

Land at Ford Road, Arundel, West Sussex

Revised Heritage Statement



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Document Checking:

Prepared by: Natalie Aldrich, Senior Consultant,
Heritage and Archaeology, Heritage and
Townscape

Signed:



Checked by: Jason Clemons, IHBC, MRTPI, Director,
Head of Heritage and Townscape

Signed:



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Abbreviations and Conventions used in the text

c.	circa	LB	Listed building
CA	Conservation Area	LPA	Local Planning Authority
ha	hectares	m	metres
HA	Heritage Asset	NGR	National Grid Reference
HE	Historic England	NHLE	National Heritage List for England
HER	Historic Environment Record	NPPG	National Planning Practice Guidance
km	kilometres	NPPF	National Planning Policy Framework

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

In addition, the records held by the West Sussex HER, reference 2020-044, obtained on 24 February 2020, and reference 202021-281, obtained on 12 March 2021 represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2019) National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment, and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, December 2017).

1.0 Introduction

1.1. Project background

- 1.1.1. Savills Heritage Planning has been commissioned by The Norfolk Estate to provide a Revised Heritage Statement to provide relevant and proportionate information to accompany an outline planning application for the proposed development providing 90 dwellings on land at Ford Road, Arundel, West Sussex (hereafter 'the Site'), centred at NGR 500658, 106251.
- 1.1.2. Pre-application advice was received from Arun District Council in July 2020 (reference PAA/35/20/) which incorporated comments made by the LPA's Conservation Officer. The immediate heritage assets of the listed Tortington Priory Barn and the Scheduled Tortington Augustinian priory and ponds were specifically noted. The listed Windmill on Fiztalan Road was also noted, as were the important views from the Site of heritage assets including the Arundel Conservation Area and listed Arundel Castle.
- 1.1.3. An outline planning application for the proposed scheme was submitted in December 2020 (Arun District Council ref AB/135/20/OUT). Historic England responded as part of the consultation process, as did the LPA's Principal Conservation Officer. In response to the consultation comments from Historic England, Savills have provided additional commentary (dated 28 January 2021) to the LPA and this commentary should be reviewed in conjunction with this revised Heritage Statement.
- 1.1.4. Additional commentary has been provided within the revised Heritage Statement relating to the cumulative impact on the heritage assets in relation to the proposed A27 Arundel By-pass.
- 1.1.5. Following receipt of feedback from the LPA, the Illustrative Masterplan has been revised. It is noted that the outline planning application with some reserved matters (except for access) and that the Illustrative Masterplan includes indicative proposals for layout and landscaping.
- 1.1.6. This revised Heritage Statement has been commissioned to focus upon the built heritage assets in the vicinity of the Site which may be sensitive to the proposed development. A separate Archaeological Desk-based Assessment has been undertaken to focus on the below-ground archaeological potential and significance of the Site.
- 1.1.7. An aerial view of the Site and wider vicinity is shown at Figure 1.



Figure 1: Aerial view of the Site (red boundary) and its environs

1.2. The Site and its wider context

- 1.2.1. The Site is located at the southern extent of the town of Arundel, immediately west of Ford Road and north of Priory Lane. It comprises three parcels of agricultural land largely bounded by vegetation interspersed with mature trees. Late 20th century residential dwellings at Dalloway Road, High Ridge Close and Priory Road abut the northern edge of the Site as do the Priory Road allotments. The land within the Site declines gently from west to east, the land at the west being at an elevation of c.21m aOD and the land at the east at an elevation of c.1m aOD to c.2m aOD. The River Arun runs on a north-south axis c.320m east of the Site, east of Ford Road.
- 1.2.2. The Site contains no designated or non-designated built heritage assets. It is located to the north of the Tortington Augustinian Priory and ponds, including part of the priory precinct Scheduled Monument (NHLE number 1021459) which also contains the Grade II* Listed Tortington Priory Barn, north of Priory Farm (NHLE number 1221996). The Scheduled Monument forms part of a wider Archaeological Notification Area (West Sussex HER reference DWS8481) which extends southwards to incorporate Tortington Manor and Manor Farm.
- 1.2.3. The town of Arundel is located immediately north of the Site, with the immediate built environment being of 20th century date, and the core of the town centre located north of the A27 Arundel by-pass,

c.800m north-east of the Site. The centre of the town comprises land which rises steeply from the south to the north, from low lying land at the south, close to the River Arun, to the northern end of High Street, along London Road which is located at an elevation of c.31m aOD.

- 1.2.4. The Grade I listed Arundel Castle (NHLE number 1027926), situated on man-made earthworks to the north-east of the town affords the Castle a similar elevation. The former bailey upon which the 12th century shell keep is located is afforded a slightly higher elevation. Much of Arundel, bounded to the south by the River Arun and the A27, is contained within the Arundel Conservation Area, which also contains the Grade I listed Roman Catholic Cathedral of St Philip Neri (NHLE number 1248090).
- 1.2.5. The Grade II Listed Windmill (NHLE number 1353714), adjacent to the east side of the River Arun, is situated c.400m north-east of the Site.
- 1.2.6. Additional designated and non-designated heritage assets are located within the town of Arundel; none are considered sensitive to the proposed development due to distance, intervening built form and topography, and the differing historic development of the town and the Site. As such, no additional heritage asset are assessed further in this report.
- 1.2.7. The designated heritage assets within a 1km buffer of the Site are indicated at Figure 2.

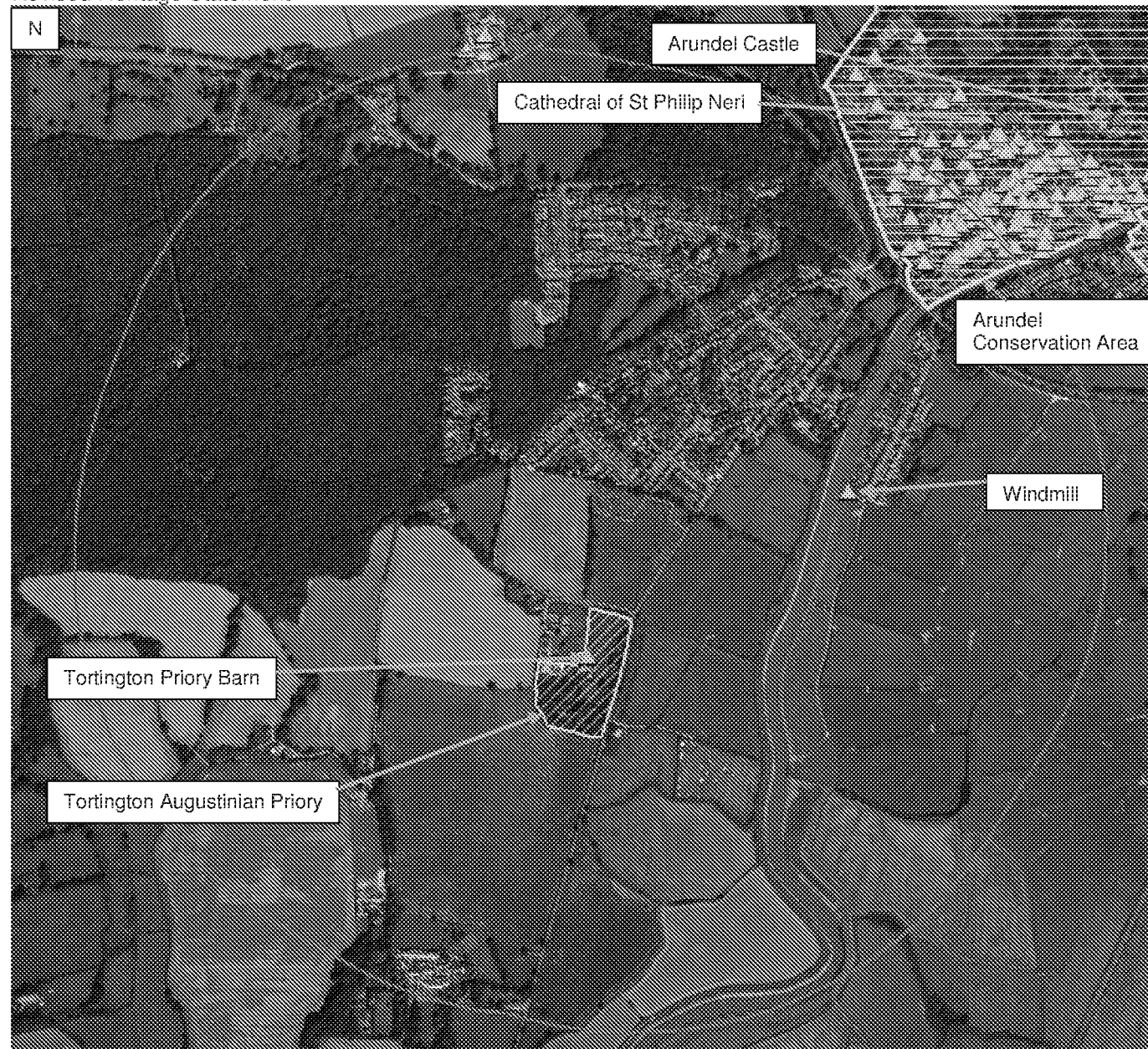


Figure 2: Designated heritage assets within the vicinity of the Site (red boundary).

Blue boundary: 1km buffer for reference
Red triangles: Grade I listed buildings
Orange triangles: Grade II* listed buildings
Green triangles: Grade II listed buildings
Lilac boundary/hatching: Scheduled Monument
Green boundary/hatching: Conservation Area

2.0 Methodology

2.1 Aims, objectives and scope

2.1.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a heritage baseline assessment to understand the archaeological and historical background to the proposed development site;
- 2) Formulate an assessment of the importance/sensitivity of the known or potential heritage assets considering their archaeological, historic, architectural and artistic interests; and,
- 3) Formulate an assessment of the impact of the proposed development on the significance of the known heritage assets and their settings.

2.2 Assessment methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- 1) A **Heritage Asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- 2) The **Setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary);
- 3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.2.2 Recent Historic England guidance introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- 1) **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- 2) **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative.

Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.

- 3) **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

- 2.2.3 National planning policy guidance (NPPG, 2019) in relation to the historic environment provides a similar interpretation of assessing significance.

Assessment of Setting

- 2.2.4 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2nd Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the proposals at the proposed development site.

- 2.2.5 The Historic England Guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

- 2.2.6 **Step 1** of the approach is '*identifying the heritage assets affected and their settings*'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage datasets.

- 2.2.7 **Step 2** requires consideration of '*whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

- 2.2.8 **Step 3** involves '*Assessing the effect of the proposed development on the significance of the asset(s)*'. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) Location and siting; ii) Form and appearance; iii) Additional effects; and iv) Permanence.

- 2.2.9 **Step 4** of the guidance should explore opportunities for '*maximising enhancement and minimising harm*', while **Step 5** is to '*make and document the decision and monitor outcomes*'. For the purposes of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

Historic baseline

- 2.2.10 Baseline conditions were established through consideration of the historic environment within a 1km buffer of the Site (study area) and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:
- 1) National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, and Britain from Above;
 - 2) The West Sussex Historic Environment Record, received 24 February 2020;
 - 3) Archives held at the Arundel Castle Archives, and;
 - 4) Historic manuscripts and maps available online.
- 2.2.11 An initial Site visit was undertaken in September 2017 to inform the understanding of the Site, the wider locale and the built heritage assets within the vicinity which may be sensitive to the proposed development, and wider built environment.
- 2.2.12 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

3.0 Historic development of the Site

3.1 Introduction

3.1.1 The following section provides a brief summary of the historical development of the Site and its environs, compiled from sources as listed in the References and drawing on previous studies in the area surrounding the Site.

3.1.2 Understanding the history and context of the relevant heritage assets is important to establish their significance, setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.

3.2 Historic development of the Site and surrounding area

3.2.1 Arundel's location, topography and proximity to resources would have been attractive to humans, prior to the Roman invasion in the 1st Century AD. Occupation is known within Arundel in the Romano-British period; the site of a villa, with a pavement and heated room is known at Tarrant Street (West Sussex HER reference MWS5396), south of the route of a Roman road, the route of which is echoed in the existing roads through the town.

3.2.2 It is suggested that Arundel developed as an Anglo-Saxon burh in the late 9th century or early 10th century, again, taking advantage of, or in response to, the town's location and access to resources, notably its proximity to the coast and access to international trade via the River Arun. Clergy at what was probably a minster church in the Anglo-Saxon period, are recorded in the Domesday Book of 1086, alongside four burgesses, which further indicates the existence of the settlement prior to the Norman invasion of 1066. In 1086 the town was valued at £27, considerably more than the £4 it was assessed at in 1066, suggesting one or more significant changes had occurred in the town in the preceding two decades.

3.2.3 The manor of Tortington, which lay to the south of Arundel, had been held by Leofwine in 1066, a free man. It was mentioned in the Domesday Book as being four hides, with two cottages and six villagers.

The overlord at that time was Earl Roger of Shrewsbury and Tortington Manor was valued at 60 shillings.

- 3.2.4 At the end of the 11th Century Roger de Montgomery, Earl of Arundel established a motte and bailey in Arundel; the earthwork rose c.30m above ground level, and today Arundel Castle is located upon it. The first church of Tortington was built by the Canons of Tortington in 1150, and located south of the Tortington Priory site.
- 3.2.5 The land of Tortington reverted to the Crown in 1102, following a fall out between the Robert de Belesme, the oldest son of Roger of Montgomery, the 1st Earl of Shrewsbury and King Henry I where the land of Boxgrove, which included Tortington, was passed to the families of the Normans as a reward for their loyalty to William the Conqueror.
- 3.2.6 In 1135 on the behest of William, Duke of Normandy several monastic foundations were established, bringing Augustinian Canons from Normandy to England with the aim of setting up their own orders. Tortington was successfully established as an Augustinian Monastery, alongside with Pynham (de Calceto) south of Arundel town near to the River Arun.
- 3.2.7 Based upon available information, it is difficult to say how Tortington Priory began. It is believed that it was established by Hadwissa Corbet part of the d'Aubigny family in 1180, who at that time owned the Manor of Arundel. The Priory became a cell of the Cathedral of Sees in Normandy, and was dedicated to Mary of Magdalen. The land of the Priory was chosen for its proximity to the river Arun, and the sea, providing fertile lands and nearby connections to other Monastic orders and the castle at Arundel. In 1343 the Abbot of Sees is said to have owned a total of 140 acres in Tortington.
- 3.2.8 Before the Dissolution the good name of the Priory had been lost with the monks gaining a reputation for disorderliness and disobedience. In a 1523 visitation, the Priory, church and brewhouse were all declared as being in a ruinous condition. At the time of the Dissolution in the 1530s the income of the Priory was only £75 per annum, and under a new act passed by King Henry VIII, any religious houses were meant to produce an annual income of at least £200; any figure below this was not considered profitable, and as a result the Priory was closed.
- 3.2.9 After the Dissolution the lands of the Priory, which consisted of c.60ha, were separated into two. Priory Farm and its agricultural land was sold as one parcel to Lord Maltravers owner of Arundel Castle, and

everything else, including what remained of the Augustinian Priory and the Manor came under another landholding. As a result of this division, the Priory fell into disrepair, subsequently its stones were plundered and used in other nearby buildings.

3.2.10 The remains of Tortington Priory by the 17th century consisted of wall fabric, which was added to in the late 17th or early 18th century. The external south and east elevations of the barn were originally the internal north nave wall and the west wall of the north transept.

3.2.11 The Tithe Map of the parish of Tortington, produced in 1840 (not reproduced) illustrates the landscape and field system south of Arundel in the early 19th century; the land comprising the Site and surrounding fields were laid to pasture or in use as arable land, and were occupied by Thomas Suter and owned by John Smith. The buildings at Priory Farm, reusing the land and remaining fabric of the Priory, were also held by Smith and occupied by Suter.

3.2.12 A Plan of Tortington Estate was produced in 1842 (Figure 3) in response to the proposed new railway line which was to run to the south of the Site. A station at Ford Junction (originally called Arundel) required a new road to link it to the town of Arundel, and the Plan illustrates its location, which would result in the landscape to the immediate east of the Site and Priory Farm being altered, with the field system experiencing further amendments. The Plan indicates the new road passing to the immediate east of an L-shaped body of water, to the west of which is the remains of the medieval Priory (called 'Priory Barn' in the Tithe Apportionment). To the south of this was a 'Cottage and Garden'. Further 'Farm Buildings' set out as a U-shaped courtyard were located further north-west, alongside a 'House, Offices, Garden and Orchard'. Three additional bodies of water are shown south of the complex.



Figure 3: Extract of a Plan of Tortington Estate, 1842, surveyed by E. Fuller. Indicating the location of the Site. Arundel Castle Archives (N.B. approx. north)

- 3.2.13 The landscape beyond the extent of the present town of Arundel did not change significantly during the 19th century, however the town did continue to expand southwards. In the first decade of the 20th century, the Duke of Norfolk Estate purchased the land in the bend of the River Arun east of the town, and this was followed by expansion south at Ford. The Ordnance Survey map of 1914 (Figure 4) indicates the early growth of Ford, and the remains of the Priory at Priory Farm. The rectangular barn recorded as Priory Barn in 1842 has been extended by the addition of a south range. Within the area of Priory remains, the discovery of a lead lined coffin in 1909 is recorded.

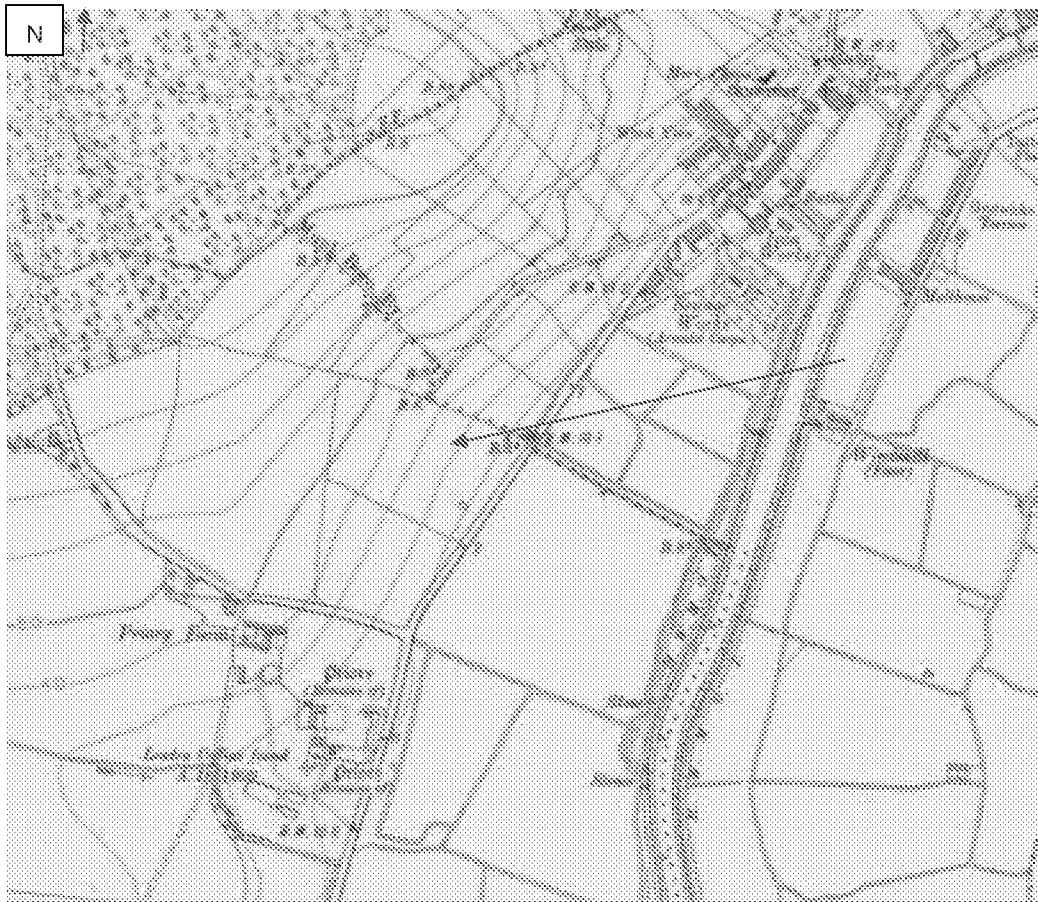
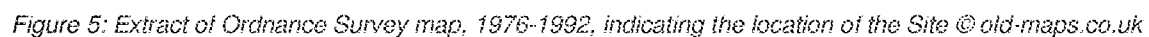


Figure 4: Extract of Ordnance Survey map, 1914, indicating the location of the Site © National Library of Scotland

- 3.2.14 By the immediate post-Second World War era, development along Ford Road had progressed and the residential estate at Torton Hill Road and Priory Road was constructed during the third quarter of the 20th century. The character of Arundel thus altered during the 20th century, as with many other market towns and administrative centres across the country, to one of suburban expansion beyond its historic core, influenced by the topography of the landscape.



.....
The Norfolk Estate



Figure 6: Aerial view of the Site and wider landscape, 2001, indicating the location of the Site © Google Earth

4.0 Heritage assets – significance and setting

4.1 Significance

4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

4.1.2 The NPPF defines the significance of a heritage asset as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”* The NPPF definition largely correlates with the three values identified by Historic England in their Historic England Advice Note 12 (October 2019).

4.2 Tortington Priory Barn

4.2.1 Tortington Priory Barn is Grade II* Listed, located south of Priory Lane, south of Arundel. Parts of the Priory that still remained following the Dissolution and the abandonment of the complex by the monks, were later incorporated into a 17th century barn, and then converted to form part of a domestic dwelling in the late 1990s. The south wall of the barn has 13th century vaulted shafts with bell capitals, flanking a full height modern entrance leading from the terraced courtyard into the converted barn. This section would have been the north wall of the Priory, and is today possibly only three quarters of the original height of the Priory. Following excavations undertaken in the late 1990s, further footings of the Priory were found showing that it would have extended west, and evidence for this can be seen through aerial photography. Maps of the original Priory indicate that the building would have reached the west edge of what is now Ford Road. The walls were robbed out and the stones used in other buildings locally.

4.2.2 The Barn is designated in recognition of its historic interest as comprising the last remaining extant and in situ above ground medieval fabric of the former Priory, which itself would have held a great place in the religious community and housed and served. The continuing use of the structure in the evolving use of the wider complex and farm through the post medieval period and to the present day also provides historic interest.

- 4.2.3 The retained and reused structure and fabric also possesses architectural interest as a 17th-18th century barn, with recognisable architectural elements which date to the original use of the building as well as a barn which retains much of its post-medieval character, despite alteration and extension in recent years. This has however been eroded in part by the construction of later extensions, and it's more recent use as a residential property.
- 4.2.4 The archaeological interest of the Barn is derived from the extant medieval and later fabric it retains. This interest is increased when understood in the context of the wider Priory site, much of which has been investigated but still has the potential to provide additional evidence of the lives of the former occupants as well as builders of the Priory complex. The Barn possesses group value with the wider complex, which today is largely below ground.
- 4.2.5 The setting of the Barn would originally have been the Priory itself and the wider ancillary buildings of the complex. Following the Dissolution and reversion of the use of the land as a farming entity, this setting would have moved from ecclesiastical to agricultural in nature. Concentrated in its immediate surroundings and built form of the Priory Farm, the Barn would have been legible as an ancillary to the farmhouse and properties of the occupants. As the farming complex went out of use in the 20th century, the setting of the Barn was altered again, this time to being closely associated with the residential properties at the former Priory Farm. The introduction of Ford Road in the mid-19th century had a major impact on the setting of the Barn and indeed Priory Farm, altering the field system and introducing additional activity in its immediate vicinity.
- 4.2.6 Today, the use of the Barn, and the alterations made to it in the 20th century have affected the significance of the structure as a heritage asset. It does, however, retain a high level of significance and a strong association with the Scheduled Tortington priory site.

4.3 **Tortington Augustinian Priory and ponds**

- 4.3.1 The Scheduled Monument of the Tortington Augustinian priory and ponds, including part of priory precinct (NHLE number 1021459), contains below ground archaeological remains with great potential, including a chapel, claustral buildings and ponds, the area is also part of an Archaeological Notification Area which extends north to include Brooklands (part of the old Priory Farm) and St Mary Magdalene's Priory Church approximately 1km to the south of Tortington Priory. Excavation finds here include; to the

east, the remains of a causeway and a Mesolithic Tranchet Axe and to the south some Roman pottery sherds and tiles dating from the Bronze Age and Roman period, and some flint found nearby to St Mary Magdalene's Church in Tortington.

4.3.2 The historic interest of the Priory remains and former Priory site is considered to be high. This is derived from its early origins and association with the Augustinian community of 'black' canons', in addition to the place that the Augustinian canons would have had and played in the society of the medieval period and the life of Tortington and Arundel.

4.3.3 The Priory does not possess any architectural interest due to its loss and later alterations and additions at the site. The setting of the Priory complex would have been similar to that of the Priory Barn, but would have extended further to incorporate the wider rural and agricultural landscape south of Arundel. Today, this setting is reduced in part due to the loss of the ability to understand and appreciate the former complex above ground, and also the introduction of Ford Road.

4.3.4 The original use of the Priory complex in the post-Conquest period was of an ecclesiastical complex which would have sat in a wider agricultural estate, with the estate having a dependency on the Priory and an inter-related association with it and its constituent buildings. Following the Dissolution, this dependency was removed as the ecclesiastical nature of the complex was removed. The area of the priory complex was divided. Later, the wider landscape would have remained in agricultural use however was related to the Priory Farm, which was based upon the building which today sits to the north-east of the former priory complex, and which incorporated the built form of the former complex. Today, the Priory Farm indicated in the 19th century mapping and use has further changed in use and the relationship with the land, such that the setting of the Priory and Priory Barn when it was used as part of the monastic complex is no longer legible. Any contribution made to the significance of the Scheduled Priory and listed Priory Barn by the wider landscape is minor, with their significance largely derived from their immediate location and relationship with each other and the former monastic complex.

4.4 **Arundel Castle**

4.4.1 Arundel Castle is a Grade I Listed building, designated in 1949. The significance of Arundel Castle as a heritage asset is derived primarily from its architectural, historic, and archaeological interest. The setting of the Castle, the views toward and from it, and the place it holds in and beyond the town today also

make a great contribution to its heritage significance.

- 4.4.2 The Gothic Revival style of the building, designed by Charles Alban Buckler under the patronage of the 15th Duke of Norfolk, is far removed from the original defensive requirements of the Castle. It is clear that the changes made in the 18th and 19th centuries have removed much of the earlier fabric and resulted in the erosion of a truly 'medieval' concept of a castle in its truest sense. This does not mean that the complex of structures which range from the earliest Norman period to the early 20th century does not still possess a very high degree of architectural interest. It is still legible as an expression of power, dominance and authority as it always has been, and the mix of Norman fabric and 19th century stone ranges does not detract from this.
- 4.4.3 The town of Arundel predates the presence and establishment of the Castle, however the development and character of the town is intertwined with the Castle and the relationship it has with the Castle. The topography of the town of Arundel and specifically the location of the Castle on the high ground adjacent to the River Arun has meant that occupation and activity within the vicinity of the Castle predates the Castle itself. The potential for below ground features within the Castle complex is high, and in assessing any such remains, in addition to analysing the extant built fabric provides a high degree of potential to further understand the use, occupation, development and phasing of the Castle and its grounds.
- 4.4.4 The topography of the town and the high ground upon which the Castle is located affords the Castle its imposing presence not only over the town but across the wider landscape, notably to the east and south over the low lying land and river valley. Designed within the context of the very early Norman occupation and to establish the presence of the new barons and landowners over the local area, the Castle retains this dominating character today, and the impression it makes upon the approach towards Arundel, especially from the east, is one of Sussex's most iconic images. Pevsner describes Arundel as possessing one of the 'great town views of England', and Arundel Castle and its relationship with the town and surrounding landscape justifies this. The understanding of, and ability to appreciate, Arundel Castle is arguably best done from afar, when the impact of the complex is first encountered and from which the Norman elite intended to make their statement of authority. The wide, low lying and open aspect of the landscape along the River Arun and wider Arun valley from the south and east towards Arundel remains today and provides the best views not only towards the town and Castle but also out from the Castle, towards the coast.

- 4.4.5 The setting of Arundel Castle and the setting in which it is located is of high importance in contributing to the aesthetic interest of the structure, and in understanding the significance of the Castle.

4.5 **Arundel Conservation Area**

- 4.5.1 Arundel Conservation Area was designated in 1975 and extends to incorporate most of the form of the town as it existed at the end of the 19th century. Until the 20th Century, the town had experienced little expansion to the south/east of the River Arun or south-west of the water meadows to the western end of Maltravers Street. In part this was due to the decline in economic prosperity of the town in the 18th and 19th centuries. The Conservation Areas Supplementary Planning Guidance (adopted in 2000) includes an assessment of the character and appearance of the Arundel Conservation Area. The inclusion within the Conservation Area of a high number of listed buildings, including the Grade I listed Castle and the Grade I listed Cathedral of St Philip Neri, elevates the significance of the Arundel Conservation Area.

4.6 **Windmill**

- 4.6.1 The Grade II listed Windmill is located c.400m north-west of the Site. It is described as:

'1840. Tower Mill. Tarred brick. Shingled roof (a hexagonal cone) with overhanging eaves. 5 storeys and attic. Circular plan. 3 window ranges. N side all casements with glazing bars. South side has 1 double-hung sash window with diagonal wooden glazing bars on ground floor, otherwise casements with glazing bars. East side has 1 planked door on ground floor, and 1 double-hung sash window with glazing bars on 1st floor. West side has 1 planked door on 1st floor with wooden steps up. Attic dormer on south side with gabled roof; which may once have had loft door. Sails, windshaft, and fantail all missing. Machinery derelict.'

- 4.6.2 It derives its heritage significance from its architectural interest. Legible as a windmill, despite the loss of its sails, windshaft and fantail, its original purpose remains clear. It possesses some historic interest, illustrative of the former workings along the River Arun and indicating the small scale industrial economy of Arundel.

5.0 Impacts of proposed development

5.1 Introduction

5.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource*...” (NPPF para. 184). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.2 The ethos of heritage policy and guidance in a planning context is not to preserve in aspic, but to manage change in the historic environment. Heritage policy in both its national and local contexts are detailed in Appendix 2.

5.2 Proposed Scheme

5.2.1 The proposed development scheme, as part of an outline application, is for 90 dwellings on c.3.8ha of the Site as part of a mixed use site on the Site which extends to c.10ha of land. The proposals include the provision of market and affordable housing, two Local Equipped Areas for Play, and allotments. Vehicular access would be from Ford Road. All matters are reserved (except for access) as part of the outline planning application. An Illustrative Masterplan is contained at Figure 7, following Section 5.3.

5.3 Impacts

Tortington Priory Barn and Tortington Augustinian priory and ponds

5.3.1 Due to the inter-related historic development and use of the Grade II* listed Tortington Priory Barn and the Scheduled Tortington Augustinian priory and ponds and the strong relationship between both heritage assets, they are assessed as one entity.

5.3.2 The proposed layout of the development seeks to provide a buffer of open and undeveloped land to the immediate north of Priory Lane to avoid any sense of overcrowding or encroachment upon the built form of the Tortington Priory complex and minimise any adverse impact upon the setting of the complex.

Equally, the avoidance of built form to the south-east of the Site would enhance this buffer zone, further reducing any impact of the proposed development.

- 5.3.3 Currently, the land at the Site has a largely open aspect to the south, along Priory Lane which results in the Site forming part of the setting of the Priory complex. The proposals include reinforcing the existing hedgerow at the eastern end of Priory Lane and introducing coppicing between Priory Lane and the development to reinforce the green open buffer area, reduce any sense of encroachment southwards, and respect the setting to the town when approaching from the south.
- 5.3.4 The use of informal planting across the development site would help create a green setting within the built form, thus further softening the impact of the proposed buildings.
- 5.3.5 In setting back development from Priory Lane, and to a lesser extent, Ford Road, and introducing and reinforcing the landscaping and associated screening, the proposed development would result in no impact to the significance of the heritage assets at Tortington Priory; a slight change in their setting, by introducing development on the Site, would not result in any harm however as the proposals seek to avoid encroachment and imposition of the land in proximity to the heritage assets.

Arundel Conservation Area, Arundel Castle and heritage assets in the town of Arundel

- 5.3.6 The approach towards Arundel from the south provides the opportunity for long distance views towards the town along Ford Road, and provides a good location, from the east of the Site, to appreciate the setting of the town and the views towards several of the key heritage assets, notably the Grade I listed Arundel Castle and Cathedral of St Philip Neri, which contribute to the skyline of Arundel. The proposals, with development set back from Ford Road, with the use of a buffer of open green and landscaped space, seek to preserve this setting and the ability to view Arundel and its heritage assets. Landscaping and the introduction of additional planting within the Site and within the development would help screen and soften the built form and avoid any sense of detracting which may impact the understanding and appreciation of the setting of the town and the heritage assets within it.
- 5.3.7 The mitigation measures forming part of the proposed scheme, namely the setting back of development from Ford Road and the use of planting and green landscaping to reduce the impact of the built form, would mean that the proposals, whilst resulting in a slight change to the setting, approach and views

towards the town and notable heritage assets, these would result in no impact upon the significance or setting of the heritage assets.

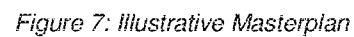
Windmill

- 5.3.8 The setting of the listed Windmill is focused to the east of the River Arun, with the river defining its extent to a great degree. The Windmill has no direct relationship or association with the Site. The distance between the Site and the Windmill, and the proposed setting back of built development from Ford Road, further reinforcing this distance, would mean that the proposed development would have no impact upon the significance of setting of the Windmill.

Cumulative impacts

- 5.3.9 The cumulative impact upon the heritage assets due to the proposed A27 Arundel By-pass, in relation to the proposed development and application, are assessed here. The current A27 Arundel By-pass runs through the town, c.800m north and north-east of the Site. Highways England announced the preferred route for the new A27 Arundel By-pass on October 2020. The preferred route would pass c.470m south of the Site, c.325m south of the listed Priory Barn and c.165m south of the Scheduled Tortington Priory.
- 5.3.10 At this stage, the exact details of the road scheme, including the potential for a junction with Ford Road, are not known and further consultation is expected. As such, only a high level assessment of the impacts of the proposed A27 in relation to the heritage assets, and of the impacts of the proposed A27 alongside the proposed scheme subject to this outline application, can be undertaken. The proposed A27 would result in a much greater impact upon the heritage assets to the south of Arundel, most notably the Scheduled Tortington Priory and the listed Priory Barn. This impact may be to a high adverse level resulting in a high degree of harm to the setting of these assets, notably due to the proximity and intervisibility of the road to, and with, the assets. Appropriate landscaping could partly mitigate this harm. The level of activity and noise pollution, and the proximity and scale and nature of development would be of a much greater impact upon the heritage assets than the development scheme as part of this application would be. Cumulatively, the current preferred option details for the A27 alongside the proposals for the Land at Ford Road as part of the present application would result in increased proximity of development to the Scheduled Priory and listed Priory Barn, with associated activity and impacts on

the landscape to the south of Arundel, and this would adversely impact the setting of the heritage assets, particularly should a junction be constructed connecting the new A27 with Ford Road. These adverse impacts however would be a result of the proposed A27 rather than the present application Site, however it must be noted that proposals regarding the A27 preferred route are not defined.



Land at Ford Road, Anurad

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drawing no.	AK03	drawing	Illustrative Missionplan
revision	0	scale	0000000
drawn by	GG	checked by	GG
date	04.05.21	job no.	04.01.000657

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6.0 Conclusion

- 6.1.1 Savills Heritage and Townscape was commissioned by The Norfolk Estate to produce a Revised Heritage Statement to accompany an outline planning application for the proposed development at Land at Ford Road, Arundel, West Sussex. The proposals include the provision of 90 dwellings, associated access and additional community facilities, however the outline application has some matters reserved, except access. The present Illustrative Masterplan is indicative only.
- 6.1.2 The Site does not contain any designated or known non-designated heritage assets. It is located to the north of the Scheduled Monument of Tortington Augustinian priory and ponds, and the Grade II* listed Tortington Priory Barn, which is situated within the Scheduled Monument. The town of Arundel lies to the north of the Site and this contains many designated and non-designated heritage assets, including the Grade I listed Arundel Castle, which is situated on elevated ground at the north of the town and possesses far reaching views southwards. Views towards Arundel and this high ground are of notable importance locally. Much of the historic town is contained within the Arundel Conservation Area. A Grade II listed Windmill is located to the east of the River Arun at the south of the town.
- 6.1.3 The proposed development has been designed in response to the heritage constraints of the Site, notably to respect the setting of the Tortington Priory complex, and the setting of views of the town. Built development would be set back from both Priory Lane and Ford Road in order to minimise any impact upon these settings and avoid any sense of encroachment upon Tortington Priory. The use of appropriate landscaping and planting to screen the development and soften the built form would be used to further reduce any potential impact on the significance of the heritage assets or their settings. As a result, it is considered that the proposals, with associated mitigation measures, would not result in any harm to the identified heritage assets.
- 6.1.4 The proposals would therefore accord with the policies of the NPPF, including paragraph 193, and conserve the significance of the heritage assets. Furthermore, the proposals would accord with local planning policies HER SP1 (in conserving the heritage assets in a manner appropriate to their significance), HER DM1 (in protecting the setting of the listed buildings), HER DM3 (in avoiding harm to important views into, out of or within the Conservation Area) and HER DM6 (in demonstrating that

the proposals would not be harmful to the archaeological importance of the Scheduled site, as well as LAN DM2.

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Appendix 1: Summary of factors for determining the importance of heritage assets

Interest		Factors determining the relative importance
Archaeological	High	There is a high potential for the heritage assets to provide evidence about past human activity and to contribute to our understanding of the past. This potential relates to archaeological sites that are likely to survive (both below and above ground) and, in the absence of written records, provide the only source of evidence about the past, resulting in enhanced understanding of the development of the area. It also relates to other physical remains of past human activity, such as historic fabric within buildings and surviving elements in the historic landscape which contribute to its historic character.
	Medium	The potential for heritage assets to yield physical evidence contributing to the understanding of the development of the area is recognised, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question, our knowledge of the past of the area or subsequent changes to the development of the area throughout history. The potential for archaeological deposits to contribute to an understanding of the development of area may not be fully recognised due to the current level of understanding of the local and regional history. The potential may also be impacted, in a limited way, by later development.
	Low	The physical remains are preserved in a limited way: limited assets survive, very few are recorded or assets are known to have been partially or significantly damaged. Low evidential value of archaeological deposits may be affected by the current lack of research within the area, but this does not preclude for further remains of higher value to be discovered.
	None	There are no surviving physical remains from which evidence about past human activity could be derived (assets are known to have been removed or destroyed by later activity).
Architectural and artistic	High	The architectural interest of the heritage assets are visually perceptible within sympathetic surroundings, developed through conscious design or fortuitously, throughout prehistory and history. The completeness or integrity of the heritage assets within the landscape is clear and their contribution to the aesthetics of the surrounding area is significant.
	Medium	The architectural or artistic qualities of the individual assets or landscapes are legible, but there may have been considerably impacted upon by the modern, unsympathetic development.
	Low	The aesthetic qualities of the individual assets or landscapes have been significantly impacted upon by the modern development as a result of which the aesthetic value is not clear, however, there may be a possibility for improvement.
	None	Assets have no aesthetic or artistic interest as they have been removed by inconsiderate later or modern development or interest was never held. Buried archaeological remains are not ascribed aesthetic values as, whilst buried, they are not visible/perceptible in their context.

Interest		Factors determining the relative importance
Historic	High	The legible heritage assets are clearly perceptible in the landscape/townscape and the links between the assets and the history or prehistory of the area (illustrative value) or to historical events or figures associated with the area (associative value) are easily visible and understandable. The high value is not precluded by some degree of later/modern alterations to the historic buildings and landscapes. Heritage assets which provide a sense of togetherness for those who experience it. Assets that hold the ability for people to feel a sense of collective experience or memory, and in which a collective identity can be understood.
	Medium	The legible heritage assets are present in the area, but their legibility may have been compromised by some form of alteration to the asset or its surroundings (e.g. rural parish church now situated within a suburban residential development). Even in their present form, such assets enable the local community to visualise the development of the area over time as there are potential associations between assets. The presence of these assets may contribute to an understanding of the development of the area. Further research, including archaeological investigations, may clarify these associations and elucidate the contribution of these assets to the history of the wider area. The process of time has lessened the meaning of the event or asset for the community or that meaning may be limited to specific groups or at a regional or local level.
	Low	The historical associations of the asset are not clearly understood, as a result of severe changes to the asset or its surroundings or any associations were of only of a low degree at local level. Any illustrative interest may have been eroded through alteration or loss of key elements. The ability of the asset to create or reinforce a sense of togetherness for a community may be limited by later development which has encroached upon the asset or its setting.
	None	There are no legible heritage assets and their associations are not understood. Heritage assets that do not bring people together by providing a shared experience, memory or place of commemoration.

Appendix 2: Planning policy and guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:

"s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

"s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area."

Scheduled Monuments are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended) and the consent of the Secretary of State (Department of Digital, Culture, Media and Sport), as advised by Historic England, is required for any works affecting a scheduled monument. Historic England is a statutory consultee in relation to schemes which may directly or indirectly affect a scheduled monument.

National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, February 2019). Section 16, 'Conserving and Enhancing the Historic Environment' specifically deals with historic environment policy and includes the following policy text:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 193).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 195).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 196).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 197).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 198).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 200).

In para 192 it states that 'In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- the desirability of new development making a positive contribution to local character and distinctiveness.*

A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions; heritage assets may also be considered to be valued components of the historic environment. The NPPF recognises that heritage assets are a non-renewable resource, and that heritage conservation has wider benefits, while accepting that the level of conservation should be commensurate with the significance of the assets concerned.

Local planning policy

The Site is located within the District of Arun. Arun District Council adopted the Arun Local Plan 2011 – 2031 in July 2018. Table 16.1 of the Local Plan includes the Scheduled Monument of Tortington Priory. The following sections of policies are relevant when considering the built historic environment in relation to the proposed scheme:

Policy HER SP1 - The historic environment: *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.*

Policy HER DM1 - Listed Buildings: *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.*

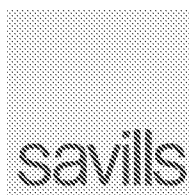
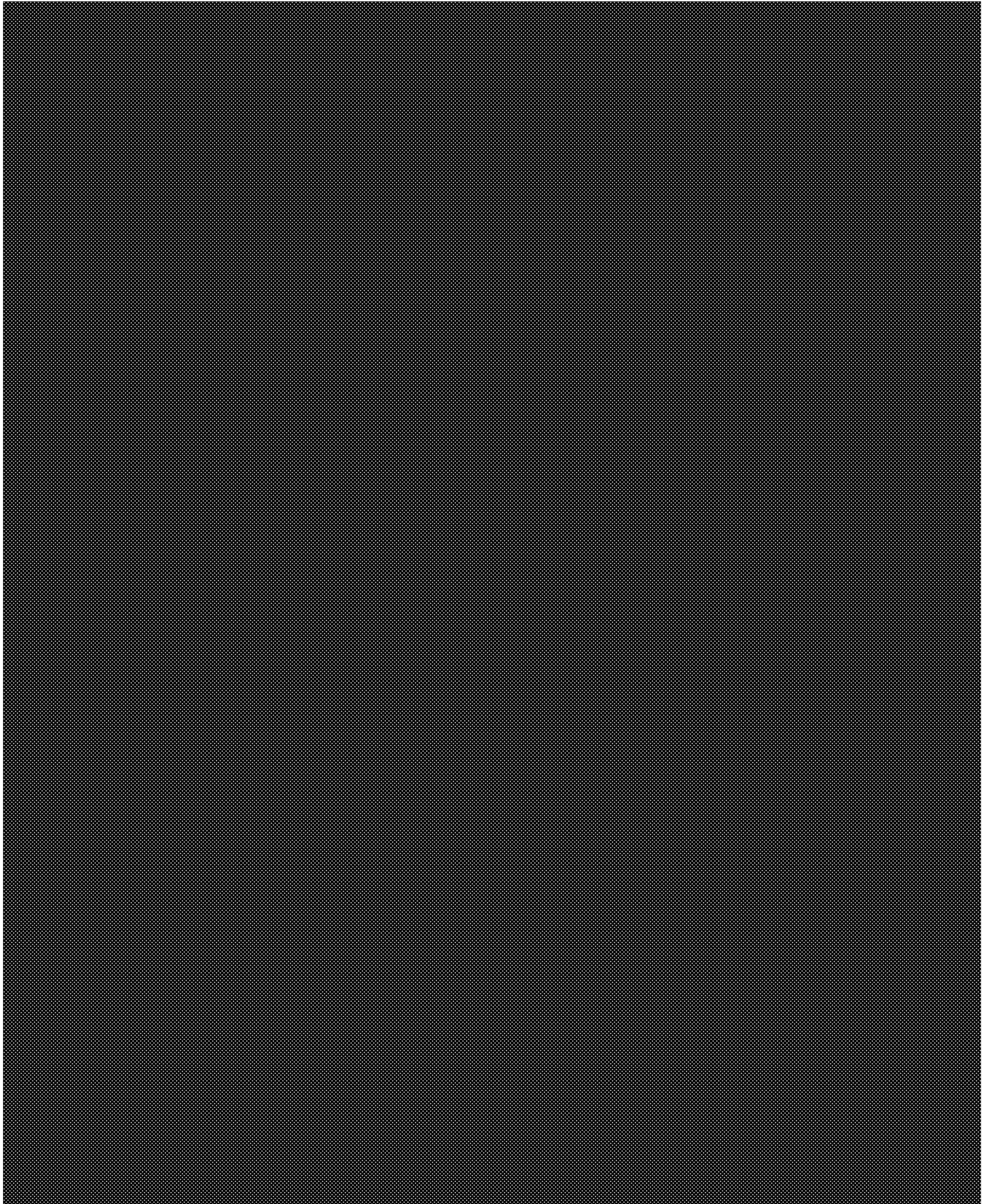
Policy HER DM2 - Locally Listed Buildings or Structures of Character: *The Local Planning Authority will continue to identify and compile a list of locally important buildings and structures which make a positive contribution to local distinctiveness. There may be circumstances where the public benefit from the proposed development outweighs any proposed harm, in such circumstances, the proposal will need to be justified as appropriate. Proposals for the alteration or extension of buildings on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.*

Policy HER DM3 - Conservation Areas: *In order to preserve or enhance the character or appearance of the Conservation*

Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that: a. New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings; f. It does not harm important views into, out of or within the Conservation Area.

Policy HER DM6 - Sites of Archaeological Interest: There will be a presumption in favour of the preservation of scheduled and other nationally important monuments and archaeological remains. Where proposed developments will have either a direct impact on sites listed in Table 16.1 (i.e. developments requiring Scheduled Monument Consent) or where developments will have an indirect impact of the settings of those sites listed in Table 16.1, or where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites.

Policy LAN DM2 - The Setting of Arundel: Development will not be permitted within the area identified on the Policies Map which would adversely affect the views of the town of Arundel, its Castle, Cathedral and its special setting. Any development, including the proposed A27 Arundel bypass, will be of a high design standard that reflects the quality of the landscape and the setting of Arundel. No development will be permitted, particularly within the area shown on the Policies Map, which would adversely affect the rural views outwards from the town.



Savills (UK) Ltd

Wessex House, Prior's Walk, East Borough, Wimborne, BH21 1PB

www.savills.co.uk