



Mr Chris Renninson  
Architectural and Associated Services Ltd  
Philomel  
Bepton Road  
Bepton  
West Sussex  
GU29 9RB

Direct Dial: 02079733015

Our ref: S00244718

9 October 2023

Dear Mr Renninson

**Ancient Monuments and Archaeological Areas Act 1979 (as amended); Section 2  
control of works  
Application for Scheduled Monument Consent**

**MOTTE AND BAILEY CASTLE ON ST ANN'S HILL, MIDHURST  
Scheduled Monument No: SM 12855, HA 1012176  
Our ref: S00244718  
Application on behalf of Mr Edward Knighton**

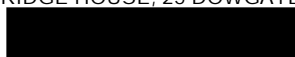
1. I am directed by the Secretary of State for Culture, Media & Sport to advise you of the decision regarding your application for Scheduled Monument Consent received 5 September 2023 in respect of proposed works at the above scheduled monument concerning the creation of a new parking area, including the extension of the existing tarmac road and realignment of the access gate and garden wall. The works were detailed in the following documentation submitted by you:

- The application form
- Court Green (Parking) - Design and Heritage Statement Rev B
- 1523-EX-01 Existing Site Plan
- 1523-AMC-00A Block and Location Plan
- 1523-AMC-01B Proposed Roof and Site Plan
- 1523-AMC-02B Proposed Parking Area
- 1523-AMC-03A Proposed Garden Wall Elevations
- Appendix A - Land Registry
- Appendix B - Conveyancing Documents from 1960
- Appendix C - Conveyancing Documents from 1961
- Appendix D - Conveyancing Documents from 1964
- Court Green Parking - Memorandum by Mr Edward Knighton

2. In accordance with paragraph 3(2) of Schedule 1 to the 1979 Act, the Secretary of State is obliged to afford you, and any other person to whom it appears to the



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Secretary of State expedient to afford it, an opportunity of appearing before and being heard by a person appointed for that purpose. This opportunity was offered to you by Historic England and you have declined it.

3. The Secretary of State is also required by the Act to consult with the Historic Buildings and Monuments Commission for England (Historic England) before deciding whether or not to grant Scheduled Monument Consent. Historic England considers the effect of the proposed works upon the monument to be potentially detrimental; however reasonable safeguards are specified in the application to largely avoid harm, and to mitigate any residual harm by undertaking archaeological work.

I can confirm that the Secretary of State is agreeable for the works to proceed providing the conditions set out below are adhered to, and that accordingly Scheduled Monument Consent is hereby granted under section 2 of the 1979 Act for the works described in paragraph 1 above, subject to the following conditions:

a) The works to which this consent relates shall be carried out to the satisfaction of the Secretary of State, who will be advised by Historic England. At least 4 weeks' notice (or such shorter period as may be mutually agreed) in writing of site meetings and the commencement of work shall be given to Christina Reade ([Christina.Reade@historicengland.org.uk](mailto:Christina.Reade@historicengland.org.uk)) in order that an Historic England representative can inspect and advise on the works and their effect in compliance with this consent.

b) All those involved in the implementation of the works granted by this consent must be informed by the applicant: that the land is designated as a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 (as amended); of the extent of the scheduled monument as set out in both the scheduled monument description and map; and that the implications of this designation include the requirement to obtain Scheduled Monument Consent for any works to a scheduled monument from the Secretary of State prior to them being undertaken.

c) Works to the gate will not begin until details of the installation method and footing design have been sent to, and approved in writing by, Historic England.

d) Equipment and machinery shall not be used or operated in the scheduled area in conditions or in a manner likely to result in damage to the monument or ground disturbance other than that which is expressly authorised in this consent.

e) No ground works shall take place until the applicant has confirmed in writing the commissioning of a programme of archaeological work to be carried out during the development, in accordance with a Written Scheme of Investigation that has been submitted to and agreed in writing by Historic England. The works shall subsequently be executed in full in accordance with the approved details, unless changes to them



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are agreed in advance with Historic England or, depending on their nature, are authorised as a variation to this Scheduled Monument Consent by the Secretary of State.

f) A report of the archaeological recording shall be sent to the County Historic Environment Record and to Christina Reade at Historic England within 3 months of the completion of the works (or such other period as may be mutually agreed). The site archive shall be deposited with the HER or an accredited museum within 1 year (or such other period as may be mutually agreed).

g) The applicant shall complete and submit an entry on OASIS (On-line Access to the Index of Archaeological Investigations - <http://oasis.ac.uk/>) prior to project completion and shall deposit any digital project report with the Archaeology Data Service, via the OASIS form, upon completion.

4. By virtue of section 4 of the 1979 Act, if no works to which this consent relates are executed or started within the period of five years beginning with the date on which this consent was granted (being the date of this letter), this consent shall cease to have effect at the end of that period (unless a shorter time period is set by a specific condition above).

5. This letter does not convey any approval or consent required under any enactment, bye law, order or regulation other than section 2 of the Ancient Monuments and Archaeological Areas Act 1979.

6. Your attention is drawn to the provisions of section 55 of the 1979 Act under which any person who is aggrieved by the decision given in this letter may challenge its validity by an application made to the High Court within six weeks from the date when the decision is given. The grounds upon which an application may be made to the Court are (1) that the decision is not within the powers of the Act (that is, the Secretary of State has exceeded the relevant powers) or (2) that any of the relevant requirements have not been complied with and the applicant's interests have been substantially prejudiced by the failure to comply. The "relevant requirements" are defined in section 55 of the 1979 Act: they are the requirements of that Act and the Tribunals and Inquiries Act 1971 and the requirements of any regulations or rules made under those Acts.



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Historic England

Yours sincerely

**Christina Reade**  
Inspector of Ancient Monuments

[REDACTED]  
For and on behalf of the Secretary of State for Culture, Media and Sport

cc James Kenny, Archaeology Officer at Chichester District Council



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