 – 3.3.24 recognise the importance of the role to be played by wind and solar generation stating that “*a secure, reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar.*”
- 8.84. Para 3.3.57 – 3.3.64 set out the urgency of the need for electricity generating capacity stating that “*by 2035, all our electricity will need to come from low carbon sources...*” and goes on to establish a need for the generation technologies required to achieve these aims by 2035, including Solar PV.

National Policy Statement for Renewable Energy Infrastructure EN-3

- 8.85. Section 2.10 of En-3 sets out policy specifically in respect of solar photovoltaic generation stating that “*The government has committed to sustained growth in solar capacity to ensure that we are on a pathway that allows us to meet net zero emissions by 2050. As such, solar is a key part of the government’s strategy for low-cost decarbonisation of the energy sector.*” and that “*Solar also has an important role in delivering the government’s goals for greater energy independence. The British Energy Security Strategy states that government expects a five-fold increase in combined ground and rooftop solar deployment by 2035 (up to 70GW).*”
- 8.86. It is clear that Government Policy established at the national level is committed to the installation of significant new renewable energy generating facilities including solar photovoltaic systems and the urgent need for these facilities is established through both NPS EN-1 and NPS EN-3

9. Summary and Conclusions

- 9.1. This planning application proposes the installation of a solar photovoltaic array in the grounds of Avisford park Hotel. The proposed installation would generate sufficient electricity to provide all of the Hotel's needs along with a small amount to be exported to the electricity distribution network. The operation of the proposed array would reduce the carbon footprint of the hotel by around 35000kg annually.
- 9.2. Avisford Park Hotel is recognised as a substantial local employer within the adopted Walberton Neighbourhood Plan, providing employment opportunities to local people while also providing a welcoming facility for visitors to the area and to the South Downs National Park. The installation of the proposed array would provide a secure, low cost supply of electricity to the hotel, helping to ensure that the operations remain viable over the longer term.
- 8.87. This Statement demonstrates that the proposed development not only complies with the relevant policies of the adopted Development Plan but comprises Sustainable Development as defined by the National Planning Policy framework. This Statement demonstrates that the proposed development meets the social, environmental and economic objectives of sustainable development and is, in principle, supported by the planning system.
- 8.88. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that *"where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise."*
- 8.89. Not only has it been demonstrated that the proposed development complies with the requirements of the development plan, but it is also clear that planning policy and other material consideration expressly support this type of development.
- 8.90. As the proposed development comprises sustainable development and there are no other material factors which would indicate that the proposal conflicts with any policies of the NPPF or the adopted and emerging Development Plan, the proposal should be approved without delay.

Appendix 1 – Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
2025_99_207	497401/106467	19 November 2025 16:14

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

2025_99_207

Location (easting/northing)

497401/106467

Scale

1:2,500

Created

19 Nov 2025 16:14

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

Appendix 2 – MAGIC Site Check Data

Site Check Report generated on Fri Nov 21 2025

The following features have been found in your search area:

You selected the location: Centroid Grid Ref: SU97380646

Listed Buildings (England)

NAME

THE SPUR PUBLIC HOUSE

LISTENTRY

1039945

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

497070

NORTHING

108170

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1039945>

NAME

47, PARK LANE

LISTENTRY

1221721

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496448

NORTHING

107935

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221721>

NAME

CLIFTON COTTAGE

LISTENTRY

1221723

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496397

NORTHING

108118

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221723>

NAME

TIMBERS

LISTENTRY

1221724

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496400

NORTHING

108064

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221724>

NAME

DAIRY COTTAGE

LISTENTRY

1221725

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496493

NORTHING

107949

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221725>

NAME

ELM COTTAGE

LISTENTRY

1221727

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496436

NORTHING

108160

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221727>

NAME

FLINT COTTAGE

LISTENTRY

1221728

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496474

NORTHING

107985

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221728>

NAME

HOPE COTTAGE (SOUTH RANGE)

LISTENTRY

1221915

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496429

NORTHING

107995

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221915>

NAME

GASTON FARMHOUSE

LISTENTRY

1221940

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496471

NORTHING

108194

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221940>

NAME

WADES COTTAGE

LISTENTRY

1221941

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496463

NORTHING

108014

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221941>

NAME

48, SCHOOL HILL

LISTENTRY

1221956

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496490

NORTHING

107980

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221956>

NAME

THE GLEBE HOUSE

LISTENTRY

1221993

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

498144

NORTHING

106204

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221993>

NAME

Dovecote at the south end, Dairy Lane

LISTENTRY

1221998

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

496932

NORTHING

105841

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221998>

NAME

MILL COTTAGE

LISTENTRY

1221999

GRADE

II

LISTDATE

20/09/1984

CAPTURESCA

1:2500

EASTING

497048

NORTHING

107113

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1221999>

NAME

OLD HALL COTTAGE

LISTENTRY

1222000

GRADE

II

LISTDATE

15/08/1969

CAPTURESCA

1:2500

EASTING

497205

NORTHING

106027

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1222000>

NAME

FORGE COTTAGES

LISTENTRY

1222001

GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497624
NORTHING
105811
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222001>
NAME
The remains of the Village Pound
LISTENTRY
1222002
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
496864
NORTHING
106127
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222002>
NAME
JESSAMINE COTTAGE
LISTENTRY
1222003
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497235
NORTHING
105959
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222003>
NAME
MAGNOLIA COTTAGE
LISTENTRY
1222004
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497240
NORTHING
105865
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222004>
NAME
CHURCH FARMHOUSE
LISTENTRY
1222198
GRADE
II
LISTDATE
05/06/1958
CAPTURESCA
1:2500
EASTING
498132
NORTHING
106407
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222198>
NAME
GOODACRES
LISTENTRY
1222238
GRADE
II
LISTDATE

04/12/1980
CAPTURESCA
1:2500
EASTING
495577
NORTHING
106964
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222238>
NAME
CHOLLER FARMHOUSE
LISTENTRY
1222292
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
495766
NORTHING
105659
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222292>
NAME
BEAM ENDS
LISTENTRY
1222465
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497743
NORTHING
106443
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222465>
NAME
HOLLY TREE COTTAGE
LISTENTRY
1222494
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497180
NORTHING
106056
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222494>
NAME
FERNLEIGH
LISTENTRY
1222506
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497206
NORTHING
106009
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222506>
NAME
15-20, THE STREET
LISTENTRY
1222510
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500

EASTING
496699
NORTHING
106078
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222510>
NAME
INGLESIDE WALBERTON POST OFFICE
LISTENTRY
1222525
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497164
NORTHING
106023
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222525>
NAME
THE STABLES AND COACH HOUSE TO THE NORTH OF WALBERTON STORES
LISTENTRY
1222527
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497244
NORTHING
105888
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222527>
NAME
THE DOWER HOUSE
LISTENTRY
1222529
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497176
NORTHING
105861
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222529>
NAME
MANOR LODGE AND THE WEST WING
LISTENTRY
1222530
GRADE
II
LISTDATE
05/06/1958
CAPTURESCA
1:2500
EASTING
497274
NORTHING
105839
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222530>
NAME
Walberton Park
LISTENTRY
1222531
GRADE
II*
LISTDATE
05/06/1958
CAPTURESCA
1:2500
EASTING
497240
NORTHING

105727
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222531>
NAME
BREWERY COTTAGE
LISTENTRY
1222532
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497537
NORTHING
105797
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222532>
NAME
FRIARS OAK AND LITTLE BOX COTTAGE
LISTENTRY
1222533
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
Unknown
EASTING
496647
NORTHING
106007
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222533>
NAME
AVISFORD PARK HOTEL
LISTENTRY
1222534
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497513
NORTHING
106513
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222534>
NAME
SWISS COTTAGE
LISTENTRY
1222535
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497716
NORTHING
106428
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1222535>
NAME
45, PARK LANE
LISTENTRY
1224929
GRADE
II
LISTDATE
26/01/1994
CAPTURESCA
1:2500
EASTING
496427
NORTHING
107908
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1224929>

NAME
THE OLD VICARAGE
LISTENTRY
1237619
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497404
NORTHING
105772
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1237619>

NAME
THE OLD MALT HOUSE
LISTENTRY
1237622
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497564
NORTHING
105799
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1237622>

NAME
SMUGGLERS STEPS
LISTENTRY
1237843
GRADE
II
LISTDATE
18/10/1991
CAPTURESCA
1:2500
EASTING
497484
NORTHING
105819
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1237843>

NAME
MONUMENT TO CHARLES COOK IN ST MARY'S CHURCHYARD
LISTENTRY
1237844
GRADE
II
LISTDATE
26/09/1994
CAPTURESCA
1:2500
EASTING
497139
NORTHING
105757
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1237844>

NAME
THE LODGE OF AVISFORD PARK HOTEL
LISTENTRY
1274555
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497618
NORTHING
106584
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1274555>

NAME
THE ROYAL OAK INN
LISTENTRY

1274588
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497482
NORTHING
106786
HYPERLINK
<https://historicalengland.org.uk/listing/the-list/list-entry/1274588>

NAME
THE PARISH CHURCH OF ST MARY
LISTENTRY
1274629

GRADE
I
LISTDATE
05/06/1958
CAPTURESCA
1:2500
EASTING
497146
NORTHING
105734
HYPERLINK
<https://historicalengland.org.uk/listing/the-list/list-entry/1274629>

NAME
THE GATEPIERS AND BOUNDARY WALL OF WALBERTON HOUSE TO THE NORTH EAST OF THE HOUSE AND ADJOINING MANOR LODGE
ON THE EAST

LISTENTRY
1274630
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497302
NORTHING
105823
HYPERLINK
<https://historicalengland.org.uk/listing/the-list/list-entry/1274630>

NAME
MILL FARMHOUSE
LISTENTRY

1274639
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
496987
NORTHING
107327
HYPERLINK
<https://historicalengland.org.uk/listing/the-list/list-entry/1274639>

NAME
Church of St Mary

LISTENTRY
1274877
GRADE
II*
LISTDATE
05/06/1958
CAPTURESCA
1:2500
EASTING
498231
NORTHING
106017
HYPERLINK
<https://historicalengland.org.uk/listing/the-list/list-entry/1274877>

NAME
FIRGROVE
LISTENTRY
1274881
GRADE

II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497049
NORTHING
106878
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1274881>
NAME
PEAR TREE COTTAGE
LISTENTRY
1274882
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
496984
NORTHING
106123
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1274882>
NAME
MYRTLE COTTAGE
LISTENTRY
1274883
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
497266
NORTHING
105868
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1274883>
NAME
THE WELL HOUSE
LISTENTRY
1274986
GRADE
II
LISTDATE
05/06/1958
CAPTURESCA
1:2500
EASTING
496428
NORTHING
108219
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1274986>
NAME
HOPE COTTAGE
LISTENTRY
1274987
GRADE
II
LISTDATE
20/09/1984
CAPTURESCA
1:2500
EASTING
496429
NORTHING
108004
HYPERLINK
<https://historicengland.org.uk/listing/the-list/list-entry/1274987>
NAME
H CHANNER'S STORE MANCHESTER HOUSE
LISTENTRY
1353917
GRADE
II
LISTDATE
20/09/1984

CAPTURESCA

1:2500

EASTING

496388

NORTHING

108145

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1353917>

NAME

The Old Rectory, Stable Cottage and yard walls

LISTENTRY

1479079

GRADE

II

LISTDATE

09/03/2022 16:29:13

CAPTURESCA

1:1250

EASTING

498342

NORTHING

106020

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1479079>

Scheduled Monuments (England)

NAME

Madehurst Wood earthworks

CAPTURESCA

1:10000

LISTENTRY

1003736

EASTING

497844

NORTHING

108356

SCHEDDATE

24/02/1933

AREA_HA

38.665516

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1003736>

NAME

Goblestubs Copse earthworks

CAPTURESCA

1:10000

LISTENTRY

1005895

EASTING

498406

NORTHING

107504

SCHEDDATE

24/02/1933

AREA_HA

1.856749

HYPERLINK

<https://historicengland.org.uk/listing/the-list/list-entry/1005895>

SSSI Impact Risk Zones - for LPAs to determine likely impacts on terrestrial SSSIs and when to consult Natural England

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0221342532000-es=&location=502109,105202%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0221342532000-es=&location=502109,105202%20(IRZ%20polygon%20centre))

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0220342532000-es=&location=499030,105600%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0220342532000-es=&location=499030,105600%20(IRZ%20polygon%20centre))

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0220342532000-es=&location=499624,104309%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0220342532000-es=&location=499624,104309%20(IRZ%20polygon%20centre))

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000322300-es=&location=498710,107371%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000322300-es=&location=498710,107371%20(IRZ%20polygon%20centre))

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000211100-es=&location=497621,108574%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000211100-es=&location=497621,108574%20(IRZ%20polygon%20centre))

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000211100-es=&location=498167,109420%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000211100-es=&location=498167,109420%20(IRZ%20polygon%20centre))

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000322300-es=&location=496576,108817%20\(IRZ%20polygon%20centre\).](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000322300-es=&location=496576,108817%20(IRZ%20polygon%20centre).)

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-es=&location=495038,102103%20\(IRZ%20polygon%20centre\).](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000-es=&location=495038,102103%20(IRZ%20polygon%20centre).)

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000-es=&location=499340,106155%20\(IRZ%20polygon%20centre\).](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000-es=&location=499340,106155%20(IRZ%20polygon%20centre).)

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000-es=&location=494476,110303%20\(IRZ%20polygon%20centre\).](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000430000-es=&location=494476,110303%20(IRZ%20polygon%20centre).)

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000322200-es=&location=497479,109419%20\(IRZ%20polygon%20centre\).](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000322200-es=&location=497479,109419%20(IRZ%20polygon%20centre).)

Guidance

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)

IRZURL

[https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000322200-es=&location=498397,108073%20\(IRZ%20polygon%20centre\).](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000322200-es=&location=498397,108073%20(IRZ%20polygon%20centre).)

National Parks (England)

NAME

SOUTH DOWNS

CODE

10

MEASURE

1653

HOTLINK

<http://southdowns.gov.uk/>

DESIG DATE

31/03/2010

Green Belt (England)

No Features found

Registered Parks and Gardens (England)

No Features found

Registered Parks and Gardens (England) - points

No Features found

Registered Battlefields (England)

No Features found

Registered Battlefields (England) - points

No Features found

World Heritage Sites (England)

No Features found

World Heritage Sites (England) - points

No Features found

Scheduled Monuments (England) - points

No Features found

Potential Special Protection Areas (England)

No Features found

Potential Special Protection Areas (England) - points

No Features found

Special Protection Areas (England)

No Features found

Special Protection Areas (England) - points

No Features found

Possible Special Areas of Conservation (England)

No Features found

Possible Special Areas of Conservation (England) - points

No Features found

Special Areas of Conservation (England)

No Features found

Special Areas of Conservation (England) - points

No Features found

Sites of Special Scientific Interest (England)

No Features found

Sites of Special Scientific Interest (England) - points

No Features found

Proposed Ramsar Sites (England)

No Features found

Proposed Ramsar Sites (England) - points

No Features found

Ramsar Sites (England)

No Features found

Ramsar Sites (England) - points

No Features found

National Nature Reserves (England)

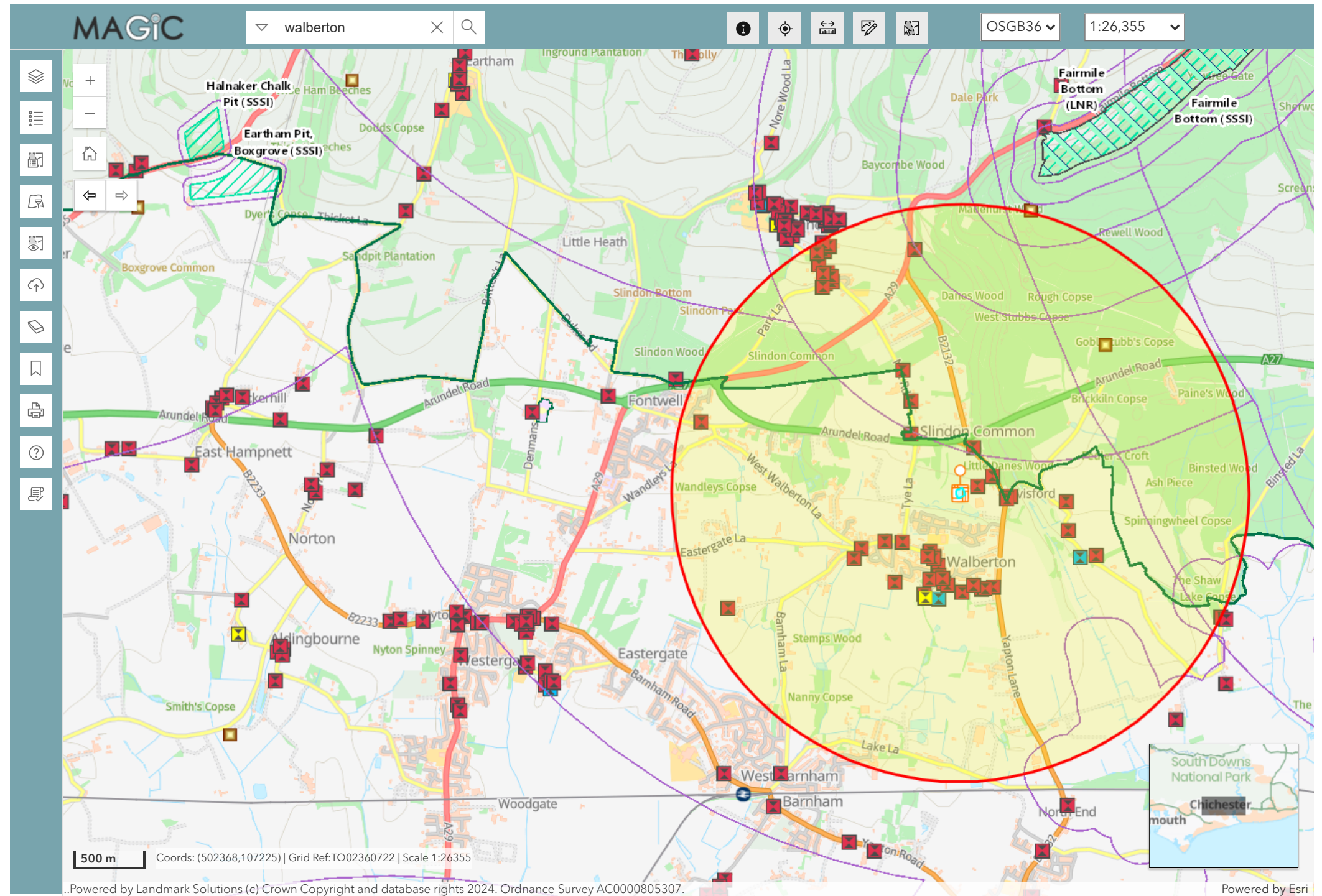
No Features found

National Nature Reserves (England) - points

No Features found

Local Nature Reserves (England)

No Features found
Local Nature Reserves (England) - points
No Features found
Limestone Pavement Orders (England)
No Features found
Areas of Outstanding Natural Beauty (England)
No Features found



Appendix 3 – Relevant Planning History

Reference	Proposal	Decision	Date of Decision
WA/81/01/	The proposed installation of 15m monopole, equipment cabinet and ancillary development thereto	Approved	05/11/2001
WA/26/00/	Alterations and extensions to existing Livingwell Leisure Club	Approved	12/04/2000
WA/27/00/L	Application for Listed Building Consent for alterations and	Approved	12/04/2000
WA/101/99/A	Internally & externally illuminated signage	Approved	20/12/1999
WA/63/99/	Alterations and extension to existing golf club house and additional car parking spaces	Approved	09/08/1999
WA/1/97/L	Application for Listed Building Consent for alteration of existing meeting rooms within the bedroom blocks to bedrooms.	Approved	07/01/1997
WA/75/96/L	Application for Listed Building Consent for refurbishment of existing restaurant	Approved	25/10/1996
WA/49/96/L	Application for Listed Building Consent for alterations to existing openings in north elevation (2 off doors) and replacement condenser units and vent grilles and internal alterations to subdivide Henty suite conference room.	Approved	01/07/1996
WA/46/96	Alterations to existing openings on North elevation and replacement condenser units	Approved	21/06/1996
WA/70/95/L	Application for Listed Building Consent for refurbishment of reception, bar & lounge area	Approved	24/10/1995
WA/61/95/L	Application for Listed Building Consent for alterations to existing leisure club and provide external steel fire escape to south end of building.	Approved	19/09/1995
WA/9/95	Portakabin for storage	Approved	21/02/1995
WA/93/94/A	1 externally illuminated double sided board sign	Approved	21/12/1994
WA/83/94	Illumination of existing tennis courts	Approved	31/10/1994
WA/43/91	Proposed covered way to form link from existing hotel to new Business Centre	Approved	06/08/1991
WA/44/91/L	Application for Listed Building Consent for proposed covered way to form link from existing hotel to new Business Centre.	Approved	05/08/1991
WA/46/91	Erection of proposed workshop (Replacement for existing sub-standard accommodation)	Approved	05/08/1991
WA/15/91/A	1 No. non illuminated fascia sign	Approved	21/03/1991
WA/8/91	Proposed conservatory extension to self-contained conference facilities	Approved	12/03/1991
WA/33/90	Erection of golf club house to complement existing course facility	Approved	24/05/1990
WA/14/90/L	Application for Listed Building Consent for demolition of garden wall, adjoining outbuilding and greenhouses.	Approved	28/02/1990
WA/13/90	Proposed self contained conference facilities delegates accommodation and leisure facilities	Approved	23/02/1990
WA/43/89	Erection of clubhouse for golf course	Approved	13/07/1989
WA/12/89	Extension to existing golf course with new access to Yapton Lane and internal service road	Approved	15/02/1989
WA/73/88	Additional staff accommodation block for hotel	Approved	04/08/1988
WA/30/88	Extension of lounge to rear of hotel	Approved	21/03/1988
WA/31/88/L	Application for Listed Building Consent for extension of ground floor at rear of hotel	Approved	21/03/1988

Reference	Proposal	Decision	Date of Decision
WA/74/87	Single storey detached liquor store	Approved	23/12/1987
WA/76/87/L	Application for Listed Building Consent for single storey detached liquor store	Approved	23/12/1987
WA/68/87/L	Application for Listed Building Consent for single storey extension to dining room	Withdrawn	12/11/1987
WA/69/87	Single storey extension to dining room	Withdrawn	12/11/1987
WA/56/87	Single storey extension to dining room.	Approved	02/09/1987
WA/55/87/L	Application for Listed Building Consent for single storey extension to dining room	Approved	20/08/1987
WA/64/86	Construction of a single storey detached conference/ function unit	Approved	15/12/1986
WA/77/86/LB	Application for Listed Building Consent for minor internal alterations to enlarge grd flr Henty Road	Approved	15/12/1986
WA/33/86	Conversion of existing 2nd floor accommodation to provide 3 offices 7 bedrooms with baths minor external alts	Approved	18/08/1986
WA/34/86/L	Application for Listed Building Consent for installation of lift and conversion etc	Approved	18/08/1986
WA/35/86	Proposed rear extension to kitchen and first floor staff room	Approved	28/07/1986
WA/36/86/L	Application for Listed Building Consent for rear extension to kitchen and first floor staff room	Approved	28/07/1986
WA/83/85	Additional staff accommodation to proposed staff wing previously approved WA/52/84	Approved	30/01/1986
WA/52/84	Construction of a two storey extension to the existing squash courts for staff accommodation	Approved	23/01/1985
WA/35/84	First floor extension to laundry	Approved	01/08/1984
WA/17/84	Construction of 3 storey ext bedrooms conference room ancillary office hotel shop	Approved	25/04/1984
WA/69/82	Construction of 3 storey extension inc indoor swimming pool and sports facilities seven time sharing hotel units	Withdrawn	09/01/1984
WA/9/83	Construction of first floor conservatory	Approved	23/02/1983
WA/37/82/ADV	One non-illuminated directional sign indicating hotel entrance	Approved	16/06/1982
WA/19/82	To retain the residential unit formed in an existing outbuilding for use in conjunction with the hotel	Approved	12/05/1982
WA/27/82/ADV	One non-illuminated "V" board sign	Approved	05/05/1982
WA/9/82	Retention of two residential caravans for use in conjunction with the hotel for staff	Refuse	07/04/1982
WA/87/80	Erection of propane gas fuel 25,000 litres for central heating	Approved	17/06/1981
WA/45/80	Construction of three storey extension to hotel	Approved	17/09/1980
WA/30/80	Construction of first floor over part of kitchen to form laundry	Approved	11/06/1980
WA/80/79	Construction of three storey extension to existing Hotel	Approved	13/02/1980
WA/81/79	Two storey extension to rear of the existing squash courts to provide staff accommodation	Refuse	20/12/1979
WA/14/79	Construction of 3 storey extension to existing hotel and additional parking	Approved	04/04/1979
WA/73/78	Erection of extension to existing kitchen	Approved	06/12/1978

Reference	Proposal	Decision	Date of Decision
WA/28/78	Outline for erection of one bungalow for hotel owner	Refuse	21/06/1978
WA/29/77	Demolition of existing laundry billard room and store and erection of 3 storey extension containing 21 beds	Approved	05/10/1977
WA/10/77	Proposed 3 storey 20 bedroom extension after snooker room and store are demolished	Approved	23/06/1977
WA/62/76	Change of use to erection of two hard tennis courts	Approved	08/12/1976
WA/44/76	Change of use formation of a new 9 hole golf course	Approved	13/10/1976
WA/12/76	Extension to existing kitchen area	Approved	07/04/1976
WA/72/75	2 Squash courts and changing room	Approved	07/01/1976
WA/73/75	New front entrance porch	Approved	06/01/1976
WA/54/75	New dining room	Approved	15/10/1975
WA/11/74	Change of use of main building into nineteen self contained flats	Refuse	14/08/1974
WA/12/74	Change of use of main building into 8 dwellings and 4 flats	Refuse	14/08/1974
WA/13/74	Change of use of school gymnasium block to four 2 storey dwellings	Refuse	14/08/1974
WA/16/74	Change of use of the whole from a school to an hotel Use class XI	Approved	14/08/1974
WA/17/74	Change of use of the whole school to a Country Club	Approved	14/08/1974
WA/18/74	Change of use of the whole from a school to a nursing home Use classXIV	Approved	14/08/1974
WA/28/74	Change of use of ground floor of main building 9,900 sq.ft of offices and remainder	Refuse	14/08/1974
WA/14/74	Change of use from the whole of the school to a private residence	Approved	06/06/1974
WA/15/74	Change of use of the whole from a school to office accommodation	Withdrawn	01/05/1974
WA/52/69	School swimming pool	Approved	08/10/1969
WA/18/50/A	Block of 4 carports	Approved	04/03/1964
WA/2/63	Outline for residential development	Refuse	03/04/1963
WA/18/50	Alterations	Approved	23/08/1950