

PL- Consultation- Conservation Officer response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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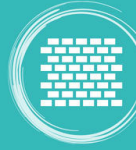
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 06 July 2026 13:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: WA/45/26/PL

WA/45/26/PL

Address: Avisford Park Golf Club Yapton Lane Walberton BN18 0LS

Proposal: Installation of additional 30m (w) x 15m (h) of Golf protection-net fencing to southern boundary of Avisford Park Golf Club. This application may affect the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development

Heritage Assets

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.

Comments

The proposal is for the installation of a 30m stretch of golf protection-net fencing at a height of 15m. This would form an extension to an existing area of netting.

The proposed netting is located within the grounds of the golf course and therefore within the wider setting of the listed building. However, it is positioned away from views of the principal elevations of Avisford Park Hotel and is separated from the listed building by substantial modern development. As a result, there is no intervisibility between the proposed fencing and the listed building.

The Heritage Statement identifies that the lightweight and permeable nature of the netting would ensure minimal interruption to longer-distance views. Having visited the site, I agree with this assessment. The proposal would extend an existing area of golf-course netting which does not detract from the way in which the listed building is viewed or appreciated.

Consequently, I am of the opinion that the proposal would have a neutral impact upon the significance of the listed building through development within its wider setting, resulting in no harm to its significance.

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Conclusion

It is considered that the development will not impact the setting of both of the listed building, 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 66of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning

T: 01903 737717
E: Martyn.white@arun.gov.uk

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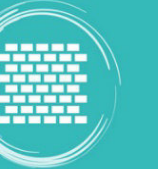
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