
Land at Ford Road, Arundel, West Sussex

Archaeological Desk-Based Assessment



Land at Ford Road, Arundel, West Sussex 6QG
Archaeological Desk-Based Assessment



Project: Land at Ford Road, Arundel, West Sussex

Client: The Norfolk Estate

Job Number: 455243

File Origin: X:/2.National/West Sussex/Land at Ford Road, Arundel

Revision number: 001 (first issue)

Document Checking:

Prepared by: Phil Evans, MCIFA,
Associate, Heritage and Archaeology

Signed:

Checked by: Harry Clarke
Associate, Heritage and Archaeology

Signed:

Approved by: Jason Clemons IHBC MRTPI
Director, Heritage and Townscape

Signed:

Contents

Executive Summary.....	vi
1.0 Introduction.....	1
1.1 Project background.....	1
1.2 The Site and its wider context.....	1
1.3 Proposed Development	2
1.4 Assessment Scope	2
2.0 Methodology and sources	5
2.1 Aims and objectives	5
2.2 Assessment methodology.....	5
2.3 Local historical and archaeological baseline	6
3.0 Historic development of the Site.....	7
3.1 Introduction	7
3.2 Soils & geology	7
3.3 Historic development of the Site and environs	7
4.0 Assessment of significance and potential.....	17
4.1 Previously identified heritage assets	17
4.2 Identified and potential post-depositional Impacts.....	17
4.3 Potential for unrecorded below ground assets	17
5.0 Assessment of impact.....	20
5.1 Introduction	20
5.2 Impact to archaeological remains	20
6.0 Conclusion and recommendations.....	21
6.1 Conclusion	21
6.2 Recommendations	21
7.0 References.....	23
7.1 Documentary sources	23
7.2 Cartographic and Aerial Photographic sources	23
8.0 Appendix 1: Gazetteer of HER Data	24
8.1 Historic environment features	24
8.2 Past investigations	31

9.0	Appendix 2: Determining significance of heritage assets	33
10.0	Appendix 3: Criteria to determine the level of impact	35
11.0	Appendix 4: Planning policy and guidance	36
11.1	National Planning Policy Framework	36
11.2	Local Planning Policy Context	38

Figures

Figure 1	Aerial view of the Site (red boundary) and its environs.	1
Figure 2	Illustrative Masterplan	4
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)	12
Figure 4:	Extract of Ordnance Survey map, 1914, indicating the location of the Site © National Library of Scotland	13
Figure 5	Extract from the Ordnance Survey map of 1940, indicating the location of the Site	14
Figure 6:	Extract of Ordnance Survey map, 1976-1992, indicating the location of the Site © old-maps.co.uk	15
Figure 7:	Aerial view of the Site and wider landscape, 2001, indicating the location of the Site © Google Earth	15
Figure 8	Plan detailing known heritage assets within the Site and the wider study area	16

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

Periods referred to in the text

Prehistoric	900,000 - AD 43	Medieval	1066 to 1540
Romano-British	AD 43 to 410	Post-medieval/Modern	1540 to present
Anglo-Saxon	410 to 1066		

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 Buckinghamshire and Berkshire HER, obtain in October 2020, 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).

Executive summary

Savills Heritage and Townscape has been commissioned by The Norfolk Estate to provide an Archaeological Desk-Based Assessment (ADBA) to accompany an outline planning application for the proposed development of 90 dwellings on land at Ford Road, Arundel, West Sussex (hereafter 'the Site'), centred at NGR 500658, 106251.

This desk-based study meets the requirements of the NPPF and provides sufficient information in regards to archaeological considerations relating to the proposal, as currently known. The report assesses the potential for buried heritage assets (archaeological remains) on the Site. Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the Site.

The Site contains two non-designated heritage assets, of potentially prehistoric to medieval date. A further 178 heritage assets, dating from the prehistoric to modern periods, are recorded within the wider study area. The Site also lies adjacent to the northern boundary of the Tortington Augustinian Priory and ponds, including part of the priory precinct Scheduled Monument. The Scheduled Monument also forms part of a wider Archaeological Notification Area.

*The results of research from data held at the HER, as well as cartographic and online archive sources, suggests a **high** potential for encountering remains of prehistoric, Romano-British, medieval and post-medieval date within the Site, and **negligible** potential for remains of Anglo-Saxon date. Any surviving remains within the Site are likely to be of **low local** significance at most.*

Any groundworks associated with construction at the Site may impact on below-ground archaeological remains, where present. It has been assessed that there are no remains within the Site that would precluded development or require pre-determination archaeological works. The potential impact could be mitigated by the implementation of an agreed programme of archaeological fieldwork, drawn up in conjunction with the Archaeological Advisor to the Local Planning Authority. Any archaeological work considered necessary could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

1.0 Introduction

1.1 Project background

- 1.1.1 Savills Heritage Planning has been commissioned by The Norfolk Estate to provide an Archaeological Desk-based Assessment to accompany an outline planning application for the proposed development of 90 dwellings on land at Ford Road, Arundel, West Sussex (hereafter 'the Site'), centred at NGR 500658, 106251 (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 2 non-designated heritage assets and 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 West Sussex Historic Environment Records lists 180 identified heritage assets within a 1km wide study area centred around the Site, and these range in date from the prehistoric, Romano-British, Anglo-Saxon, medieval, post-medieval and modern periods, and are detailed in Section 3 of this report and shown at Figure 8. The majority of these assets are the Listed Buildings within Arundel itself and are not relevant to this report.
- 1.3 **Proposed Development**
- 1.3.1 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, a Local Equipped Area for Play and allotments. Vehicular access would be from Ford Road. An Illustrative Masterplan is contained at **Figure 2**.
- 1.4 **Assessment Scope**
- 1.4.1 This desk-based assessment deals solely with the archaeological implications of the project and does not assess the impact upon above ground heritage assets (i.e. designated and undesignated historic structures and conservation areas) except where buried parts of historic fabric are likely to be affected. Potential impacts to the built heritage surrounding the Site are discussed within the Heritage Statement accompanying this application (Savills 2021). Archaeological remains, if present, will be impacted during construction of the development (such as preliminary ground works, site strip,

demolition, remediation, excavation for foundations and basements, services, drainage and lighting).

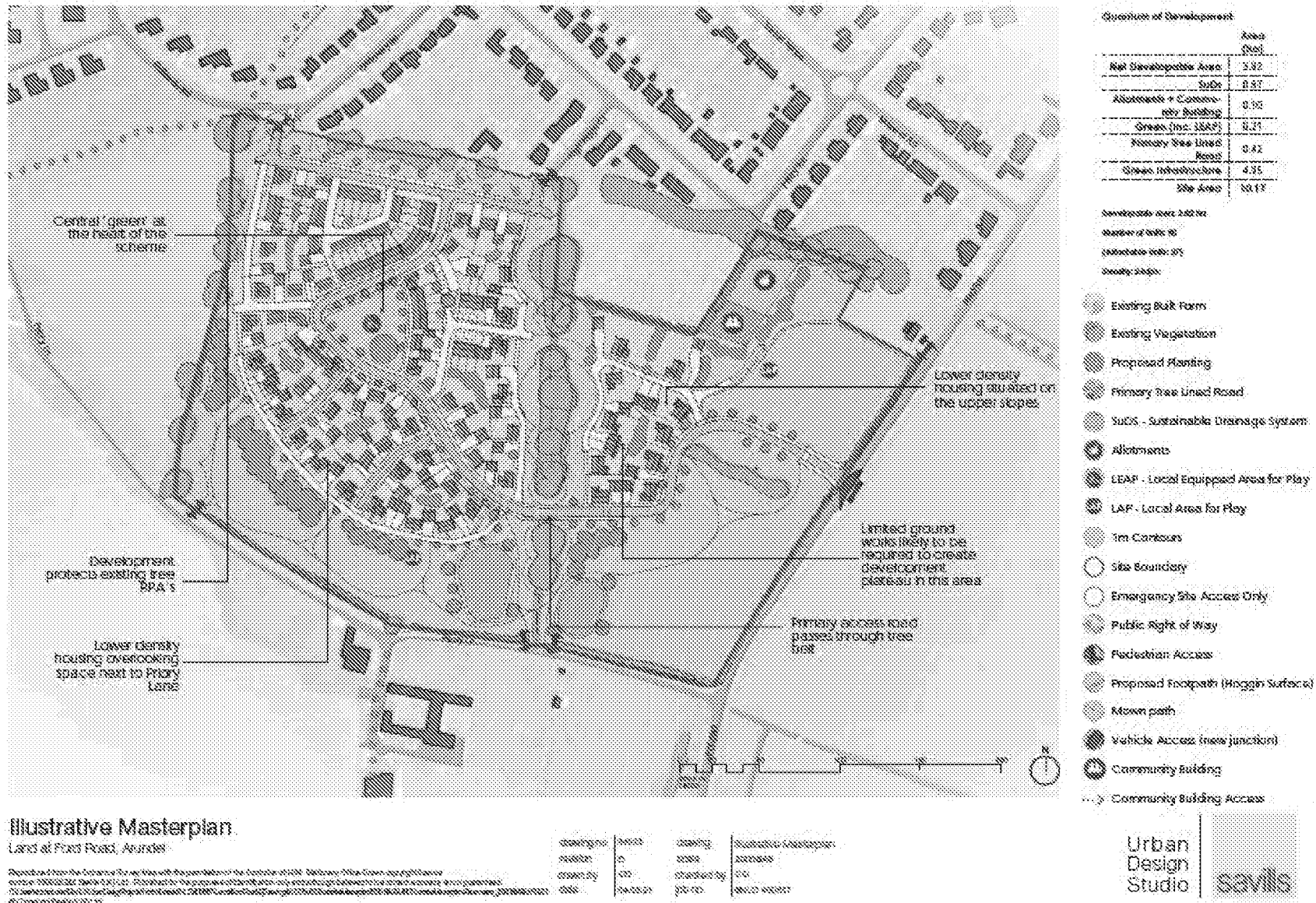


Figure 2 Illustrative Masterplan

2.0 Methodology and sources

2.1 Aims and objectives

2.1.1 The purpose of this Archaeological Desk-Based Assessment 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 of the 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 proposals 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 Recently revised national planning policy guidance (NPPG, July 2019) in relation to the historic environment provides a similar interpretation of assessing significance. These criteria seek to line up with NPPF definitions.

2.2.4 This assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2019, MHCLG 2018b) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2017).

2.3 Local historical and archaeological baseline

2.3.1 Baseline conditions were established through consideration of the historic environment within the Site and a wider 1km study area. This involved 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), Historic England Archive (HEA), Images of England, PastScape, NMR Excavation Index, Portable Antiquities Scheme (PAS), Multi-Agency Geographic Information for the Countryside (MAGIC), www.britainfromabove.org.uk, and Google Earth;
- 2) The West Sussex Historic Environment Record, received March 2021;
- 3) Grey literature reports; and
- 4) Historic manuscripts and maps available online.

2.3.2 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 the West Sussex Historic Environment Record (HER) data and previous archaeological desk-based studies and fieldwork in the area surrounding the Site.

3.2 Soils and geology

- 3.2.1 The predominant soil type identified in the vicinity of the Site is comprised of slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils (magic.defra.gov.uk). The underlying bedrock geology of the Site is comprised of the London Clay Formation - Clay, Silt and Sand, with superficial deposits of Head- Sand and Gravel. (bgs.ac.uk).

3.3 Historic development of the Site and environs

- 3.3.1 For the purposes of this report the HER data has been sifted according to period; if the HER data has a multi-period description then the earliest period takes precedence. The HER holds a total of 180 records of heritage assets within a 1km wide study area centred around the Site and these are discussed further in **Section 3.3** below and shown on **Figure 8**. There have been 14 previous archaeological interventions within the wider study area of the Site and where relevant these have been referenced in the text below.

Prehistoric period (900,000 BC–AD 43)

- 3.3.2 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic period saw alternating warm and cold phases and intermittent (seasonal) occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum (after approx. 13,000 BC), further warming of the climate took place and the environment altered from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. Evidence of activity in this period is characterised by flint tools rather than structural remains. There are no known heritage assets of Palaeolithic date recorded within the Site or the wider study area.

- 3.3.3 The Mesolithic hunter-gatherer communities of the post-glacial period (c. 10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured due to predictable sources of food and water, as well as due to transport and communication. A single Tranchet handaxe (MWS7840) of Mesolithic date was found c. 230m to the east of the Site, although its exact location is unknown.
- 3.3.4 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as times of technological change, with settled communities and the construction of communal monuments. Farming was established and therefore forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. Two enclosures (MWS14508 & MWS14509) that may date from the later prehistoric period are recorded c. 700m to the west of the Site, within the Binstead Wood Archaeological notification Area (DWS9128).
- 3.3.5 Evidence of Bronze Age activity is recorded c. 160m to the south of the Site in the form of pottery, and worked and fire-cracked flint (MWS7071), found to the east of the priory church. Further Bronze Age activity is recorded at Dale Downs (MWS14833) c. 1.4km to the north of the Site on the north side of Chichester Road. Here, three complexes of rectilinear enclosures were first written about by the Curwens in the 1920. These significant earthworks probably date from the late Iron Age/Romano-British period, and probably represent settlement and/or stock enclosures – essentially a farm and farm yard - linked by tracks and ditches extending across the hillside. The enclosures and associated tracks were probably established in an existing field system, as they clearly overlie a number of earlier field boundaries, believed to date to the Bronze Age. An Iron Age/Romano-British Field System, is also recorded at Park Farm (MWS2312) a little further to the south of the earthworks recorded at Dale Downs.
- 3.3.6 Just to the north of the southern site boundary there are fragmented cropmarks of rectilinear enclosures and ditches of uncertain date visible on aerial photographs (MWS14477). They appear as two or three conjoined enclosures with traces of further ditches. They are bisected by a pale linear cropmark. These enclosures may be the remains of a settlement of later prehistoric, Romano-British or medieval date. A cropmark of a length of possible trackway (NWS14479) of uncertain date is also visible on aerial photographs to the immediate south-west of the Site.

Romano-British period (AD43 – AD410)

- 3.3.7 There are no heritage assets of Romano-British date recorded within the Site but 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) c.900m to the north-east of the Site.
- 3.3.8 As noted above, a number of currently undated enclosures, field systems and a trackway may be of Romano-British date, either by origin or through continuity of use (MWS2312, MWS14477, MWS14479, MWS14508 & MWS14509).
- 3.3.9 Recent aerial survey for the Secrets of the High Woods project has identified the remains of the long speculated Roman road from Chichester to Brighton (MWS14385) which can be seen on lidar images. The remains of the road can be seen surviving in sections as a combination of agger, side ditches or a hollow way depending on the local terrain, for over 8km of the total 15km distance between Chichester and Arundel. The best preserved portion is an almost continuous section 1.6km long through Binsted Wood, just west of Arundel. In part it survives as a slightly raised carriageway, occasionally with ditches about ten metres apart, and in part as a former drove-way known as Old Scotland Lane. This rejoins the A27 at a prominent bend just south of Arundel Cricket Club, where it becomes Chichester Road. The route of the road is also echoed in the existing roads through the town (Queen Street, Maltravers Street, A27 Chichester Road).
- 3.3.10 Roman pottery and two pieces of roller-stamped flue tile (MWS4504) were found in the field south of Tortington Priory c. 430m to the south of the Site during field walking after ploughing. Further finds of Romano-British pottery and tile were discovered c. 440m and c. 900m to the north-east of the Site (MWS2700 & MWS3854).

Anglo-Saxon period (AD410 – AD1066)

- 3.3.11 It is suggested that Arundel developed as an Anglo-Saxon burh in the late 9th century or early 10th century, 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.

- 3.3.12 There are no heritage assets of Anglo-Saxon date recorded on the HER within the Site or wider study area.

Medieval period (AD1066 – AD1540)

- 3.3.13 Two heritage assets of possible medieval date are recorded within the Site. These consist of an area of ridge and furrow earthworks (MWS14478) visible as cropmarks on aerial photographs on the western side of the Site, and fragmented cropmarks of rectilinear enclosures and ditches of uncertain date visible on aerial photographs (MWS14477) just to the north of the southern site boundary. These appear as two or three conjoined enclosures with traces of further ditches. They are bisected by a pale linear cropmark. These enclosures may be the remains of a settlement of later prehistoric, Romano-British or medieval date. A possible trackway (MWS14479), also of uncertain date, to the immediate south-west of the Site may also date to the medieval period.
- 3.3.14 The manor of Tortington, which lay to the south of Arundel, had been held by Leofwine in 1066, a free man. 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.
- 3.3.15 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.
- 3.3.16 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.
- 3.3.17 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.

- 3.3.18 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 of Arundel. In 1343 the Abbot of Sees is said to have owned a total of 140 acres in Tortington.
- 3.3.19 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.
- 3.3.20 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.

Post-medieval and modern periods (AD1540 – present)

- 3.3.21 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.
- 3.3.22 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. At this time the Site consisted of three individual fields, one large field on the western side of the Site, and two smaller fields on the eastern side, divided by a west-north-west to east-south-

east field boundary. The buildings at Priory Farm, reusing the land and remaining fabric of the Priory, were also held by Smith and occupied by Suter.

- 3.3.23 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. No changes are shown within the Site itself since the Tithe Map of 1840.



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)

- 3.3.24 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. No changes are shown within the Site boundary itself since 1842.

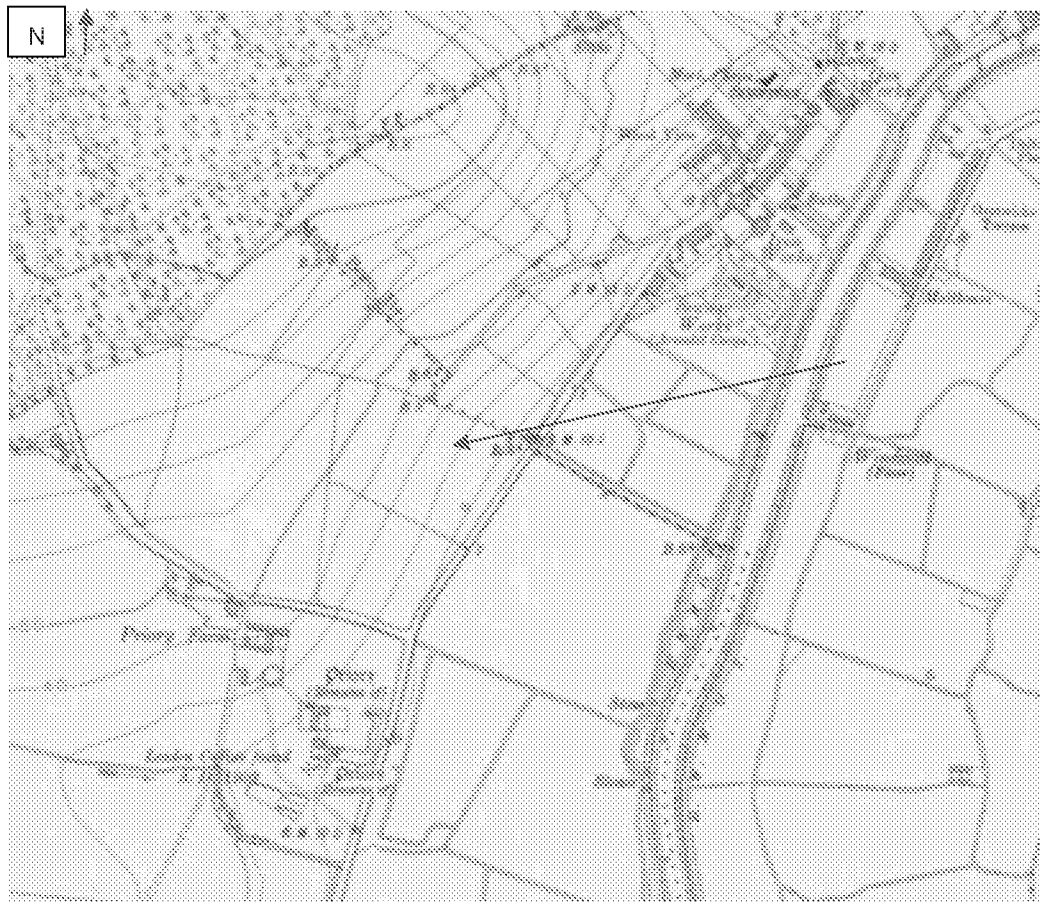


Figure 4: Extract of Ordnance Survey map, 1914, indicating the location of the Site © National Library of Scotland

3.3.25 The Ordnance Survey map of 1940 (Figure 5) shows the north-eastern field of the Site divided in two by a north-east to south-west boundary/trackway with the land to the west of the track in use as allotment gardens.

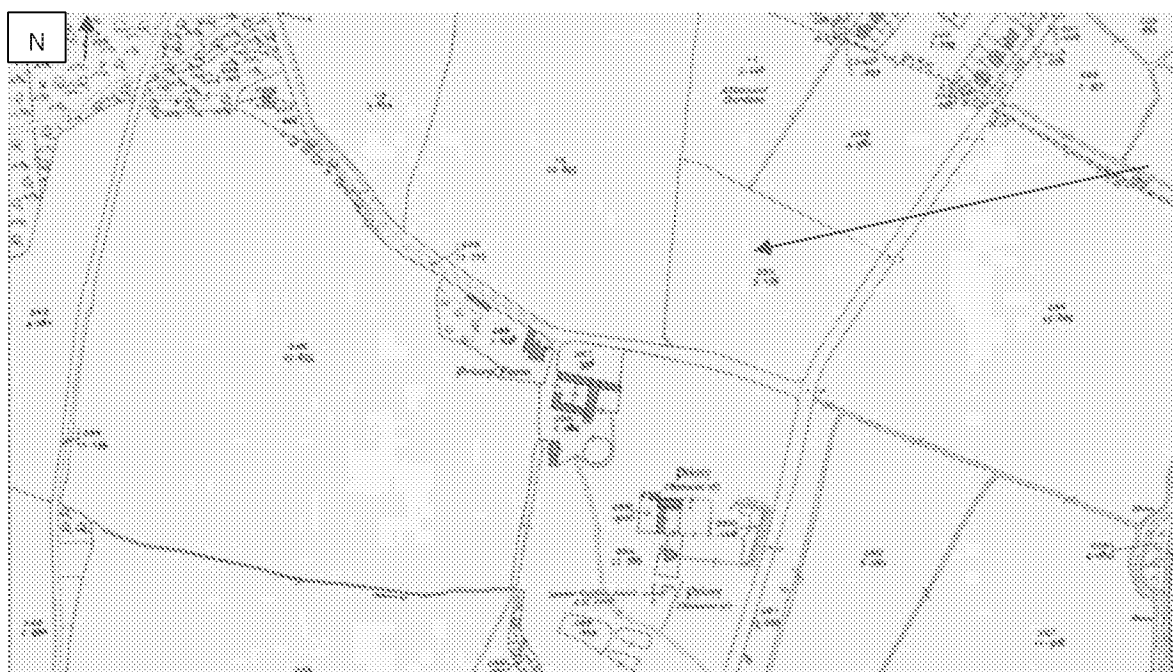


Figure 5 Extract from the Ordnance Survey map of 1940, indicating the location of the Site

- 3.3.26 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 (**Figure 6**). By this time the area of allotment gardens within the Site had reduced in size to cover the area they occupy today (**Figure 7**).

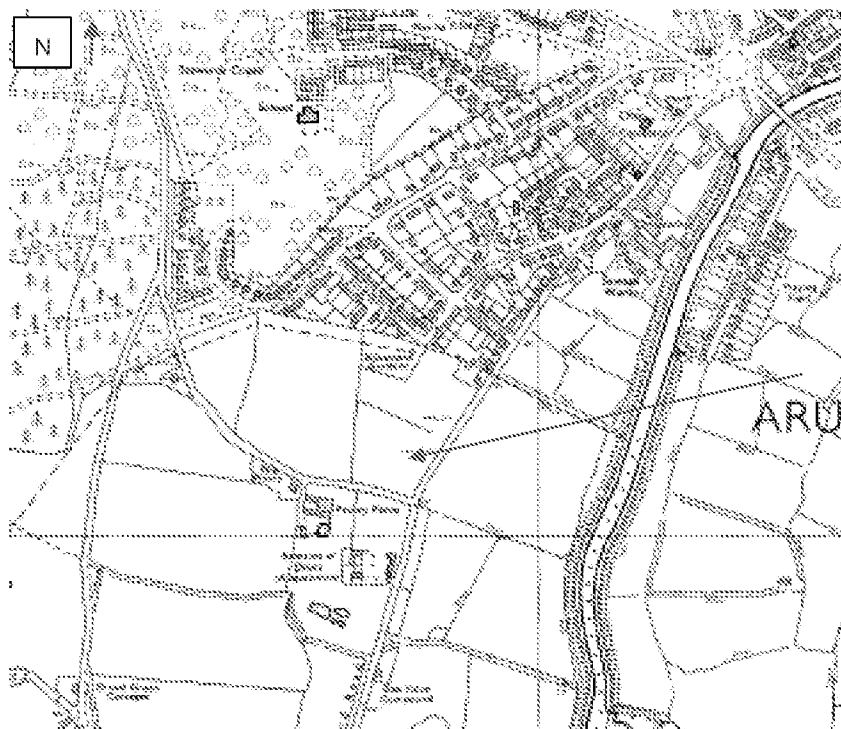


Figure 6: Extract of Ordnance Survey map, 1976-1992, indicating the location of the Site © old-maps.co.uk



Figure 7: Aerial view of the Site and wider landscape, 2001, indicating the location of the Site © Google Earth



-  = Site
-  = Wider Study Area
-  = Prehistoric
-  = Roman
-  = Anglo-Saxon
-  = Medieval
-  = Post-medieval
-  = Modern

Illustrator:	PE
Drawing ref:	HER Monuments

Drawing ref: HER Monuments

4.0 Assessment of significance and potential

4.1 Previously identified heritage assets

4.1.1 The Site does not contain any 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.

4.1.2 The West Sussex Historic Environment Records lists 180 identified heritage assets within a 1km wide study area centred around the Site, and these range in date from the prehistoric, Roman, Anglo-Saxon, medieval, post-medieval and modern periods. An area of medieval ridge and furrow (MWS14478) earthworks are present within the western part of the Site and an area of undated cropmarks (MWS14477) are present to the north of the southern site boundary, and these could date to the prehistoric, Romano-British or medieval periods.

4.1.3 This assessment is concerned with the potential for any possible impact on buried heritage assets (archaeological remains) within the Site as a result of the proposed redevelopment. This report does not include an assessment of the potential impact on the setting of built heritage assets within the wider study area; an assessment of these issues was undertaken by Savills in March 2021.

4.2 Identified and potential post-depositional impacts

4.2.1 The ridge and furrow earthworks within the western part of the Site and the historic map evidence shows that the Site has been in agricultural use since at least the medieval period. Ploughing activity, medieval, post-medieval, and modern, may all have had an impact, truncated, any earlier remains within the Site. Likewise, the use of part of the Site as allotments (south of the existing area of allotments) may have had an adverse impact on earlier remains.

4.3 Potential for unrecorded below ground assets

4.3.1 This section discusses the potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the

likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival.

- 4.3.2 The potential for archaeological remains being encountered at any given site is based upon an assessment of the distribution and character of recorded local archaeological monuments (as shown in the HER). Archaeological potential is measured as negligible, low, moderate or high. This section also includes professional opinion on the likely heritage significance of such remains. For each chronological period where the potential is assessed as low or negligible the likely heritage significance is not included, as this implies that significant remains from the period are not likely to be present on the Site.

Prehistoric period (900,000 BC–AD 43)

- 4.3.3 It is possible that the currently undated cropmarks recorded at the southern end of the Site may date to the prehistoric period, and it is also possible that the medieval ridge and furrow earthworks, on the western side of the Site, may be masking other remains dating to earlier periods. Also, the Site is located on the edge of the flood-plain of the Arun, which would have provided favourable conditions for activities such as hunting and early farming during the prehistoric period. Within the wider study area further remains of enclosures that may date to the prehistoric period have been recorded c. 700m to the west of the Site and a Tranchet handaxe was found c. 230m to the east. The potential for encountering heritage assets of prehistoric date during groundworks associated with the proposed development has been assessed as **moderate - high**, with any surviving remains likely to be of **low local** significance, depending on the nature and extent of the remains.

Romano-British period (AD43 – AD410)

- 4.3.4 As with the prehistoric period, the cropmarks recorded at the southern end of the Site could be of Romano-British date, and other remains from this period may be masked by the medieval ridge and furrow on the western side of the Site. The floodplain location would also have been attractive for hunting and agricultural activity during this time, and the enclosures to the west may also date to this period. The potential for encountering heritage assets of Romano-British date during groundworks associated with the proposed development has been assessed as **moderate - high**, with any surviving remains likely to be of **low local** significance, depending on the nature and extent

of the remains.

Anglo-Saxon period (AD410 – AD1066)

- 4.3.5 Although the settlement of Arundel is recorded in the Domesday Book of 1086 there are no heritage assets of Anglo-Saxon date recorded within close proximity to the Site. The potential for encountering heritage assets of Anglo-Saxon date during groundworks associated with the redevelopment of the Site has been assessed as **negligible**.

Medieval period (AD1066 – AD1540)

- 4.3.6 The cropmarks recorded at the southern end of the Site may also date to the medieval period and the medieval ridge and furrow on the western side of the Site suggests that the Site lay within the wider agricultural hinterland of the priory during this period. The potential for encountering remains of medieval date during groundworks associated with the proposed development has been assessed as **high**, with any surviving remains likely to be of **low local** significance, depending on the nature and extent of the remains.

Post-medieval and modern periods (AD1540 – present)

- 4.3.7 Throughout the post-medieval period the Site appears to have lain in agricultural use. Former field boundaries shown on the historic maps, and other remains relating to agricultural activity are likely to survive within the Site and the potential for encountering these remains during groundworks associated with the proposed development have been assessed as **high**, with any surviving remains likely to be of **negligible - low** local significance.

5.0 Assessment of impact

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).

5.1.2 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. Heritage policy in both its national and local contexts and relevant Guidance are detailed in **Appendix 3**.

5.2 Impact to archaeological remains

5.2.1 This assessment has shown that there are two non-designated heritage assets, of potentially prehistoric to medieval in date, located within the Site boundary. A further 178 heritage assets, dating from the prehistoric to modern periods, are recorded within the wider study area.

5.2.2 The results of research from data held at the HER, as well as cartographic and online archive sources, suggests a **high** potential for encountering remains of prehistoric, Romano-British, medieval and post-medieval date within the Site, and **negligible** potential for remains of Anglo-Saxon date. Any surviving remains within the Site are likely to be of **low local** significance at most.

5.2.3 Groundworks associated with the proposed development of the Site may impact on any surviving below-ground archaeological remains, where present. These impacts however could be mitigated by an agreed programme of archaeological works, drawn up in conjunction with the Archaeological Advisor to West Sussex County Council.

6.0 Conclusion and recommendations

6.1 Conclusion

- 6.1.1 Savills Heritage and Townscape has been commissioned by The Norfolk Estate to provide an Archaeological Desk-based Assessment to accompany an outline planning application for the proposed development of 90 dwellings on land at Ford Road, Arundel, West Sussex
- 6.1.2 This Archaeological Desk-Based Assessment (ADBA) meets the requirements of the NPPF and provides sufficient information in regards to heritage considerations relating to the proposal, as currently known.
- 6.1.3 The Site contains two non-designated heritage assets, of potentially prehistoric to medieval date. A further 178 heritage assets, dating from the prehistoric to modern periods, are recorded within the wider study area. The Site also lies adjacent to the northern boundary of the Tortington Augustinian Priory and ponds, including part of the priory precinct Scheduled Monument. The Scheduled Monument also forms part of a wider Archaeological Notification Area.
- 6.1.4 The results of research from data held at the HER, as well as cartographic and online archive sources, suggests a **high** potential for encountering remains of prehistoric, Romano-British, medieval and post-medieval date within the Site, and **negligible** potential for remains of Anglo-Saxon date. Any surviving remains within the Site are likely to be of **low local** significance at most.

6.2 Recommendations

- 6.2.1 Any groundworks associated with construction at the Site may impact on below-ground archaeological remains, where present. It has been assessed that there are no remains within the Site that would precluded development or require pre-determination archaeological works. The potential impact could be mitigated by the implementation of an agreed programme of archaeological fieldwork, drawn up in conjunction with the Archaeological Advisor to the Local Planning Authority.
- 6.2.2 This fieldwork would 'preserve by record' any non-designated heritage assets that would be encountered in a manner proportionate to their importance (as stipulated in the NPPF). The

fieldwork would be undertaken by a suitably qualified and experienced archaeological fieldwork sub-contractor.

- 6.2.3 The fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) agreed with the local planning authority archaeological advisors. Any archaeological work considered necessary could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

7.0 References

7.1 Documentary sources

ClifA [Chartered Institute for Archaeologists] Dec 2014a, Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, Reading.

ClifA [Chartered Institute for Archaeologists] Dec 2014b, Standards and guidance for historic environment desk-based assessment, Reading

ClifA [Chartered Institute for Archaeologists] Dec 2014c, Standards and guidance for the archaeological investigation and recording of standing buildings or structures, Reading

Historic England, 2019, Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

MHCLG 2019a [Ministry of Housing, Communities and Local Government], February 2019 National Planning Policy Framework

7.2 Cartographic and Aerial Photographic sources

1840 Tithe Map for the Parish of Tortington

1842 Tortington Estate

Ordnance Survey mapping 1914, 1940, 1976 – 1992 © National Library of Scotland

Google Earth aerial photographs 1985 – 2018

8.0 Appendix 1: Gazetteer of HER Data

8.1 Historic environment features

8.1.1 Below is the gazetteer of the HER data, to be read in conjunction with **Figure 8**.

HER Reference	Name	Type
MWS9836	No 21 Mount Pleasant, Arundel	Terraced House; Chimney; Casement Window; Doorway; Gable
MWS9835	No 19 Mount Pleasant, Arundel	House; Chimney; Casement Window
MWS9839	No 50 Maltravers Street, Arundel	House; Chimney; Cornice; Venetian Window; Fanlight; Relieving Arch; Planked Door; Outhouse
MWS9837	No 23 Mount Pleasant, Arundel	Terraced House; Chimney; Casement Window
MWS9744	No 57 Maltravers Street and Iron Railings, Arundel	Doorway; Door; Porch; Tuscan Column; Pediment; Frieze; Soffit; Fanlight; Railing; Cornice; Sash Window; Terraced House; Chimney; Extension; Cornice
MWS9743	Harley House and Iron Railings, No 55 Maltravers Street, Arundel	Cornice; Sash Window; Steps; Doorway; Doric Column; Pediment; Panelled Door; Fanlight; Terraced House; Chimney; Railing; Extension; Cornice
MWS9834	No 58 Maltravers Street, Arundel	Doorway; Architrave; Keystone; Veranda; Porch; Railing; Steps; Wall; Coping; House; Chimney; Cornice; Sash Window; Shutter
MWS9753	No 56 Maltravers Street, Arundel	House; Chimney; Casement Window; String Course; Planked Door; Door Knocker
MWS9843	No 54 Maltravers Street, Arundel	House; Chimney; Cornice; Venetian Window; Fanlight; Planked Door; Extension; Sash Window; Modillion; Cornice; Sash Window; Casement
MWS9842	Ivyhurst (No 52) Maltravers Street, Arundel	House; Chimney; Cornice; Doorway; Panelled Door; Fanlight; Sash Window; Porch
MWS6506	Brickyard near the Gas Works on Ford Road	Brickworks
MWS6371	Tortington Priory	Fishpond; Monastery
MWS7067	Watching Brief, Priory Farm	Architectural Fragment
MWS6741	Watching Brief Rear of Old Poorhouse, Mount Pleasant, Arundel	Site
MWS5396	Roman Villa - Arundel	Villa; Occupation Site
MWS5396	Roman Villa - Arundel	Villa; Occupation Site
MWS6370	Tortington Priory Barn, Archaeological Evaluation	Monastery
MWS5396	Roman Villa - Arundel	Villa; Occupation Site
MWS7922	Priory Barn, Tortington	Wall; Priory; Nave; Transept; Abacus; Shaft; Bell Capital; Priory; Barn; Queen Post Truss; Purlin; Double Door
MWS7840	Mesolithic Tranchet Axe	Findspot
MWS8118	50 person air raid shelter - Tortington	Air Raid Shelter
MWS7993	Evaluation at Tortington Priory Barn	Wall; Priory
MWS7553	Archaeological Investigations, 46 Tarrant Street	Negative Evidence
MWS7071	Watching Brief, Tortington Priory Barn, Arundel	Findspot; Church; Burial
MWS7703	Tortington Manor House	Manor House

HER Reference	Name	Type
MWS7583	Loopholed Wall WWII	Loopholed Wall
MWS11227	No 31 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Gable
MWS11226	No 29 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Fanlight
MWS11229	No 35 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Gable
MWS11228	No 33 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Gable
MWS11223	No 23 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Fanlight
MWS11222	No 21 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Fanlight
MWS11225	No 27 King Street, Arundel	Terraced House; Chimney; Cornice; Doorway; Fanlight; Casement Window
MWS11224	The Old Ship Public House, King Street, Arundel	Public House; Chimney; Cornice; Sash Window; Doorway; Double Fronted
MWS11295	No 81 Maltravers Street, Arundel	House; Gable; Chimney; Sash Window; Bay; Sash Window; Planked Door; Steps; Date Stone
MWS11234	No 2 Kings Arms Hill, Arundel	House; Chimney; Attic; Eave; Casement Window; Doorway; Fanlight; Planked Door; Dormer; Casement Window; Casement Window; Window (Blocked)
MWS11303	Two Posts or Bollards at the west end of Bond Street, Arundel	Bollard
MWS11296	No 83 Maltravers Street, Arundel	House; Gable; Chimney; Sash Window; Bay; Sash Window; Planked Door; Steps; Date Stone
MWS11231	No 39 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Gable
MWS11230	No 37 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Gable
MWS11233	No 43 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway
MWS11232	No 41 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway
MWS11143	No 23 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Sash Window; Gabled Roof
MWS11142	No 21 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Sash Window; Fanlight
MWS11146	No 61 Maltravers Street, Arundel	Terraced House; Eave; Sash Window; Doorway; Porch; Tuscan Column; Entablature; Frieze; Three Centred Arch; Panelled Door; Door Knocker; Fanlight; Basement; Door; Railings; Urn Finial; Chimney; Sash Window; Extension
MWS11145	No 59 Maltravers Street, Arundel	Terraced House; Eave; Sash Window; Doorway; Doric Column; Cornice; Pediment; Fanlight; Frieze; Panelled Door
MWS11139	No 15 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11138	No 13 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11141	No 19 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11140	No 17 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11219	No 15 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Fanlight
MWS11218	No 13 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Fanlight
MWS11221	No 19 King Street, Arundel	Terraced House; Chimney; Cornice; Sash Window; Doorway; Fanlight
MWS11220	No 17 King Street, Arundel	Terraced House; Chimney; Cornice; Doorway; Fanlight; Casement Window
MWS11148	No 67 Maltravers Street, Arundel	Terraced House; Eave; Chimney; Sash Window; Panelled Door; Fanlight; Steps
MWS11147	No 63 Maltravers Street, Arundel	Terraced House; Eave; Chimney; Sash Window; Panelled Door; Fanlight
MWS11153	No 77 Maltravers Street, Arundel	House; Chimney; Eave; Sash Window; Doorcase; Panelled Door; Steps; Cellar; Casement Window
MWS11149	No 69 Maltravers Street, Arundel	Terraced House; Eave; Chimney; Sash Window; Panelled Door; Fanlight; Steps

HER Reference	Name	Type
MWS11083	No. 12 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground
MWS10941	No 73 Maltravers Street, Arundel	Terraced House; Chimney; Eave; Sash Window
MWS11085	No. 16 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground
MWS11084	No. 14 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground
MWS10929	No 21 Orchard Place, Arundel	Terraced House; Chimney; Eave; Sash Window
MWS10928	No 19 Orchard Place, Arundel	Terraced House; Chimney; Eave; Sash Window; Doorway
MWS10940	No 71 Maltravers Street, Arundel	Terraced House; Chimney; Eave; Sash Window
MWS10932	Nos 8 and 8A Park Place, Arundel	House; Chimney; Eave; String Course; Sash Window; Panelled Door; Rainwater Pipe; Rainwater Head; Window (Blocked)
MWS11135	No 7 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11134	No 5 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11137	No 11 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11136	No 9 Bond Street, Arundel	Terraced House; Chimney; Eave; Door; Casement Window; Sash Window
MWS11087	No. 20 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground
MWS11086	No. 18 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground
MWS11089	No. 24 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground; Extension; Door; Casement Window
MWS11088	No. 22 Bond Street, Arundel	Terraced House; Estate Cottage; Eave; Gable; Rainwater Head; Chimney; Attic; Porch; Casement Window; Casement Window; Sill; Retaining Wall; Steps; Terraced Ground
MWS10181	Nos 46 and 48 Tarrant Street, and the Railings to Nos 46 and 48, Arundel	House; Chimney; Basement; Cornice; Sash Window; Casement Window; Doorway; Panelled Door; Pilaster; Trumeau; Steps; Railing; Window (Blocked)
MWS10180	No 44 Tarrant Street and the Railings to No 44, Arundel	House; Chimney; Basement; Cornice; Sash Window; Casement Window; Doorway; Panelled Door; Fanlight; Pilaster; Frieze; Pediment; Railing
MWS10299	Nos 83 and 85 Tarrant Street, Arundel	House; Cornice; Chimney; Sash Window; Casement Window; Door; Fanlight; Porch; Bay Window; Sash Window; Extension
MWS10182	No 50 Tarrant Street, Arundel	House; Chimney; Cornice; Sash Window; Shop; Window; Cornice; Casement Window; Cellar; Grille; Doorway; Panelled Door; Pediment; Console; Porte Cochere
MWS10176	No 38 Tarrant Street, Arundel	House; Sash Window; Shop
MWS10166	No 9 Orchard Place, Arundel	Terraced House; Sash Window; Dormer; Gable; Casement Window
MWS10179	No 42 Tarrant Street, Arundel	House; Voussoir; Cornice; Parapet; Sash Window; Porch; Panelled Door; Fanlight; Keyhole; Three Centred Arch; Keystone; Tuscan Column; Pilaster;

HER Reference	Name	Type
		Capital; Spandrel; Roundel; Patera; Cornice; Modillion; Steps; Railing; Boot Scraper; Cellar; Sash Window; Gri
MWS10178	No 40 Tarrant Street, Arundel	Sash Window; Fascia; Moulding; Cornice; Door; Fanlight; House; Shop
MWS10925	No 13 Orchard Place, Arundel	Terraced House; Chimney; Eave; Sash Window; Panelled Door
MWS10915	No 64 Tarrant Street, Arundel	House; Chimney; Attic; Cornice; Sash Window; Oriel Window; Pilaster; Cellar; Doorway; Panelled Door; Steps; Boot Scraper; Doorcase; Pilaster; Capital; Frieze; Pediment; Dormer; Casement Window; Door Knocker
MWS10927	No 17 Orchard Place, Arundel	Terraced House; Chimney; Eave; Sash Window; Panelled Door
MWS10926	No 15 Orchard Place, Arundel	Terraced House; Chimney; Eave; Sash Window; Doorway
MWS10304	Nos 56-62 Tarrant Street, Arundel	Terrace; Shopfront; Chimney; Attic; Cornice; Sash Window; Plate Glass Window; Casement Window; Window; Cornice; Frieze; Dormer Window; Sash Window; Planked Door; Fanlight; Steps; Door; Fanlight; Casement Window
MWS10303	No 52 Tarrant Street, Arundel	House; Chimney; Basement; Cornice; Sash Window; Panelled Door; Fanlight; Steps; Wall; Railing
MWS10914	Nos 70 and 70B Tarrant Street, Arundel	House; Chimney; Sash Window; Bay Window; Shop
MWS10845	No. 6 Park Place, Arundel	House; Tile Hanging; Chimney; Eave; String Course; Sash Window; Door; Porch
MWS2979	Medieval Moated Site - Tortington	Moat; Hearth; Occupation Site
MWS2976	Post Medieval House and Well - Arundel	House; Well
MWS2989	Arundel Tower Mill, Fitzalan Road, Arundel	Tower Mill; Flour Mill; Eave; Circular Plan; Attic; Casement Window; Sash Window; Doorway; Planked Door; Steps; Dormer; Sail; Fantail; Windshaft; Windshaft; Sail; Fantail
MWS2983	Oil-Cake Mill - Arundel	Horse Engine
MWS13376	Priory Farm Historic Farmstead, Arundel	Farmstead
MWS13127	Arundel Workhouse, Arundel	Workhouse; Workhouse; Workhouse; Workhouse; Infectious Diseases Hospital; Clubhouse; Flats
MWS2700	Roman Pottery - Arundel	Findspot
MWS13741	The Rookery Historic Farmstead, Arundel	Farmstead; Farmhouse
MWS4363	Causeway Feature, Priory Farm	Site
MWS4188	Old Scotland Lane	Ditch
MWS4504	Roman Pottery and Tile, Tortington Priory	Findspot; Findspot
MWS4437	Wall footing, Tarrant Street	Site
MWS3854	Tarrant street	Findspot
MWS2991	Medieval park - Tortington	Park; Park
MWS4187	Small Flint Scatter, Tortington Common	Flint Scatter
MWS4186	Small Plantation, Tortington Common	Boundary Marker
MWS12752	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12751	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12754	Outfarm Historic Outfarm, Arundel	Outfarm
MWS12753	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12495	The Victory Public House, Bond Street, Arundel	Public House; Chimney; Eave; Casement Window; Doorway; Hood; Outshot; Wall; Window
MWS12476	The Newburgh Arms, Nos. 72-74 Tarrant Street, Arundel	Public House; Chimney; Eave; Sash Window; Keystone; Cellar; Window; Oculus; Doorway; Panelled Door; Pediment; Console; Steps; Door; Pediment; Steps; Planked Door; Panelled Door; Steps; Lamp; Door

HER Reference	Name	Type
MWS12745	Park Farm Historic Farmstead, Arundel	Farmstead
MWS12510	Fernleigh, No. 79 Maltravers Street, Arundel	House; Chimney; Eave; Parapet; Sash Window; Window; Doorway; Panelled Door; Pediment; Console; Attic; Dormer; Casement Window; Window (Blocked)
MWS12763	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12762	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12766	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12765	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12759	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12758	Outfarm Historic Outfarm, Arundel	Outfarm
MWS12761	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS12760	Site of Outfarm Historic Outfarm, Arundel	Outfarm
MWS11464	Raised Pavement in front of Nos 48 to 53 Maltravers Street, Arundel	Revetment; Raised Pavement; Steps; Railing
MWS11444	Raised Pavement, Maltravers Street, Arundel	Revetment; Steps; Wall; Railing
MWS11469	Rock Cottage, No 72 Maltravers Street, Arundel	House; Chimney; Cornice; Eave; Sash Window; Doorway; Panelled Door; Fanlight; Window; Window (Blocked)
MWS11466	Retaining Garden Wall to No 60 Maltravers Street, Arundel	Garden Wall; Revetment
MWS11373	Garden Wall to No 33 Mount Pleasant, Arundel	Garden Wall; Steps; Railings
MWS11339	The Former Arundel Youth Centre, Mount Pleasant, Arundel	Workhouse; Workhouse; Workhouse; Workhouse; Workhouse; Outbuilding; Courtyard; Revetment; Railings; Workhouse; Bath House; Infectious Diseases Hospital; Flats
MWS11378	Park Farmhouse, Chichester Road, Arundel	Farmhouse; Timber Framed House; Chimney; Bay Window; Four Centred Arch; Casement Window; Sash Window; Doorway; Door; Steps; Eave; Farmhouse; Farmhouse; Casement Window; Extension; Panelled Door; Scullery; Planked Door; Casement Window
MWS11377	Series of Barns forming a Courtyard to Park Farm, Arundel	Courtyard; Barn; Gable; Window; Arch; Double Door; Extension
MWS12406	Stable of No 4 Park Place, Arundel	Stable; Double Door; Stable Door; Fanlight; Casement Window; Loft; Rainwater Head; Rainwater Pipe; Relieving Arch
MWS12395	Stable Cottage, No 33 Mount Pleasant, Arundel	House; Casement Window; Cornice; Chimney; Porch; Door
MWS12437	Surrey House, No 60 Maltravers Street, Arundel	Villa; Chimney; Basement; String Course; Eave; Soffit; Porch; Pilaster; Frieze; Cornice; Pediment; Doorway; Panelled Door; Sash Window
MWS12409	Stables to No 54 Tarrant Street, Arundel	Stable; Eave; Bay; Pediment; Planked Door; Fanlight; Sash Window; Voussoir; Wall; Coping; Gate; Courtyard; Window (Blocked)
MWS11471	Site of the Smithy to Tortington Iron Works, Ford Road, Arundel	Blacksmiths Workshop; Dodecagonal Plan; Double Door; Planked Door; Fanlight; Window
MWS11470	Sennen, No 53 Maltravers Street, Arundel	House; Chimney; Sash Window; Bay Window; Tuscan Column; Sash Window; Doorway; Panelled Door
MWS11901	Knowels Barn Historic Outfarm, Arundel	Outfarm; L Shape Plan
MWS11474	South View, No 54 Tarrant Street, Arundel	House; Chimney; Eave; Sash Window; Bay Window; Cellar; Door; Sash Window; Barge Board; Doorway; Fanlight; Door; Pilaster; Balcony; Railing; Steps; Extension; Parapet; Eave; Doorway; Panelled Door; Steps

HER Reference	Name	Type
MWS11311	No 17 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment
MWS11310	No 15 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment; Gutter; Shopfront; Bay Window; Sash Window
MWS11313	No 21 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment
MWS11312	No 19 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment
MWS11307	No 9 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment; Gutter
MWS11306	No 7 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Shopfront; Window; Bay Window; Doorway; Pediment; Gutter; Panelled Door
MWS11309	No 13 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment; Gutter
MWS11308	No 11 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Pediment; Gutter; Panelled Door
MWS11319	No 80 Maltravers Street, Arundel	Sash Window; String Course; Eave; Parapet; Pilaster; Sash Window; Door; Cornice; Terraced House; Basement; Planked Door; Railing; Chimney
MWS11318	No 78 Maltravers Street, Arundel	Terraced House; Basement; String Course; Eave; Parapet; Pilaster; Sash Window; Door; Cornice; Chimney; Railing; Plate Glass Window; Planked Door
MWS11321	No 84 Maltravers Street, Arundel	Sash Window; String Course; Eave; Parapet; Pilaster; Sash Window; Door; Cornice; Terraced House; Basement; Planked Door; Railing; Chimney
MWS11320	No 82 Maltravers Street, Arundel	Terraced House; Basement; Planked Door; Sash Window; String Course; Eave; Parapet; Pilaster; Sash Window; Cornice; Railing; Chimney; Door
MWS11315	No 25 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Pediment; Panelled Door
MWS11314	No 23 Surrey Street, Arundel	Terraced House; Eave; Cornice; Sash Window; Doorway; Panelled Door; Pediment
MWS11317	No 76 Maltravers Street, Arundel	Terraced House; Basement; Planked Door; Sash Window; String Course; Eave; Parapet; Pilaster; Sash Window; Cornice; Railing; Chimney; Door
MWS11316	No 74 Maltravers Street, Arundel	Basement; String Course; Eave; Parapet; Pilaster; Sash Window; Terraced House; Planked Door; Cornice; Sash Window; Railing; Chimney; Door
MonUID	Name	Montype
MWS9836	No 21 Mount Pleasant, Arundel	Terraced House; Chimney; Casement Window; Doorway; Gable
MWS9835	No 19 Mount Pleasant, Arundel	House; Chimney; Casement Window
MWS9839	No 50 Maltravers Street, Arundel	House; Chimney; Cornice; Venetian Window; Fanlight; Relieving Arch; Planked Door; Outhouse
MWS9837	No 23 Mount Pleasant, Arundel	Terraced House; Chimney; Casement Window
MWS9744	No 57 Maltravers Street and Iron Railings, Arundel	Doorway; Door; Porch; Tuscan Column; Pediment; Frieze; Soffit; Fanlight; Railing; Cornice; Sash Window; Terraced House; Chimney; Extension; Cornice
MWS9743	Harley House and Iron Railings, No 55 Maltravers Street, Arundel	Cornice; Sash Window; Steps; Doorway; Doric Column; Pediment; Panelled Door; Fanlight; Terraced House; Chimney; Railing; Extension; Cornice
MWS9834	No 58 Maltravers Street, Arundel	Doorway; Architrave; Keystone; Veranda; Porch; Railing; Steps; Wall; Coping; House; Chimney; Cornice; Sash Window; Shutter

HER Reference	Name	Type
MWS9753	No 56 Maltravers Street, Arundel	House; Chimney; Casement Window; String Course; Planked Door; Door Knocker
MWS9843	No 54 Maltravers Street, Arundel	House; Chimney; Cornice; Venetian Window; Fanlight; Planked Door; Extension; Sash Window; Modillion; Cornice; Sash Window; Casement
MWS9842	Ivyhurst (No 52) Maltravers Street, Arundel	House; Chimney; Cornice; Doorway; Panelled Door; Fanlight; Sash Window; Porch
MWS6506	Brickyard near the Gas Works on Ford Road	Brickworks
MWS6371	Tortington Priory	Fishpond; Monastery
MWS7067	Watching Brief, Priory Farm	Architectural Fragment
MWS6741	Watching Brief Rear of Old Poorhouse, Mount Pleasant, Arundel	Site
MWS5396	Roman Villa - Arundel	Villa; Occupation Site
MWS5396	Roman Villa - Arundel	Villa; Occupation Site
MWS6370	Tortington Priory Barn, Archaeological Evaluation	Monastery
MWS5396	Roman Villa - Arundel	Villa; Occupation Site
MWS7922	Priory Barn, Tortington	Wall; Priory; Nave; Transept; Abacus; Shaft; Bell Capital; Priory; Barn; Queen Post Truss; Purlin; Double Door
MWS7840	Mesolithic Tranchet Axe	Findspot
MWS8118	50 person air raid shelter - Tortington	Air Raid Shelter
MWS7993	Evaluation at Tortington Priory Barn	Wall; Priory
MWS7553	Archaeological Investigations, 46 Tarrant Street	Negative Evidence
MWS14548	Earthworks of a Former Post-Medieval Quarry, West of The Arundel Lodge, Arundel	Quarry
MWS14547	Earthworks of a Former Post-Medieval Quarry, The Arundel Lodge, Arundel	Quarry
MWS15130	Proposed A27 Arundel Bypass Route, Arun - Geophysical Survey	Field Boundary; Ridge And Furrow?; Linear Feature; Rectilinear Enclosure; Ditch; Trackway; Pit?; Rectilinear Enclosure; Square Enclosure; Enclosure; L Shape Plan; Pit?
MWS14992	Tortington Priory Barn, Arundel - Watching Brief	Negative Evidence
MWS15147	Land adjacent to Tortington Priory Barn, Arundel - Watching Brief	Ditch
MWS14534	Former Quarry within The Waterwoods, Arundel	Quarry
MWS14514	Former Post-Medieval gravel Pit on Tortington Common, Arundel	Gravel Pit
MWS14536	Post-Medieval Chalk Pit within The Waterwoods, Arundel	Chalk Pit
MWS14535	Former Extractive Pit within The Waterwoods, Arundel	Extractive Pit
MWS14191	Land at Tortington Priory Barn, Arundel - Watching Brief	Wall; Entrance; Column; Steps?; Buttress; Wall; Room; Lime Kiln?
MWS11901	Knowels Barn Historic Outfarm, Arundel	Outfarm; L Shape Plan

HER Reference	Name	Type
MWS14478	An Area of Medieval Ridge and Furrow, Tortington, Arundel	Ridge And Furrow
MWS14385	Section of the Chichester to Arundel Roman Road running through Binsted Wood	Road
MWS2689	Historic Town of Arundel	Town; Motte And Bailey; Dominican Friary; Town Wall; Curtain Wall; Roman Catholic Cathedral
MWS14549	Earthworks of a Former Post-Medieval Clay Pit within Binsted Wood, Arundel	Clay Pit
MWS14833	Dales Down, Rewell and Madehurst Woods - A Case Study	Rectilinear Enclosure; Settlement; Stock Enclosure; Field System; Trackway; Ditch

8.2 Past investigations

8.2.1 The table below represents a gazetteer of past archaeological investigations (both desk-based and fieldwork) within the study area.

Event ID	Address	Types
EWS761	Watching Brief for Electricity Poles	EVS
EWS445	South Side of Tarrant Street, Arundel - Excavation	EVT
EWS762	46 Tarrant Steet - Watching Brief	EVS
EWS761	Watching Brief for Electricity Poles	EVS
EWS380	Part excav, Johnston PM, 1909	EVT
EWS159	Part excav, Ainsworth C, 1968	EVT
EWS870	Priory Farm, Tortington	EVP
EWS584	Land at Tortington Priory Barn, Arundel - Watching Brief	EVT
EWS2022	Proposed A27 Arundel Bypass Route, Arun - Geophysical Survey	EVS
EWS1960	Tortington Priory Barn, Arundel - Watching Brief	EVT
EWS2036	Land adjacent to Tortington Priory Barn, Arundel - Watching Brief	EVT
EWS1762	Historic England National Mapping Programme for the South Downs National Park, Secrets of the High Woods Project, West Sussex	EVS

Event ID	Address	Types
EWS1734	The Slupe, Arundel - Evaluation and Watching Brief	EVT

9.0 Appendix 2: Determining significance 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.
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.

Interest		Factors determining the relative importance
	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.

10.0 Appendix 3: Criteria to determine the level of impact

Level of impact	Archaeological Remains	Historic Buildings	Historic Landscapes
Major	Changes to most or all key archaeological materials, such that the resource is totally altered. Comprehensive changes to setting and consequential impact on setting.	Change to key historic building elements such that the resource is totally altered. Comprehensive changes to setting and consequential impact on significance.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset and impact some aspects of the assets significance.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting that affect the character of the asset and impact some aspects of the assets significance.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to key archaeological materials, such that the resource is slightly altered but remains understandable. Slight changes to setting that are tangible but without impact on significance.	Change to key historic building elements, such that the asset is slightly different but remains appreciable. Change to setting of an historic building, such that it is noticeably changed but without impact on significance.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.
Negligible	Very minor changes to key archaeological materials, or setting without consequential effect on significance.	Slight changes to historic building elements or setting without consequential effect on significance.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	No change	No change to fabric or setting	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.

11.0 Appendix 4: Planning policy and guidance

11.1 National Planning Policy Framework

11.1.1 The Government issued a revised version of the National Planning Policy Framework (NPPF) in February 2019 (MHCLG 2019) and supporting revised Planning Practice Guidance (MHCLG 2019).

11.1.2 **Section 16** of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (para 184).

11.1.3 The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. NPPF Section 16 is reproduced in full below:

Proposals affecting heritage assets

Para 184. *Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value [footnote: Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance]. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations [Footnote: The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making].*

Para 185. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

Para 189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 192. 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.

Considering potential impacts

Para 193. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 197. 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 199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [footnote: Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository]. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

11.2 Local Planning Policy Context

11.2.1 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
Priors Walk
East Borough
Wimborne
BH21 1PB