
Land at Ford Road, Arundel, West Sussex

Heritage Statement Addendum



Project: Land at Ford Road, Arundel

Client: The Norfolk Estate

Job Number: 455243

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

Version number: 01

Document Checking:

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

Signed:

A handwritten signature in black ink, appearing to read "J Clemons".

1.0 Addendum

- 1.1. Savills Heritage and Townscape has been commissioned by The Norfolk Estate to provide expert heritage advice in respect to 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. An original Heritage Statement was submitted with the planning application and a revised one was issued in March 2021, principally to respond to Historic England's first consultation response to the application.
- 1.2. Historic England wrote to the application again on 29 March 2021 in response to the revised Heritage Statement.
- 1.3. A call took place to discuss Historic England's latest comments and Savills' position in respect to the heritage and the impact of the scheme upon Tortington Augustinian Priory, in particular. Paul Roberts explained Historic England's position, in that they consider that there will be less than substantial harm to the setting and significance of this heritage asset. Jason Clemons on the call noted that there is a difference in professional judgement as to the contribution that the site makes to the significance of the asset. The Masterplan for the site was discussed and Historic England requested additional landscaping to help mitigate the impact.
- 1.4. On the basis of the amended Masterplan it is understood that Historic England will maintain the outcome of its assessment, that the scheme will cause less than substantial harm to Tortington Augustinian Priory. However they advised that they will remove the objection due to the reinforcement of screening provided by the enhanced landscaping now included on the illustrative masterplan. Arun District Council is then able to determine the application against paragraph 196 of the NPPF.
- 1.5. We don't believe it is necessary or appropriate to revise our assessments upon any heritage assets from the application scheme. However, in reviewing our assessments we have come to the conclusion that the cumulative impact of proposed development, in tandem with the proposed A27 Arundel bypass, will cause less than substantial harm to the Priory at the lower end of the spectrum.



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