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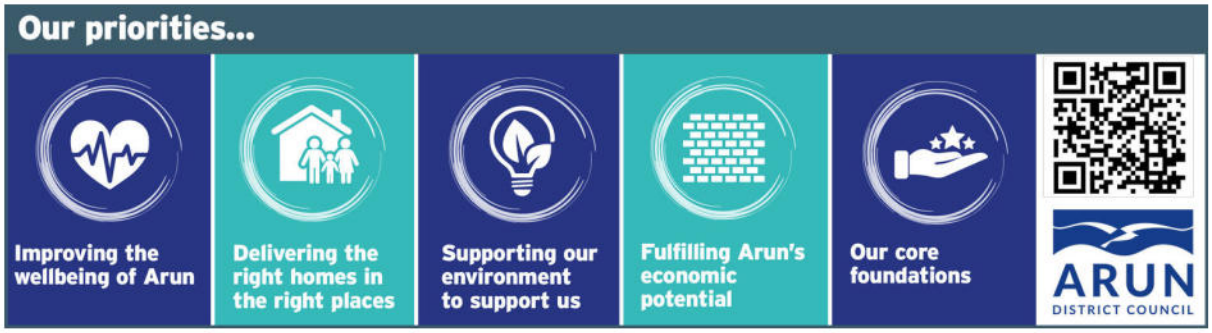

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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 18 February 2026 16:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: WA/108/25/L

WA/108/25/L

Tennis court, Avisford Park Hotel Yapton Lane Walberton BN18 0LS

Listed building consent for the installation and operation of ground mounted solar array, with 308 panels, associated batteries and inverters and connection into existing building including extension of wire mesh fence

Avisford Park Hotel
Avisford Park Hotel is a large early-19th-century country house, probably built by Admiral Sir George Montagu on the site of an earlier building. It is of two storeys with an attic and has stuccoed elevations, including a rusticated ground floor, a stringcourse, cornice and parapet, all

under a slate roof. The principal west front contains thirteen windows and a curved southern bay. Although some modern dormers and a modern porch have been added, the original glazing bars remain intact. The interior includes a good staircase of notable quality.

From 1928 to 1974 the building operated as a school. In 1975 it was significantly enlarged for use as a hotel, and it continues to function as such today. A large matching extension was constructed to the east, and further modern ranges have since been introduced within the grounds, together with an access road, surface car parking and a golf course.

Despite these alterations, the building derives its significance from its architectural and historic interest.

The Lodge of Avisford Park Hotel

The lodge at Avisford Park Hotel is identified in the listing description as a mid-19th-century building, probably constructed by Major General Sir Denis Pack in an Italianate style. It is a single-storey, T-shaped structure with a slate roof and two gables facing east and west. The elevations include paired round-headed casement windows characteristic of the period and style. A gabled portico on the southern elevation provides direct access from the drive and forms a key architectural feature of the building's frontage.

Like the main hotel building, the lodge is considered to the building derive its significance from its architectural and historic interest.

The Proposal

The proposal is for the installation and operation of a ground-mounted solar array comprising 308 panels, together with associated batteries, inverters and a connection into the existing building. It also includes an extension of the existing wire-mesh fence.

The panels would be positioned behind a fence and mature planting, ensuring that they would not be visible in views towards the listed building. However, this relies on the existing hedging being retained, or on agreement that any future removal would be accompanied by replacement planting of a suitable type and density to provide equivalent screening.

The cable route also appears to have been designed to avoid impact on historic fabric, being located to the rear of the building and routed through the covered walkway. The cable would enter the building via what appears to be a small fixed point at the rear, leading into a plant room. Both the route and the entry point are acceptable in this instance.

Both the panels and the cabling could be removed with ease and without affecting historic fabric or causing harm.

On balance, I am therefore of the opinion that the proposal is acceptable.

Conclusion

It is considered that the development will not impact the setting of both of the listed buildings, and as a consequence, there is no harm to the overall significance of the heritage asset. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White

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