

8. ARCHAEOLOGY AND BUILT HERITAGE

Introduction

- 8.1 This chapter of the ES assesses the likely significant effects of the Development on the environment in respect of archaeology and built heritage. It incorporates the results of an archaeological desk-based assessment prepared by Orion Heritage (Appendix 8.1) and an archaeological geophysical survey prepared by Magnitude Surveys (Appendix 8.2).
- 8.2 The historic environment includes a wide range of features resulting from human intervention in the landscape, varying in scope from buried archaeological remains to late 20th century industrial and military structures. It can be divided into the following two categories:
- Archaeology which comprises scheduled monuments and non-designated archaeological heritage assets; and
 - Built heritage which comprises of listed buildings (all grades), registered parks and gardens (all grades), Conservation Areas, historic battlefields and World Heritage Sites.
- 8.3 The chapter describes the assessment methodology; the legislative and policy framework; the baseline conditions at the Site and surroundings; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any likely significant adverse effects; and the likely residual effects after these measures have been employed.

Policy Context

National Planning Policy Frameworkⁱ

- 8.4 Section 16 of the NPPF deals with conserving and enhancing the historic environment. The NPPF places much emphasis on heritage “significance”, which it defines in Annex 2 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."

- 8.5 Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution of their setting, to a proportionate level of detail. Paragraph 189 requires essentially the same from local planning authorities: to identify and assess the “particular significance” of any heritage asset. The significance of

the heritage asset should be taken as the benchmark against which the effects of a proposal are to be assessed.

- 8.6 Paragraph 193 applies specifically to designated heritage assets. It states that great weight should be given to the conservation of designated heritage assets (including listed buildings, scheduled monuments and Conservation Areas) and it propagates a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
- 8.7 Paragraphs 194 & 195 then deals with substantial harm to, or total loss of significance, of a designated heritage asset, because of the nature of the significance of the heritage assets in question, and the nature of the proposed development, in the context of the baseline conditions. The Planning Practice Guidance (PPG) notably sets a high threshold for substantial harm. Paragraph 196 of the NPPF, on the other hand, deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal. The PPG describes public benefits as "*anything that delivers economic, social or environmental progress*".
- 8.8 According to paragraph 200, local planning authorities should look for opportunities for new development in world heritage sites and in 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 or better reveal the significance of the asset should be treated favourably.
- 8.9 Paragraph 201 deals with a proportionate approach to the loss of buildings (or other elements) which make a positive contribution to the significance of a Conservation Area, but it recognises from the outset that not all elements of a Conservation Area will necessarily contribute to its significance. The same principle can be applied to the setting of a listed building, whereby not all elements will necessarily be positive, or make equally important contributions.
- 8.10 It is worth noting the definition of "conservation" (for heritage policy) in Annex 2 of the NPPF:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 8.11 This is not a reactive approach to resist change. Instead it represents a recognition that places will continue to evolve and change over time, and that the evolution of the historic environment must be part of this on-going process.

Planning Practice Guidanceⁱ

- 8.12 The NPPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach, and further that neglect and decay of heritage assets is best addressed through ensuring that they remain in active use that is consistent with their conservation. Where complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publicly available.
- 8.13 Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic merit. It is the degree of harm rather than the scale of development that is to be assessed. Substantial harm is stated to be a high test, so it may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.
- 8.14 Harm may arise from works to the heritage asset or from development within its setting. Setting is stated to include the surroundings in which a heritage asset is experienced, and may be more extensive than its curtilage. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

Arun Local Plan 2011-2031

- 8.15 The Adopted Arun Local Plan 2011-2031 (July 2018)ⁱⁱⁱ contains the following policies relating to the historic environment:

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. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits."

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.*
- f. Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:*
- g. Clear and convincing evidence has been provided that viable alternative uses cannot be found, through, for example the offer of the unrestricted freehold of the property on the market at a realistic price reflecting its condition and that preservation, in some form of charitable or community ownership, is not possible;*
- h. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*
- i. The physical condition of the building has deteriorated, through no fault of the owner / applicant for which evidence can be submitted, to a point that the cost of retaining the building*

outweighs its importance and the value derived from its retention. A comprehensive structural report will be required to support this.

The Local Planning Authority will support proposals for alternative uses for Listed Buildings which retain their structure and preserve character and setting where the change will provide for the long-term conservation of the structure and fabric of the building. The Local Planning Authority will only support alterations to Listed Buildings in order to mitigate climate change where such proposals respect the significance of the Listed Building and do not have an adverse impact on its appearance, character or historic fabric.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting*
- it will avoid detrimental fragmentation of management of the heritage asset*
- it will secure the long-term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation*
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid*
- there is a source of funding that might support the heritage asset without the need for enabling development*
- and the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests."*

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 using the following criteria:

- a. Buildings of outstanding design, detailing, appearance or special interest because of the use of materials;*
- b. Buildings which are extremely good examples of traditional or established style, or of unusual type;*
- c. In special cases, buildings or structures which contribute towards the local townscape or have important historical or social associations;*
- d. All buildings must be largely intact and not adversely affected by later extensions or alterations;*
- e. Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.*

Applications will only be granted for development which results in the loss of existing Locally Listed Buildings or Structures of Character when it can be demonstrated that the building or structure cannot be put to a beneficial use or re-use. Replacement structures will need to be of a high-quality design. 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;*
- b. Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;*
- c. Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;*
- d. Unsympathetic features are removed and missing features are restored or reinstated;*
- e. It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;*
- f. It does not harm important views into, out of or within the Conservation Area. Within Conservation Areas, permission for development involving demolition or substantial demolition will only be granted, subject to conditions, if it can be demonstrated that:*
- g. The structure to be demolished makes no material contribution to the special character or appearance of the area; or,*
- h. It can be demonstrated that the structure is wholly beyond repair or incapable of beneficial use; or*
- i. It can be demonstrated that the removal of the structure and its subsequent replacement would lead to the enhancement of the area; and*
- j. Permission has been granted for the redevelopment of the site."*

Policy HER DM5 Remnants of the Portsmouth and Arundel Canal:

"Development will be permitted where it would not adversely affect the remaining line and configuration of the Portsmouth and Arundel Canal and features along it."

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 on 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.

In all such instances:

- a. Applicants must arrange for a desk based archaeological assessment of the proposed development site to be undertaken by a suitably qualified person. The archaeological assessment will take the form of a factual review of the known information on historic assets and an appraisal of these assets. This information shall accompany the planning application, and, where not supplied, will be required before any planning application is determined*. Where the Planning Authority has reason to believe, either from the archaeological assessment as above, or from other evidence sources, that significant archaeological remains may exist, further assessment in the form is determined. Any field survey undertaken shall be carried out by a professionally qualified archaeological organisation or consultant only. All stages of archaeological fieldwork shall be subject to a Written Scheme of Investigation approved by the local planning authority. No development shall take place on the proposed development site until the applicant, or their agents or successors in title, is in receipt of a Written Scheme of Investigation that has been approved by the Local Planning Authority; or*
- b. A field evaluation as above, which shall include a historic environmental record of the archaeological site without the requirement to undertake a separate desk based archaeological assessment.*
- c. Preservation in situ of archaeological sites or remnants of such sites, is the preferred option. However, where the assessment, which shall be subject to a Written Scheme of Investigation, shows that the preservation of archaeological remains in situ is not justified, conditions may be attached to any permission granted that development will not take place until provision has been made by the developer for a programme of archaeological investigation and recording. Any such programme shall be carried out prior to the commencement of the development.*
- d. Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers shall record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible.*
- e. Where development is to be phased the presumption would normally be that the whole site should be recorded as one project in order to maintain the continuity of the archaeological record.*
- f. Developments shall also be consistent with all other Local Plan Policies.*

Those submitting planning applications are strongly advised however to undertake a desk based archaeological assessment in advance of a planning application being lodged as, depending on the outcome of

this assessment, further assessment in the form of a field evaluation may be required (as outlined in a. above). of a field evaluation will be required to be carried out before the planning application."

Arun Conservation Areas Supplementary Planning Guidance^{iv}

- 8.16 The Conservation Areas SPD was published in October 2000, outlines the approach that the Council will take when dealing with proposed development that affects Conservation Areas. The policy element of this document has been superseded by Local Plan policy HER DM3. The SPD contains brief descriptions of all the Conservation Areas in the District.

Legislative Context

Ancient Monuments and Archaeological Areas Act 1979^v

- 8.17 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990^{vi}

- 8.18 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and Conservation Areas and their settings.

- 8.19 Section 66(1) states:

'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'.

- 8.20 Section 69 of the Act requires local authorities to define as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area.

Assessment Methodology

Scope of Assessment

8.21 The assessment has involved the following key tasks:

- A 500m search radius has been carried out from the Site boundary for non-designated and designated archaeological remains;
- Production of an archaeological desk-based assessment (DBA) in accordance with the Chartered Institute for Archaeologists Standards and Guidance for Historic Environment Desk-Based Assessments^{vii} (Appendix 8.1). Sources reviewed include: West Sussex Historic Environment Record (HER); National Monuments Record; historic cartographic and documentary sources at the West Sussex Record Office and the British Library; aerial photographs and unpublished material from recent nearby archaeological investigations;
- A 1km search radius of search from the Site boundary for all listed buildings (Grade I, Grade II* and Grade II);
- A 1km radius search of the Site boundary for all Conservation Areas;
- A 1km radius search of the Site boundary for all Registered Parks and Gardens (Grades I, II* and II);
- World Heritage Sites, registered battlefields and protected wrecks were not included as there such designated heritage assets within the search area; and
- Archaeological geophysical survey undertaken in accordance with the Chartered Institute for Archaeologists Standards and Guidance for Geophysical Survey (2014) ^{viii}(Appendix 8.2); and
- Consultation with the Arun District Council (ADC) archaeological advisor (Appendix 8.3).

Consultation

8.22 Consultation was undertaken with James Kenney (ADC archaeological advisor) following completion of the geophysical survey (Appendix 8.2). This comprised the submission of the geophysical survey report followed by a phone discussion with Mr Kenney in which it was agreed that the geophysical survey had revealed a number of areas of archaeological remains within the Site. He also confirmed that no further pre-determination archaeological evaluation would be necessary and that such work and any subsequent mitigation works could be secured by condition on the outline planning permission.

Significance Criteria

8.23 Criteria for assessing the magnitude of predicted change are given in Table 8.1.

Table 8.1 Criteria for assessing magnitude of change on historic environment receptors

Magnitude	Effect
High	• Total or substantial loss of the significance of a heritage asset; • Substantial harm to a heritage asset's setting such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable); and • These effects are likely to be important considerations at a regional or District level.
Medium	• Partial loss or alteration of the significance of a heritage asset; • Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost; and • These effects, if adverse, while important at a local scale, are not likely to be key decision-making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or on a particular resource
Low	• Slight loss of the significance of a heritage asset. This can include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value); • Some harm to the heritage asset's setting, but not to the degree that it would materially compromise the significance of the heritage asset; • Level of harm perceivable, but insubstantial relative to the overall interest of the heritage asset; and • These effects may be raised as local issues but are unlikely to be of importance in the decision-making process.
Negligible	• A very slight change to a heritage asset. This can include a change to a part of a heritage asset that does not materially contribute to its significance; and • Very minor change to a heritage asset's setting such that there is a slight impact not materially affecting the heritage asset's significance.

8.24 The sensitivity of the heritage asset will depend on factors such as the condition of the asset and its perceived heritage value and significance. The sensitivity of the heritage asset receptor

is defined by its significance in terms of national, regional or local statutory or non-statutory protection and grading of the asset. Table 8.2 sets out the criteria for assessing sensitivity.

Table 8.2 Criteria for assessing sensitivity of receptors

Sensitivity	Criteria
High	World Heritage Sites; Scheduled Monuments & Areas of Archaeological Importance; Archaeological sites of schedulable quality & significance; Listed Buildings (all grades); and Registered Historic Parks and Gardens (all grades).
Medium	Local Authority designated sites e.g. Conservation Areas and their settings; and Non-designated sites of demonstrable regional importance.
Low	Sites with significance to local interest groups; and Sites of which the significance is limited by poor preservation and poor survival of contextual associations.

8.25 Negligible sensitivity is not used for heritage assets as this would equate to a feature/building with no heritage significance. In such a circumstance, such a feature/building would not be regarded as a heritage asset.

8.26 The sensitivity of the receiving environment, together with the magnitude of change, defines the significance of the effect (Table 8.3). Impacts of 'major' or 'moderate' significance in relation to the historic environment are considered to equate to significant impacts highlighted in the context of the EIA Regulations. The impacts could potentially be adverse, negligible or beneficial.

Table 8.3 Matrix for Determining the Significance of Effects

		Sensitivity of Receptor/Receiving Environment to Change/Effect			
		High	Medium	Low	Negligible
Magnitude of change/effect	High	Major Adverse/Beneficial	Moderate to Major Adverse/Beneficial	Minor to Moderate Adverse/Beneficial	Negligible
	Medium	Moderate to Major Adverse/Beneficial	Moderate Adverse/Beneficial	Minor Adverse/Beneficial	Negligible
	Low	Minor to Moderate Adverse/Beneficial	Minor Adverse/Beneficial	Negligible to Minor Adverse/Beneficial	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Baseline Conditions

Non-Designated Heritage Assets

Prehistoric

- 8.27 In 1999, a programme of archaeological work was undertaken in advance of the construction of a new waste-water treatment works for Southern Water, located immediately to the east of the Site. Remains recorded were later Mesolithic worked flint, including microliths, serrated flakes, burins and debitage, a Neolithic leaf-shaped arrowhead, a late Bronze Age enclosure with a late Iron Age cremation inserted into the enclosure. Numerous late Bronze Age pits and post holes and trackways were identified and a late Iron Age co-axial field system and a trackway was recorded orientated north-south/east-west. Other finds recorded from associated ground works within the Site were 5 late Neolithic/Bronze Age flakes and 7 burnt flints and 9 flakes, 4 retouched tools, 1 core and further burnt flints.
- 8.28 Evaluation trenching along the central part of the eastern Site boundary revealed three late Bronze Age possible cremations, several probable prehistoric ditches which possibly relate to the Iron Age field system recorded a short distance to the north and an undated, possibly prehistoric, enclosure. The later archaeological excavation recovered a small assemblage of residual Mesolithic and Early Neolithic struck flint. A Late Bronze Age field system was recorded which contained placed deposits of pottery vessels and burnt material suggestive of at least an element of ritual activity. A number of late Bronze Age posts and pits were also recorded.
- 8.29 The earliest remains recorded within the wider study area are an unspecified number of Palaeolithic palaeoliths in the River Arun c. 500m to the east of the Site.
- 8.30 A Neolithic stone axe and stone rubber have been recorded c. 500m to the north east of the Site.
- 8.31 Archaeological works undertaken c. 450m to the south east of the Site have revealed a number of late Bronze Age pits, post holes, ditches and gullies producing pottery, worked flint, burnt stone and burnt clay, Bronze Age gullies and ditches and a prehistoric ditch.

Late Iron Age/Remains

- 8.32 The excavations for Southern Water revealed a series of late Iron Age/Roman features including 2 cremations, an enclosure, pits and a possible iron working shelter. Roman features recorded as part of the excavations within the Site to the south of the Southern Water area comprised of field boundaries and a possible cremation deposit. Sherds (fragments) of pottery from 3 separate vessels have also been recorded within the central southern part of the Site. Further Roman boundary ditches have been recorded c. 450m to the south east of the Site.

Saxon

- 8.33 The only record of Saxon remains within the study area is of a ditch recorded c. 450m to the south of the Site that was considered by the excavators to be either prehistoric or possibly Saxon in date.

Medieval

- 8.34 The parish church of St Mary, Climping, c. 700m to the south east of the Site, is Medieval in date. The deserted Medieval village of Climping lie immediately to the east and south east of the church. This is a scheduled monument. Ford parish was separated out of Climping in the thirteenth century, and settlement has always been scattered.

Post-Medieval

- 8.35 The route of the Portsmouth to Arundel canal cuts east–west across the northern part of the Site.
- 8.36 Fig. 3-13 within Appendix 8.1 presents a map regression exercise. Prior to the construction of Ford Airfield, earliest editions of the OS map shows the Site as comprising of a number of fields at that time with the canal at the northern end of the Site being marked as disused.
- 8.37 Ford airfield opened in 1917 with the American air force being the first to use the facility. Around 1920, the Ford Motor Company took over the Site from the Air Ministry to manufacture planes. The military took back the Site in 1937 to set up a training base for naval pilots. Then during the Second World War, the Royal Air Force took over the base. Following the war, the Site was returned to the Admiralty, which continued to use it as a training station. The navy left in 1959 and in the 1960s the airfield was leased to Miles Aviation and Transport (R. & D.) Ltd which built replicas of historic aircraft. WWII and Cold War structures recorded on the

HER within the Site include an anti-aircraft battery, a Royal Observer monitoring post, an air raid shelter and a blister hanger. Part of the northern end of the airfield became an industrial estate, with two large hangars converted for the manufacture of concrete blocks. The Rudford industrial estate, along the south-eastern edge of the Site, was set up after 1969 and expanded in the 1980s.

Geophysical Survey

- 8.38 Magnitude Surveys have undertaken a geophysical survey of the Site (Appendix 8.2). The geophysical results were dominated by the remains and associated debris of the WWI and WWII Ford Airfield, including runways, hangars and tie-down areas. The Portsmouth to Arundel canal has been identified as have a number of former field boundaries, footpaths and sites of Post-Medieval farm buildings which were well-correlated with multiple historic maps.
- 8.39 Two different previously unrecorded areas of archaeological activity have been identified within the Site, with two further areas outside the red line area to the north west of the Site, expanding the archaeological understanding of the area. These are likely to be Prehistoric to Romano-British in date. They are in appearance not associated to each other. However, it is feasible that more recent military usage of the fields may have truncated a larger settlement area. Limited modern and natural activity has also been identified.

Designated Heritage Assets

- 8.40 There are no designated heritage assets within the Site.
- 8.41 The deserted medieval village of Climping scheduled monument lies over 500m to the south east of the Site. The Site is considered to lie beyond the setting of the scheduled monument. It is separated from the Site by Rudfield Industrial Estate located at the southern end of the former airfield. There is no intervisibility between the Site and the scheduled monument and there are no historic or associative connections between the Site and scheduled monument.
- 8.42 There are four listed buildings within the built up area of Climping to the south east of the Site. These are the Parish Church of St Mary, Ford (Grade I listed & c. 720m to the south east of the Site), The Vicarage (grade II listed & c. 700m to the south east of the Site), Barn to The West Of Nos 1 And 2 Church Farm Cottage (grade II listed & c. 580m to the south east of the Site), Church Farmhouse East and Church Farmhouse West (Grade II & c. 750m to the south east of the site). The Site is considered to lie beyond the setting of these listed buildings. They are separated from the Site by Rudfield Industrial Estate located at the south eastern end of the former airfield. There is no intervisibility between the Site and the listed

buildings and there are no historic or associative connections between the Site and the listed buildings.

- 8.43 There are three listed buildings located within Ford to the east/north east of the Site. These are Atherington House and Ford Place and Southdown House and The Lodge (grade II & c. 200m to the east of the Site), New House Farmhouse (grade II listed & 500m to the east of the site) and the Parish Church of St Andrew (Grade I & 750m to the east of the Site). The Site is considered to lie beyond the setting of New House Farmhouse and the Church of St Andrew. There is no intervisibility between the Site and the listed buildings and there are no historic or associative connections between the Site and the listed buildings.
- 8.44 Atherington House is the closest listed building to the Site. It is a large L-shaped house 17th/18th century house (the interior is thought to have 17th century elements and the exterior is 18th century). Its significance derives primarily from its architectural interest with a lesser historic interest element. Its setting comprises of its garden and Ford Lane onto which it faces on its north side. It is within this area that the setting has a positive contribution to its significance. The garden is enclosed with tall trees and high vegetation which allows for very limited glimpsed views out to the south (not in the direction of the Site). There are views out to the west from the house across an arable field, the western half of which is within the red line area of the Site boundary area. This field forms part of the setting of the house and has a mildly positive contribution to its significance. The rest of the Site lies beyond the setting of the house.
- 8.45 There are 19 listed buildings and one Conservation Area located within the built area of Yapton that are within 1km of the Site. With the exception of Manorial Dovecote at Church Farm, Yapton (Grade II & 500m to the west of the site), and the Parish Church of St Mary, Yapton (Grade I & 600m to the west of the site), all of these listed buildings are located within the built-up area of Yapton and it is within that area that their settings are contained. Consequently, the Site is beyond the setting of all of 17 buildings. The significance of the manorial dovecote at Church Farm resides in its architectural and historic interest. It is located within the garden of Church Farm. and it is within this area, along with the farm complex of Church farm that the setting has a positive contribution to the significance of the building. The Site is considered to be beyond the setting of the listed dovecote.
- 8.46 The Parish Church of St Mary, Yapton is located within the Church Lane element of Yapton Conservation Area and lies on the north eastern edge of the built-up area of Yapton. Its significance derives from its architectural, historic and archaeological interest. Its setting comprises of its churchyard and the other nearby buildings that are within the Church Lane area of the Yapton Conservation Area. This element of the Conservation Area is characterised

by the church and its churchyard, Church Farmhouse, and three substantial houses. The Conservation Area is described in the Arun Conservation Areas SPD as a loose grouping of buildings with high substantial flint boundary walls, mature landscaping including many substantial trees which enhances the rural character of the area which forms its setting. It is within the Church Lane area of the Conservation Area that the setting of the church has a very strong contribution to the significance. The church is largely screened from the wider countryside to the east (i.e. the direction of the Site). The countryside to the east of the Conservation Area forms the agricultural context of both the church and the Conservation Area. As such, the fields immediately to the east of the Conservation Area have a mild beneficial contribution to the significance of the church and Conservation Area. This contribution dwindles with increased distance. The Site is separated from the church and Conservation Area by two arable fields and is considered to be outside of the setting of both the church and Conservation Area. The western boundary of the Site is lined by a thick line of tall trees which blocks views in and out from the Site.

Likely Significant Effects

Construction Phase

Non-Designated Heritage Assets

- 8.47 The two areas of presumed prehistoric/Roman archaeological activity and the remains of the canal recorded in the geophysical survey (Appendix 8.2) within the Site are considered to be of local significance. The below ground features of the airfield recorded by the geophysical survey are also considered to be of local significance. These remains will be impacted by earthmoving operations such as topsoil stripping, cutting foundations, and the construction of infrastructure. This will result in their destruction and therefore, there would be a high magnitude of change. Therefore, the significance of effect on archaeological remains would be moderate adverse.
- 8.48 The line of the Portsmouth to Arundel canal has been retained as open space within the Development (refer to Figure 3.3) and consequently any archaeological remains associated with the canal will not be impacted upon.
- 8.49 The surviving concrete airfield runways on the Site are considered to be of local significance. The western arm of the runway will be removed as part of the Development but the remainder of the runways will be unaffected. The significance of effect on the western arm of the runway would be moderate adverse.

Designated Heritage Assets

- 8.50 There are no designated heritage assets within the Site boundary. There will be no effects on such heritage assets and therefore, the Development will have no direct impacts on designated heritage assets.

Operational Phase

Non-Designated Heritage Assets

- 8.51 All effects on non-designated archaeological heritage assets will result from the construction stage of the Development and suitable mitigation proposals in relation to these effects are set out below. Once these mitigation measures have been implemented ahead of construction, archaeological features within the Site will have been fully excavated and recorded.
- 8.52 Heritage constraints and opportunities have helped inform the design. The line of the Portsmouth to Arundel canal has been retained as open space within the Development, thereby forming a positive aspect of the design of the Development.

Designated Heritage Assets

- 8.53 As it is considered that the Site lies beyond the setting of all nearby designated heritage assets except for an aspect of Atherington House (grade II listed building) (see baseline conditions section above), Development will have no effects on the significance of designated heritage assets.
- 8.54 As outlined above in paragraph 8.44, the north eastern corner of the Site lies within an element of the western side of the setting of Atherington House. This is currently an arable field through which the Site boundary cuts in half in a north south direction c. 200m+ to the west of Atherington House. The area of this field that is within the Site boundary will be retained as open space within the Development. The western boundary of this field comprises a thick line of tall trees that blocks views into the proposed residential area of the Development to the west. The creation of the open space will be a very minor change to the listed building's setting that will not materially affect its significance. This effect equates to a negligible effect.

Mitigation Measures

Construction Phase

- 8.55 The following section outlines mitigation measures not incorporated into the design of the Development which have already been assessed and specifies additional measures proposed to reduce likely significant effects. The outline of the scope of the proposed mitigation has been discussed and agreed in principle with the ADC's archaeological advisor (Appendix 8.3).
- 8.56 The archaeological potential of the Site has been assessed through an archaeological geophysical survey (Appendix 8.2) which has revealed two areas of prehistoric/Roman activity and the remains of the Portsmouth to Arun Canal. As a consequence, following the granting of planning permission, a programme of archaeological evaluation trenching will be undertaken. Should this have positive results (i.e. reveal archaeological remains), a further programme of mitigation excavation and recording will be undertaken, with the results published following completion of the post-excavation analysis. The detail of the programme will be discussed and agreed with ADC's archaeological advisor following the granting of planning permission.
- 8.57 There will be no effects on designated heritage assets and therefore no mitigation is required.

Residual Effects

- 8.58 Following the implementation of the proposed mitigation above, there will be a residual minor beneficial effect due to the research undertaken on non-designated archaeological heritage assets within the Site and the contribution that the results of this research will have to the understanding of the heritage of the area.
- 8.59 Atherinton House is the only designated heritage asset that has part of its setting lying within the Site boundary. As outlined above in paragraph 8.53, the Development will have a negligible effect on its significance. The Development is located outside of the setting of the other designated heritage assets within the wider study area. Consequently, the residual effect on the setting and significance of the designated heritage assets within the wider study area is considered to be negligible.

Cumulative Effects

- 8.60 Interactive effects, such as from traffic, noise and lighting have been addressed within the text above rather than as a separate assessment. The reason for this is that in relation to construction effects, the source of the construction groundworks such as from building, road and/or drainage activities makes no difference as it is the ground disturbance that is the source of the effect rather than the reason for the groundworks. In relation to the effect on the setting and significance of designated heritage assets, the combined effect of all aspects of the Development were assessed as part of operational impact assessment. The reason for this is that splitting out the different aspects of the operational effects such as the presence of the new built form, lighting, traffic movement, noise, additional people and so forth, has to be considered as a whole in order to understand the effect of the Development on the significance of the designated assets.
- 8.61 Due to their locations in comparison to the Development, the potential effects from the identified cumulative schemes on the historic environment will be contained within their boundaries for non-designated archaeological heritage assets and their immediate vicinity for effects on the setting and significance of designated heritage assets. All the cumulative schemes lie beyond the setting of the designated assets that the Development will affect and vice versa. Therefore, there will be no cumulative effects arising on designated heritage assets.

Summary

- 8.62 The Site has been the subject of a heritage desk-based assessment and a comprehensive archaeological geophysical survey. These surveys have established that the Site contains two areas of prehistoric/Roman remains, below ground remains of the former airfield and also parts of the concrete runways of the airfield. These remains are considered to be of local significance and low sensitivity. The assessment has established that the Site contains no designated heritage assets and is also located beyond the setting of nearby designated heritage assets.
- 8.63 The construction of the Development will impact two areas of previously unrecorded areas of archaeological activity of presumed Prehistoric/Romano-British date, which have been identified during the geophysical survey (Appendix 8.2), along with some elements of the former WWII airfield. The construction of the Development will remove the western arm of the airfield runway. The construction of the Development will have no effect on designated heritage assets. The operational phase of the Development will have no effects on designated or non-designated heritage assets.

- 8.64 A mitigation programme comprised of archaeological evaluation trenching, followed where appropriate, by further excavation and recording where the trenching reveals remains that will be impacted by the construction of the Development. It has been agreed with Arun District Council's archaeological advisor that this work can be secured by condition of outline planning permission (Appendix 8.3).
- 8.65 Following the implementation of the proposed mitigation measures above, there will be a residual minor beneficial effect due to the research undertaken on non-designated archaeological heritage assets within the Site and the contribution to the understanding of the heritage of the area. The residual effect on the setting and significance of built heritage designated heritage assets is assessed as negligible.
- 8.66 Table 8.5 contains a summary of the likely significant effects of the Development.

Table 8.5: Table of Significance – Archaeology & Built Heritage

Potential Effect	Nature of Effect (Permanent/Temporary)	Significance (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	Mitigation / Enhancement Measures	Geographical Importance*							Residual Effects (Major/Moderate/Minor) (Beneficial/Adverse/Negligible)	
				I	UK	E	R	C	D	L		
Construction												
Non-Designated Heritage Assets	Permanent	Moderate adverse	A programme of archaeological evaluation trenching followed by mitigation excavation and recording will be implemented. The scope of these works will be agreed with the LPA’s archaeological advisor								*	Minor Beneficial
Designated Heritage Assets	Permanent	Negligible	None		*							
Completed Development												
Non-Designated Heritage Assets	Permanent	Negligible	None								*	Negligible
Designated Heritage Assets	Permanent	Negligible			*							Negligible
Cumulative Effects												
Construction												
Non-Designated Heritage Assets	None	Negligible	None								*	Negligible
Designated Heritage Assets	None	Negligible			*							Negligible
Operation												
Non-Designated Heritage Assets	None	Negligible	None								*	Negligible
Designated Heritage Assets	None	Negligible			*							Negligible

*** Geographical Level of Importance**

I = International; UK = United Kingdom; E = England; R = Regional; C = County; D = District; L = Local

REFERENCES

- ⁱ CLG (February 2019) *National Planning Policy Framework*
- ⁱⁱ CLG (March 2014) Planning Practice Guide
- ⁱⁱⁱ Adopted Arun Local Plan 2011-2031 (July 2018)
- ^{iv} Arun District Council (October 2000) Supplementary Planning Guidance: Conservation Areas
- ^v DCMS (1979) Ancient Monuments & Archaeological Areas Act
- ^{vi} CLG (1990) Planning (Listed Buildings & Conservation Areas) Act
- ^{vii} CIfA (2017) Standards and Guidance for Historic Environment Desk Based Assessments
- ^{viii} CIfA (2014) Standards and Guidance for Geophysical Survey