

F/15/20/WS - Ford Circular Technology Park, Ford Road, Ford, Arundel, BN18 0XL

On site the following have been identified which can be considered as non-designated heritage assets:

- The 1948-51 hangars

There are a number of heritage assets in the surrounding area. These include, but are not limited to:

- Yapton Church Lane and Main Road/Church Road conservation areas which contain listed buildings and locally listed buildings
- Listed buildings such as, Atherington House, Ford Place, Southdown House and The Lodge and three churches at Yapton, Ford and Climping (all of which are listed at grade I).
- Scheduled Monuments of Tottington Priority (to the north of the site) and Mediaeval Earthworks at Church Farm (to the south) and listed building.
- Locally Listed Buildings such as 1&2 Ford Cottages
- Remnants of the Portsmouth and Arundel Canal – see policy HER DM6 of the
- The historic hillside town of Arundel with many listed buildings (the size of the building and stack is such that it might be visible from the town/various assets in the town).
- Lyminster Conservation area (and associated listed and locally listed buildings)

The heritage assessment identifies that the hangars have been significantly altered and are therefore of limited significance, whereas many of the other assets listed above are identified as of high significance.

The proposed development is significantly larger than that already present on the site and in the local area/fields surrounding or adjacent to some of the listed buildings.

For instance, the proposal shall be viewed from a number of locations such as from Atherington House, Ford Place, Southdown House and The Lodge across the agricultural land and alongside the listed building from Ford Lane. Whilst there is existing commercial development within the setting of the asset, the proposal will be a significant introduction into its setting. It is noted that the statement identifies that it would be a prominent and intrusive addition to part of the remaining rural setting of the listed building which will result in a permanent, substantial adverse effect. I have no reason to disagree with this conclusion.

It will also impact upon the settings or wider settings of Newhouse Farm House and St Andrew's Church where for instance it is noted in the cultural heritage statement notes that the new building and stack will be visible above the existing development edge to the west of the church.

The line of the canal is only to be identified by a water feature on the eastern boundary – it is unfortunate that more is not made of that asset.

The scale of the proposal and the impacts identified in the heritage assessment will mean that it will have an impact on the heritage assets. The impact will vary according to the location and nature of the individual assets. However, based on the assessment, it would appear to be at least less than substantial harm in accordance with paragraph 196 of the NPPF (2019), and potentially substantial in other cases. As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).