

STATEMENT OF SIGNIFICANCE

in connection with

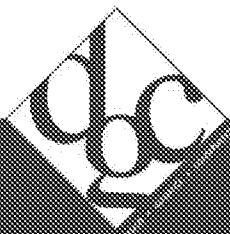
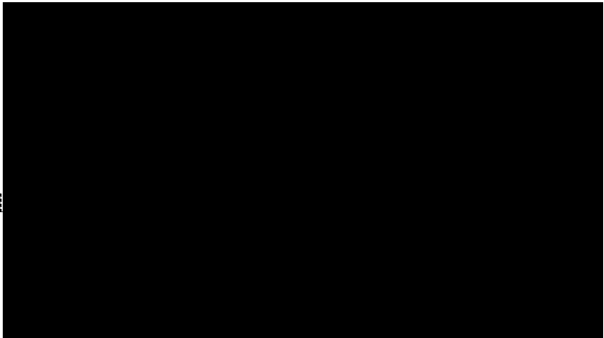
Clymping Mill, Littlehampton

on behalf of

Mr G Love



INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION



Registered Office:
The Spinney, St Mary's Lane,
Bexhill-on-Sea East Sussex TN39 5JE

DGC (Historic Buildings) Consultants Limited
Registered in England and Wales No. 5239625
VAT Reg No. 914 8059 15

Table of Contents

Overview and Summary.....	3
Heritage Policy and Guidance Summary	3
Methodology.....	10
Statement of Significance	11
Landscape	12
Historic Overview	17
Significance Assessment	22
Conclusion.....	31

All Rights reserved.

Copyright © DGC (Historic Buildings Consultants Limited

While Copyright in this volume document report as a whole is vested in DGC (Historic Buildings) Consultants LTD, copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted, stored in a retrieval system in any form or by any means whether electronic, mechanical, via photocopying, recording or otherwise, without the prior permission in writing by DGC (Historic Buildings) Consultants Limited.

Document production © DGC Consultants Limited

Overview and Summary

Clymping Mill is a rare survival of a coastal windmill, located close to the shoreline south of Climping village. A smock mill constructed in 1799 to replace an earlier mill on the site, it was historically clad in dark weatherboard and fitted with patent sails. However, following conversion to domestic use during the early and mid-20th century, much of its original utilitarian character was eroded despite the mill being added to the statutory listed of designated buildings at Grade II in 1958. The mill was noted to be unusual for its cast iron wind shaft with sockets to take the arm of a compass arm brakewheel. It reflects the vernacular materials of the local area, with the base being predominantly constructed of flint, rather than brick, which is more commonly associated with smock mills.

The mill was truncated in c.1963 with the removal of the cap, sweeps and upper storey. This has had a profound impact on its scale and character within the site and the wider landscape. Its dominant form has been reduced to the same scale as the adjoining mill house, altering the aesthetic and hierarchical relationships of the buildings at the site.

During conversion, all the buildings on the site were subject to unsympathetic alterations which intruded domestic features into the former agricultural structures. Despite this, their original function remains interpretable and they retain a pleasingly vernacular character which contributes to the group setting and wider landscape context. A number of portacabins associated with the school use of the property have been sited within the grounds and these dilapidated structures now detract from the setting of the listed and curtilage listed buildings.

The context and aesthetic appeal of the site would be greatly enhanced by the reinstatement of the upper part of the mill. Good evidence survives for the detailing of the mill prior to its historic conversion to domestic use. Informed reinstatement of the removed features would also enhance the landscape setting of the South Coast Shoreline Landscape Character Area and the eastern boundary of the Chichester to Yapton Coastal Plain Landscape Character Area as defined by the 2003 Landscape Character Assessment of West Sussex. The mill is situated on the boundary of both Character Areas and contributes to the historical context of each.

In addition, the mill and its surrounding buildings are all in urgent need of repair and conservation. This would not only improve the character and appearance of the site but is also necessary to ensure the ongoing maintenance and survival of the historic fabric. Supporting documents outlining necessary repairs and detailing individual elements of significance are also provided and should be read in conjunction with this Assessment of Significance.

Heritage Policy and Guidance Summary

Legislation

The primary legislation relating to Listed Buildings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 66(1) reads:

"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."

The Courts have determined that “preserve” in the context of the Planning Acts, means the minimum requirements of the Act would be met if there is an absence of harm. This statutory requirement relates to designated heritage assets.

The NPPF and Historic England’s Good Practice Guide in Planning No. 3 - The Setting of Heritage Assets (Historic England) [GPA3] makes it clear that the setting of a heritage asset in the surroundings in which a heritage asset is experienced is a material consideration.

“The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991) and NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting.”¹

And

“In primary legislation, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance.”²

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revoked all past Planning Policy Guidance and Statements and now embodies national policies and objectives.

Under the heading ‘Achieving sustainable development’ we are advised in paragraph 7 that

“there are three dimensions to sustainable development including: economic, social and environmental” and explains the roles required under each dimension. Under an “economic role” this is defined as:

“... contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.”

Under “a social role” we are advised that this involves:

“supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”

Under “an environmental role” this is referred to as:

“... contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Paragraph 8 advises that these roles should not be undertaken in isolation and are mutually dependent; that economic growth can, inter alia, secure “well-designed buildings and places can improve the lives of people and communities.”

Paragraph 9 explains that “pursuing sustainable development involves seeking positive improvements in the quality of the built ... and historic environment, as well as in people’s quality of life.”

¹ GPA3, ‘The extent of setting’ Box 1, page 2

² GPA3, ‘The extent of setting’ Box 2, page 2

Although there is a presumption in favour of sustainable development, footnote 9 makes it clear that it is not an automatic presumption where designated heritage assets are concerned. Paragraph 17 sets out a “core land-use principles” that should underpin plan-making and decision-taking. The principles include:

always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

take account of the different roles and character of different area.

contribute to conserving and enhancing the natural environment ...

encourage the effective use of land by re-using land that has been previously developed (brownfield), provided it is not of high environmental value, conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Chapter 12 relates specifically to ‘Conserving and enhancing the historic environment’ with paragraphs 126 – 141 being relevant to the consideration of proposals affecting heritage assets. Paragraph 128 indicates that:

“ 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.”

The definition of a heritage asset as set out in the NPPF Glossary includes:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Attention is drawn to paragraph 131 which requires, inter alia:

the desirability of sustaining and enhancing the significance of heritage assets ...

the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place.

Paragraph 132 states that:

“ 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.”

Paragraph 133 indicates that where a development will lead to substantial harm to, or total loss of the significance of a designated heritage asset, permission should be refused unless it can be demonstrated that the substantial public benefits will outweigh that harm or loss, and lists a number of criteria to be taken into consideration. It should be noted that specific reference is made to designated heritage assets.

Paragraph 134 refers to cases that will lead to less than substantial harm to the significance of a designated heritage asset, this harm is to be weighed against the public benefits of the proposal.

Paragraph 135 requires that consideration be given to the impact of development proposals, directly or indirectly on non-designated heritage assets. This would include unlisted buildings in conservation areas. Again a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 136 specifically states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

It is noted that Paragraph 137 indicates development is not prohibited within the setting of heritage assets where proposals would 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 are to be treated favourably.

The NPPF therefore recognizes the need to clearly identify relative significance at an early stage and then to assess the impact of development proposals in that context.

Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance, and explains how the tests of harm and impact within the NPPF are to be interpreted.

The PPG also notes the following in relation to the setting of heritage asset:

"A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it." (Ref I D: 18a-014-20140306)

Historic England Conservation Principles: Policies and Guidance 2008

Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

"New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future" (page 59).

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that:

"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements, such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting." (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include:

"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness." (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA3) in Planning Note 3 (July 2015)

This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Bullet point 4 on page 2 of GPA3 states that:

"Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to consideration of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account."

Under the heading 'Views and setting' we note that the contribution of setting to the significance of a heritage asset is often expressed by reference to views which can be static, dynamic, include a variety of views across, or including that asset, and views of the surroundings from or through the asset.³ At the same time it is noted that one does not need to be in direct view of a heritage asset to be within its setting. It does not depend on public rights or the ability to access it.⁴

GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken:

- Step 1 - identify which heritage assets and their settings are affected;
- Step 2 - assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3 - assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4 - explore the way of maximizing enhancement and avoiding or minimizing harm;
- Step 5 - make and document the decision and monitor outcomes.

It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries.

Local Policy

³ Appendix 3: GPA3, 'Views and setting' paragraph 5, page 3

⁴ Appendix 3: GPA3, 'Setting and the significance of heritage assets', page 4

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 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.*

Total or substantial demolition of a Listed Building will only be permitted in wholly exceptional circumstances, and where it meets the following specific criteria:

- f. 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;*
- g. The redevelopment would produce substantial benefits for the community which would decisively outweigh the resulting loss from demolition or major alteration; and*

h. 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 and the benefits of such as scheme outweigh any dis-benefits that arise. 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.*

In addition, the following saved policy of the 2003 Adopted Arun District Local Plan is relevant:

Policy GEN22 – Buildings or Structures of Character

“Planning permission will not be granted for development resulting in the loss of existing buildings or structures of interest and importance which are attractive in their own right or which contribute to the character and appearance of an area. Alterations, extensions or other development which would adversely affect the appearance or setting of such buildings or structures will not be permitted”.

Other Material Considerations

Clymping Mill is contained outside of the Archaeological Notification area for Clymping which is focused upon the former site of Islesham Church and deserted medieval village, Climping.

Littlehampton Fort, a 19th century artillery fort, is set beyond the 1km radial search of the Historic Environment Record of Clymping Mill, however it is noted that there may be a perception of the Mill, if it was retained in its historic form and scale in the western views from the Fort. The Fort is a Scheduled Ancient Monument

Methodology

The aim of this Statement is to identify and assess the value or significance of the identified heritage assets including their settings and to consider the sensitivity of the assets and their settings to accommodate change.

Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorizes the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value – 'derives from the potential of a place to yield evidence about past human activity... Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them... The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.'⁵

Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

Aesthetic Value – 'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'.⁶

Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

Historic value – 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance... The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'.⁷

To summarize, it relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

Communal Value – Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a

⁵ Conservation Principles (2008) page 28

⁶ Conservation Principles (2008) pages 30-31

⁷ Conservation Principles (2008) pages 28-30

collective memory of stories linked to them... They may relate to an activity that is associated with the place, rather than with its physical fabric... Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there.”⁸

Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

Historic England's Conservation Principles (2008) also considers the contribution made by setting and context to the significance of a heritage asset.

***Setting** is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.*

***Context** embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places”⁹*

In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations, but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself rather than setting being considered as the asset itself.

Statement of Significance

Significance is considered to be the sum of the cultural and natural heritage values of a place, as defined by its evidential value (the potential of a place to yield evidence about past human activity); historical value (the ways in which past people, events and aspects of life can be connected through a place to the present), aesthetic value (the ways in which people draw sensory and intellectual stimulation from a place) and communal value (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory) (Historic England, formerly English Heritage, Conservation Principles, Policies and Guidance 2008).

⁸ Conservation Principles (2008) pages 31-32

⁹ Conservation Principles (2008) page 39

Climping

The parish of Climping lies along the west bank of the River Arun. It includes the remains of the former parish of Cudlow, which has now been almost entirely lost to the sea. The Victoria County History of Sussex (VCH) notes:

“The western part of the ancient parish, including the settlements of Climping, Ilsham, and Atherington lies on brickearth, of which Climping windmill occupies an outlier further east. The rest of the eastern part lies on alluvium, and once belonged to the wide estuary of the river Arun. Since the alluvium between Atherington and the brickearth outlier to the east can only have been brought by the river, the main channel of the river is likely once to have run there and to have been deflected eastwards later”.

The development of the parish boundary appears to have been largely defined by coastal erosion and changes in the course of the River Arun. The remains of the lost village of Cudlow, which was subsumed by the sea in the 16th century, can be seen at low tide. The mouth of the river could be forded but was treacherous and rarely used. By the 19th century, however, the shingle bar outside Littlehampton Harbour provided a fording place for waggons and is known to have been used by the millers of Climping, Rustington and Littlehampton.

The VCH notes “settlement in the parish has always apparently been scattered. Only a handful of dwellings, including Church Farmhouse and the former vicarage house, remained in 1990 near the church, but earthworks in two closes to south-east and east, yielding finds of medieval and Romano-British date, indicate the existence there of other house sites”.

Agriculture was the primary economy in Climping parish, with the land divided between arable planting, meadow and pasture for grazing sheep and cattle.

In addition to Clymping Mill, two other mills were recorded in the parish, one at the Hospitaller’s estate in Ilsham in 1338 and another of the same period on the Cudlow manor.

Landscape & Setting

The site lies on the boundary of the South Coast Shoreline and Chichester to Yapton Coastal Plain Landscape Character Areas as defined by the 2003 Landscape Character Assessment of West Sussex.

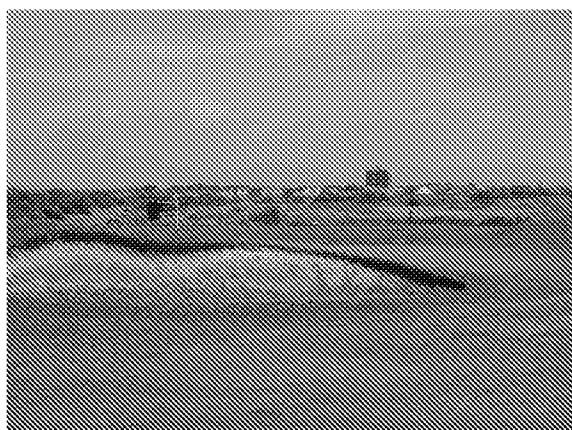
The South Coast Shoreline characterisation identifies the area as:

“long narrow Character Area between West Wittering and Shoreham and comprises the majority of West Sussex coastline. It is a distinctive low, open and exposed landscape which has overriding visual and physical association with the sea. Its wide gently curved bays are further defined by the protruding shingle headland of Selsey Hill, the chalk headland of Beachy Head in neighbouring East Sussex. This is a dynamic character area whose key characteristics are linked by coastal evolution, weather and tides. The character varies considerably according to the weather conditions and seasons.”

This is especially true of the location of Climping Mill, which is characterised by its close visual relationship with the sea and the low open land to the north, as the historic photograph below illustrates.



One of the key characteristics is the influence of extensive linear urban coastal resort development. Far reaching views from the site illustrate the almost continuous conurbation of Bognor Regis, Littlehampton, Worthing and Shoreham particularly evident from the public footpaths which bound the site to the East and the North, albeit the later, to a lesser extent.



DSC03024: Distant views across golf course of Littlehampton illustrating the flat topography of the surrounding landscape

Chichester to Yapton Coastal Plain characterisation identifies the area as:

extending "from Chichester in the west to the edge of the Arun Valley in the east, and around Bognor Regis to the south. Over time a large part of this area has been reclaimed from the sea, and remains below the current high spring tide level. It comprises a mainly flat, open landscape crossed by meandering rife. Dominated by highly productive arable fields and modern farm buildings, it has a fragmented hedgerow and hedgerow tree pattern. The spire of Chichester Cathedral is a widely visible feature. Rows of large light reflecting glasshouses, equestrian facilities, horse paddocks and industrial buildings, for instance in the Ford and Tangmere areas, are strong suburban elements. Where these occur, they create visual confusion and poor definition between town and countryside, and erode distinctive landscape character. Major suburban settlements in the area are Tangmere, Barnham, Yapton, and Westergate. In contrast, there are areas of a smaller scale, more varied rural landscape with quiet hamlets and traditional villages enclosed by small pasture"



DSC03096 & DSC03098: Distant views showing the topography of the landscape interspersed with scattered farmstead buildings

The key characteristics include low lying flat open landscape giving far reaching views which is clearly evident on the approach to Clymping Mill with the scarp foot hills of the High Weald beyond visually separated by areas of established and mature trees which appear to define the change in landscape.

Within these glimpses on the approach to the site, isolated and scattered roof tops emerge above the plain introducing a built form which contributes to the visual character of the area but also the historical association of the buildings with the land.

Both areas fall within the overall South Coast Plain Character Area.

Clymping mill site is indicative of the area screened from far reaching views because of the natural planting which surrounds the site, particularly to the South West and the approach.



DS03094 & DS03095: Distant views from the private approach

Whilst the white painted weatherboard is just discernible rising above the canopy its form and thereby legibility as a historic Smock Mill, it has been substantially and harmfully impacted upon by the truncation of the upper section.



DSC03100 : Distant views from the private approach



DSC0310 View when zoomed in.

The Mill remains obscured from the views to the East, although the historically smaller and modest form elements of construction, including the two storey Mill House, are evident emerging where there is a break in the tree canopy.

These views provide only glimpses of the historic form and as such provide no legibility to the function of the buildings associated with the site.



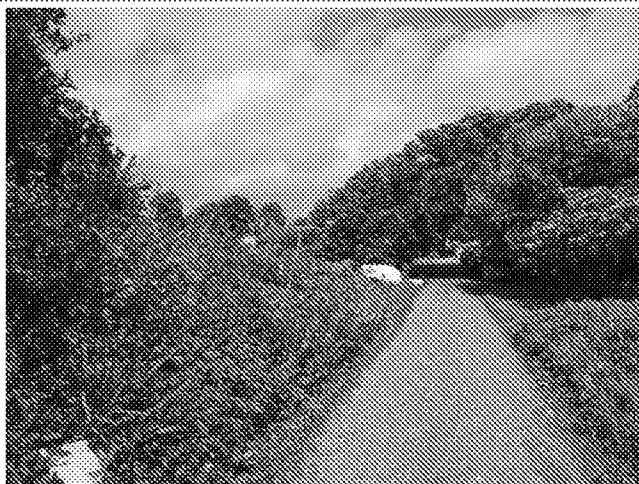
DSC03024: Distant views looking into the site across the golf course.

The landscape characterisation of the area has been impaired, on the East side by the golf course, separated from the site only by the footpath which bounds the property. The artificial landscape of the man-made undulating golf course contrasts with the low lying, flat open qualities of the surrounding natural landscape. This impact is further heightened by the urban sprawl visible in the distance.

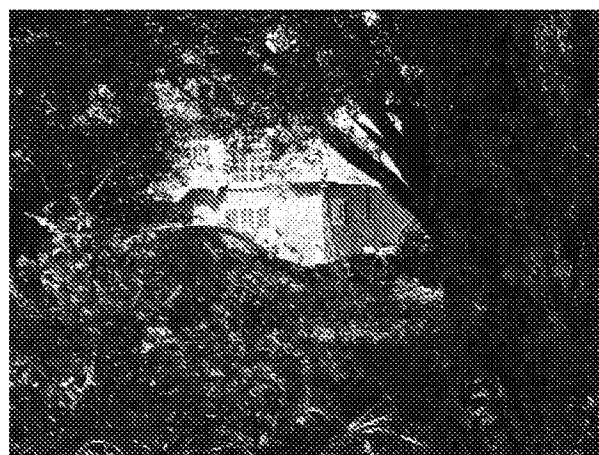
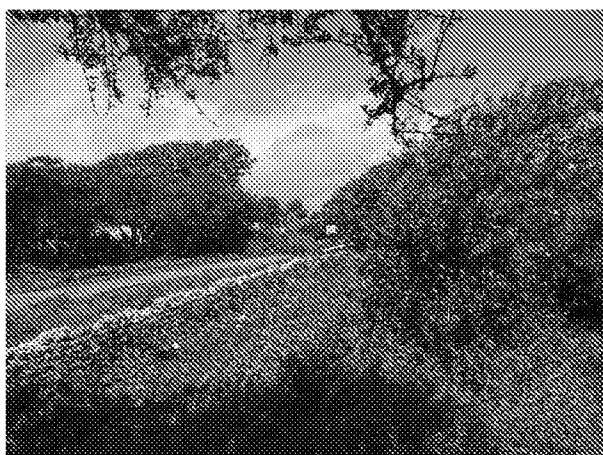
Immediate Views

The immediate views are generally those from the private approach to the site and the public footpaths to the North and East.

Both the approach and the vistas from the public footpath that abuts the eastern boundary provide glimpses of the built form. The clay tiled roofs providing legibility to historic forms characterising the local vernacular.



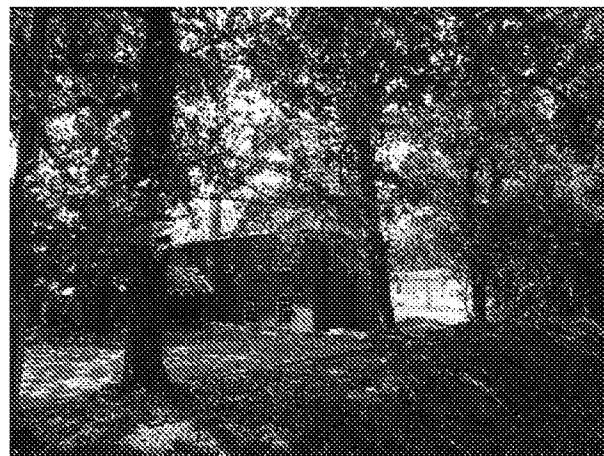
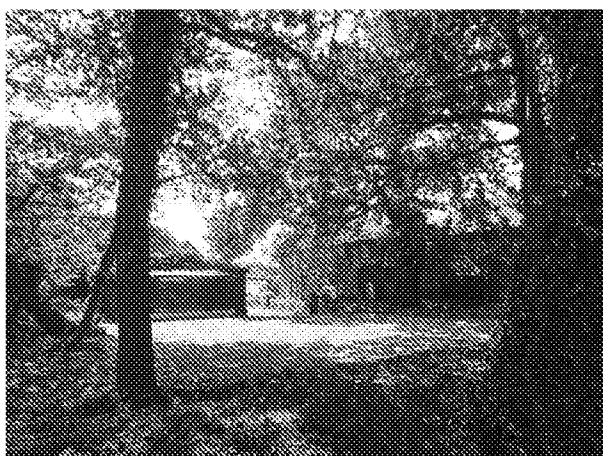
DSC03066: Views from the approach



DSC03031 & DSC03028: Glimpsed views of the built form from the public footpaths immediately to the South East and East.

The roof of Mill House is clearly visible from the approach whilst, through the established hedge screening along the eastern boundary Mill Thatch with its distinct and contrasting vernacular perceives a traditional cluster of buildings characteristic of the landscape.

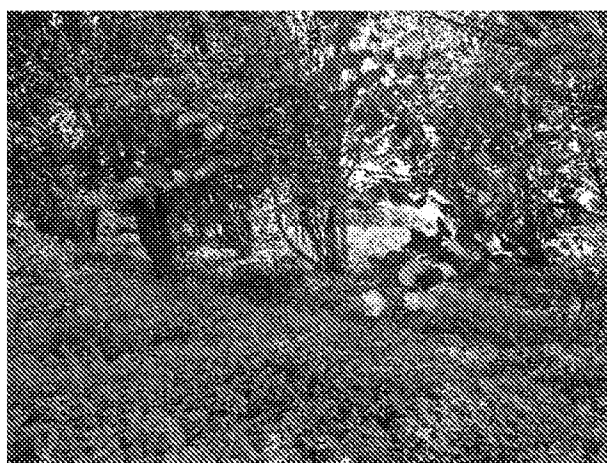
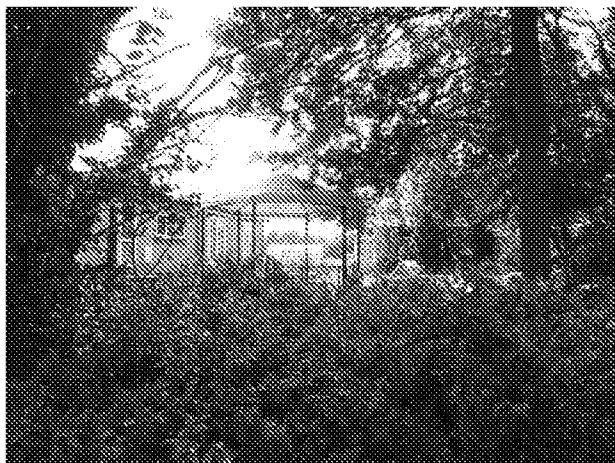
Not until the emergence of the footpaths at the North-East corner of the site is there uninterrupted views of Mill House and its garden wall.



DSC03038 & DSC03039 Glimpsed views of the built form from the public footpaths immediately to the North East

The trees that bound the site are an important feature, both for providing natural screening and enclosure but also adding contrasting light and shade to the built form and providing an opportunity of perceived expectation.

The footpath to the North of Clymping Mill continues in a westward direction, offering further glimpses into the site which have been harmed by low grade prefab buildings in varying states of decay and abandonment.



DSC03043 & DSC03048 Glimpsed views of the built form from the public footpaths immediately to the North West

The sense of place and experience associated with the historic building group being replaced by a built form that negatively impacts upon the landscape.

Historic Overview

Clymping Mill has historically been known as Clymping Mill, Totlesham Mill, Tottisham Mill and Totsham Mill.

The first record of a mill on the site dates to the 14th century. The earliest surviving documentary evidence held by the West Sussex Record Office is an assignment of land dating from 14 June 1660, which “recites mortgage (to secure £3180) by lease, 19 Sept. 1658, by John Morley of Halnaker (eldest son of Sir William Morley) and George Heath of Halnaker, clerk, to Margaret, wife of the said Barnard Hyde (by the name of Margaret Morley, spinster), eldest dau. of Sir William Morley” for a consideration of £3040 13s 4d. This assigns the Manor of Adrington (Atherington), including the “windmill on the Common Lane between Millfield common field and East Cudlow, with the mill 'bororeugh' and mill plot belonging” (Goodwood/E1938). This indicates that in the 17th century, the mill was in the ownership of Atherington Manor.

A later mortgage document of 1 April 1780 between “William Challen of Climping, Miller, and Abigail his wife, devisee named in will of Henry Heather late of Bramber, Miller, and (b) John Bonniface of Beeding, Alehousekeeper” grants a “mortgage by demise for 1000 years to secure £20” on property which includes “windmill called Totlesham Mill or Climping Windmill and the Bolting Mill lately set up within said windmill together with the millstone, sails; the Mill Plott (19 rods), lying between Climping Poor House on E.; lands of John Boniface called the Twenty Acres on W.; Climping Common Field on N. and a lane called Mill Lane leading to the coast on S” (Add Mss 12, 630).

By 28 May 1914, the mill was in the ownership of the Ford and Climping Estate, which also included Bailiffs Court. The mill is listed in the sales particulars of the Ford and Climping Estate (SC01107).

It appears that the mill was acquired by the purchaser of the Bailiffs Court estate as it subsequently appears in the 1973 sales particulars for the Bailiffs Court estate, which had by then been converted to a hotel (SB00673).

The Mill

The present windmill at the site was constructed by William Barnard in 1799, to replace an earlier mill. It is an early example of a smock mill, in which the main body of the mill remains static, whilst the cap rotates with the sails. The lower half of a smock mill is generally constructed of brick, with weatherboard above. Climping Mill follows this pattern but has a flint and brick base commensurate with the local vernacular materials. Historic photographs of the mill show it was clad in black weatherboard during its working life, rather than the present white cladding. The mill expert Frank W. Gregory considered Climping Mill noteworthy for its cast iron wind shaft with sockets to take the arm of a compass arm brakewheel.

Prior to the removal of the cap and sweeps in 1962, the mill was fitted with wide leading board patent sails. The Sussex Industrial Archaeology Society notes that the patent sails were removed after the mill ceased to be in use and were taken to Arun Mill (now demolished).

Patent sails were originally developed by the inventor Sir William Cubitt, son of Dilham miller Joseph Cubitt. On 9 May 1807, Cubitt was granted a patent titled 'Method of Equalising the Motion of the Sails of Windmills'. This was a method of self-regulating shuttered windmill sails which eventually became the industry standard and replaced the earlier canvas covered common sails. It is apparent from the date of the patent that Climping Mill would not have been fitted with patent sails at the time of its construction but there is no record of the original arrangement.

In 'Windmills and Millwrighting' (1957), Stanley Freese offers the following description of the operation of patent sails:

"Patent sails incorporate a notable improvement in control, enabling the miller to reef and adjust them while in motion... It will be seen that the sail rods are connected to a 'fork-iron' which is coupled to an iron 'triangle' over pivoted near the hub of the sails. Each triangle is connected to a central cross or 'spider' by a bridle iron. The spider is fixed to the end of the striking rod, which passes right through a 2 in. bore along the windshaft and is coupled to a sliding bar or rack by a ball and socket joint. The rack is geared to a spindle and 'purchase wheel' which carries a chain on which the miller hangs the weights close to all shutters simultaneously. In Lincolnshire and Kent, the weights hang from a long pivoted iron bar; and in Norfolk and Sussex a long pole suspended from the fanstage steadies the chain".

Historic photographs of the mill prior to its dismantling are included at Appendix One.

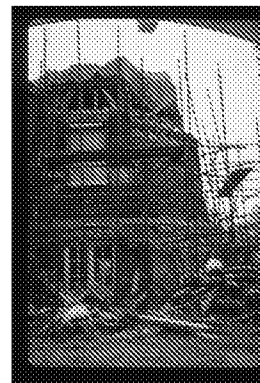
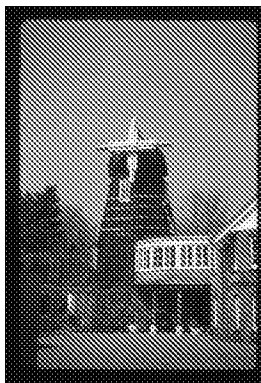
The mill ceased to work in around 1900. Contrary to the details of the listing entry, which states the mill was converted to a house in 1954, historic photographs indicate the conversion took place during the 1920s, with additional accommodation added at this time. Map regression evidence indicates that the mill had been adjoined to the house by the 1896 OS edition, although not in the same configuration as the later conversion. However, the West Sussex Gazette edition of 18 September 1958 reported on the conversion of the house by Lord Moyne, owner of the Bailiffs Court Estate.

From 1959 onwards, the mill and adjacent buildings were used as a school, known as 'West Down Tutors', run by the Rev. K.C. Oliver. During this period, the mill body was reduced to two storeys in height despite the building having been listed in 1958. The Evening Standard edition of 17 January 1963 reported that

Assessment of Significance: Clymping Mill

On behalf of Mr G Love

Lord Normanby had been forced to partially dismantle the mill due to dry rot. Photographs from 1963 shows timbers being removed during dismantling.



Current Google Earth aerial mapping

In July 1969, an application was made by the Marchioness of Normandy for the demolition of the mill and the reversion of the land to agricultural use. This was resisted by the Sussex Industrial Archaeology Society and the application was refused. The campaign to save the mill attracted local and national attention, featuring in the Daily Telegraph and the West Sussex Gazette.



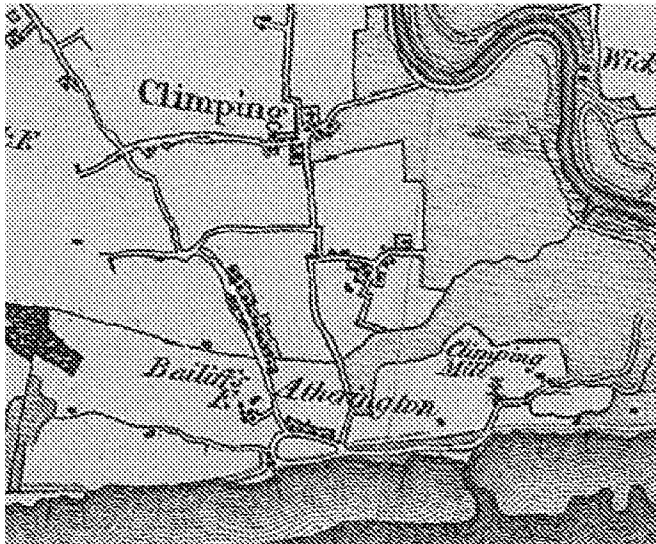
Current Google Earth aerial mapping of Clymping Mill (2017).



Yeakell & Gardner's Map of Sussex 1778-1783

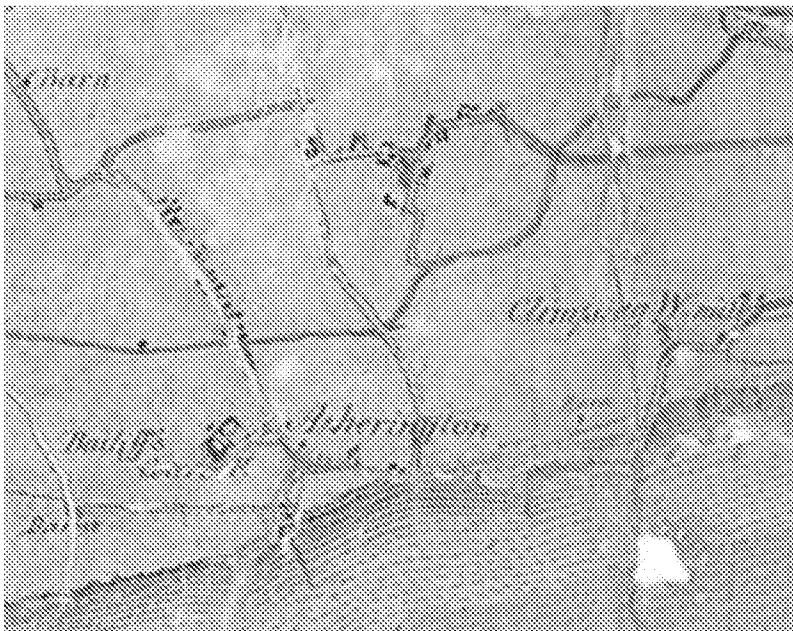
Yeakell and Gardner's 1778-1783 map of Sussex shows Clymping Mill as an isolated structure. A study by the University of Sussex of the mouth of the River Arun at Littlehampton noted this map "shows wetlands

on the estuary banks, primarily on the west shore, with rivulets draining a poorly drained tract of marsh land. The old river course is still visible on this map as a track with a windmill situated on what would have been the east bank, at Climping Mill"¹⁰



1805 Ordnance Survey

The 1805 OS edition also shows the mill as an isolated structure. Despite being labelled 'Climping Mill', it is linked by a track to Atherington rather than Climping, indicating its historic relationship with Atherington Manor.



1815 Ordnance Survey Map

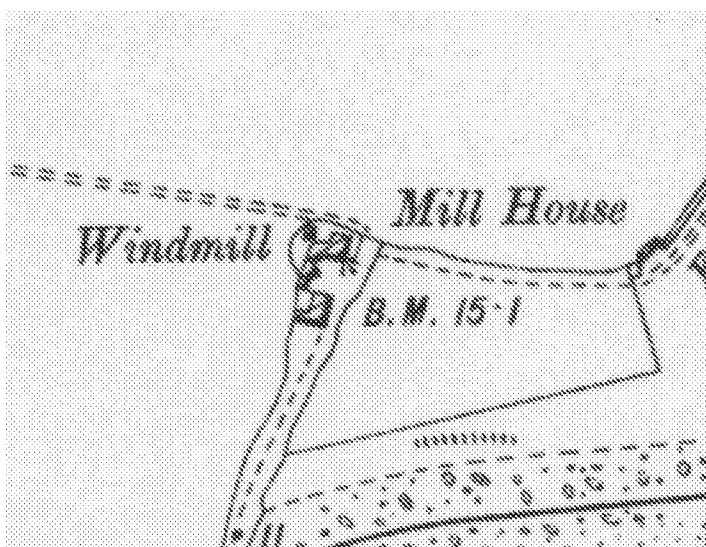
The 1815 OS edition shows a barn to the south-west of the mill and a scattered grouping to the east. Both are some distance from the mill.

¹⁰ <http://www.sussex.ac.uk/geography/researchprojects/coastview/Estuaries/arun-slides.htm>, accessed 18/08/2017



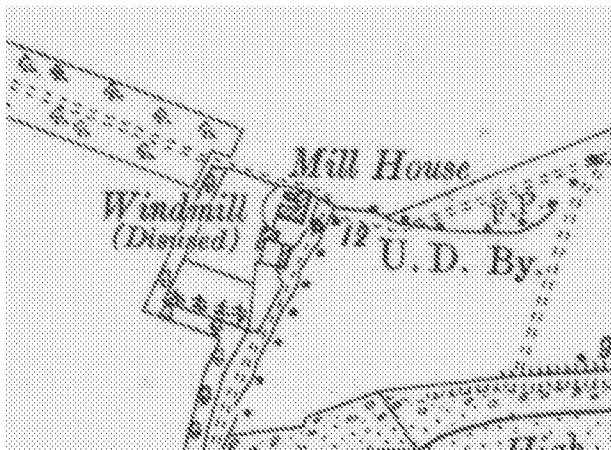
1875 Ordnance Survey Map

The mill house is first shown on the 1875 OS edition, together with the barn immediately to the south of the mill. The mill house is rectangular in plan form. The small buildings to the east of the mill, on the bend in the track, remain. The mill is identified as a flour mill.



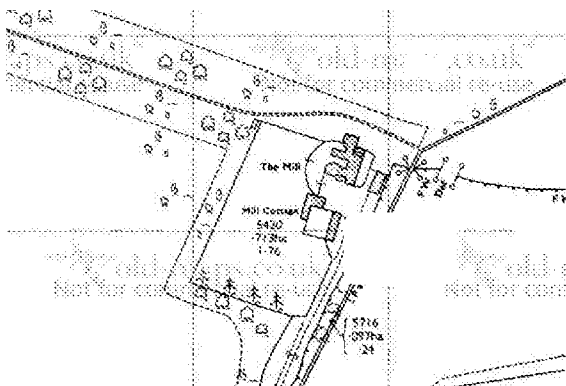
1896 Ordnance Survey Map

By the 1896 OS edition, it appears that the mill house has been extended and attached to the mill. A modest extension has been added to the south-west corner of the barn to the south and a small outbuilding has been constructed to the north-east of the mill.



1932 Ordnance Survey Map

The windmill is noted as having fallen into disuse by the 1932 OS edition. The mill house now appears as a distinct building of broadly U-plan form, incorporating the mill, with a minor projection to the north. Trees are now shown to the south and west of the site and a garden area has been formalised to the west.



1972 Ordnance Survey Map

The 1972 OS edition clearly shows the plan form of the mill house, with the old mill readily identifiable. A further extension to the mill house has been added to the north. A new outbuilding has also been constructed to the east of the house.

Significance Assessment

Designated Heritage Assets

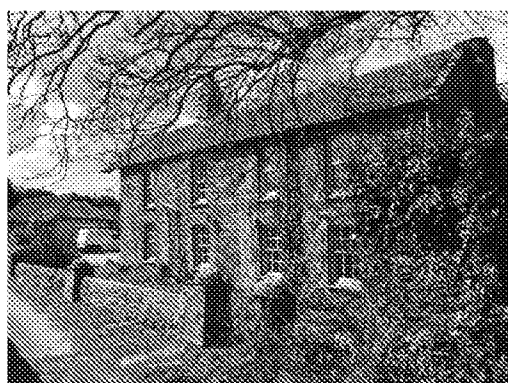
This section identifies heritage assets which surround the development site. In the case of this application the following designated heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.

In the case of this application, the following designated heritage assets may be affected by the current proposals:

1. Clymping Mill

List entry Number: 1027639, Grade II designated 5th June 1958

Originally a windmill, built in 1799. Smock type. Only the ground and first floors now remain, faced with flints and weather-boarding. The remainder was demolished in 1954. To the south was a mid-C19 mill-house. Two storeys. Four windows. Faced with cobbles with red brick dressings, quoins and flush stringcourse. Tiled roof. Glazing bars intact. In 1954 this was joined to the remains of the mill by a curved porch with one storey over. Architect Sir Richard Garton.¹¹



The mill house is oriented on a nominally north-south axis, parallel to the track which serves CliGarton.II. The road facing (east) elevation is typical of the West Sussex vernacular, presenting a broadly early 19th century symmetrical façade of unknapped coursed flint with brick quoins, window dressings and flush string course beneath a plain clay-tiled roof. There is a small, central area of dentillation beneath the eaves which does not run the length of the elevation. The east façade incorporates eight sash windows, four to each floor, but no doorway. The south end of the elevation terminates in a two-storey brick bay with sash windows, which appears to be a later, Victorian phase. There is an extant brick chimney towards the southern end of the range, whilst the axial stack to the north has been capped.



¹¹ The National Heritage List for England produced by Historic England

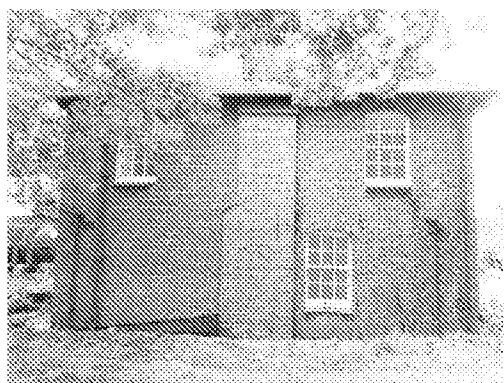
The south elevation incorporates both the former mill house and the mill, now amalgamated into the residential conversion of the site. It is characterised by the contrasting composition of the multiple phases of its morphology. The removal of the upper storeys of the mill has severely compromised its relationship with the adjacent buildings, truncating its form and proportions. It is now approximately the same height as the ridge of the mill house and no longer commands the visual and contextual dominance of the site that can be appreciated in the historic photographs.



The original function of the mill can be interpreted but it has been overwhelmed by the domestic additions. This is accentuated by the insertion of domestic fenestration with extensive glazing, which has further eroded the utilitarian character. The first floor gallery linking the mill house and mill has further compromised the form and independence of the mill structure. Whilst the link is clearly an addition, it creates a marked visual intrusion and underlines the domestic nature of the conversion. However, the link is evidently of its time and now has some, though minimal, architectural interest.

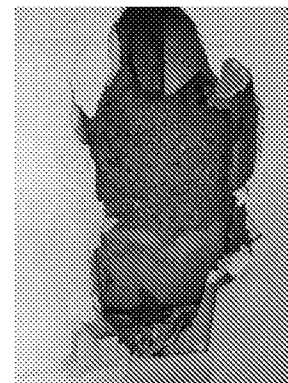
The rear (west) of the property also displays a number of phases of development. The flint and brick of the 19th century mill house can be seen on the right of the photograph above, but the character of the rear elevation is dominated by the late-19th and 20th century hipped-roof additions to the left of the picture, as well as the single-storey 20th century service room with its substantial chimney.

Although evidently domestic in scale and form, this elevation presents a generally utilitarian character which is slightly at odds with the gentility and scale of the sash windows to the later additions. It is bounded by a high flint wall, which can be seen to the left of the photograph above.



The north elevation is largely concealed from long views by mature tree cover. It dates from the late 19th or early 20th century and presents a hipped roof with axial stack above three sash windows.

Interior



The interior of the accommodation at the mill house is dilapidated and requires considerable repair and consolidation. A visual dilapidations assessment and report has been prepared by Hulton and Rostron Environmental Investigations Limited which identifies the principle defects such as damp penetration, dry rot and other related building defects as well as providing a brief analogy of works required. This has been further informed by an Assessment of Significance and Schedule of impact for the repair of the heritage assets, prepared by DGC Historic Buildings Consultants which accompanies the application. The report identifies room-by-room elements of significance, features and works which detract from the character and fabric of the building as well as the proposed development associated with the heritage assets and the perceived impact those works will have upon the significance of each of the heritage assets. A separate document has been prepared which considers the proposal for new development upon the site and its impact upon the setting of those heritage assets in accordance with Historic England's 5-step approach identified within the published guidance GPA Note 3

Overall Significance

The Sussex Industrial Archaeology Society Newsletter of October 1969 noted "windmills on the immediate coastline of Sussex were once a most characteristic feature. To quote just a few: there were several at Worthing, one at Rustington, two at Littlehampton, and three at Bognor. They have all been destroyed, sometimes quite wantonly as was the case when the last survivor of these was pulled down at Littlehampton to make way for a funfair. There are now but two of these coastline windmills, one at Selsey and this example at Clymping. That we should be in danger of losing one of these is serious to all who are sensitive to the slow, but insidious destruction of what is historically valuable".

This early acknowledgement of Clymping Mill's significance underlines its importance as a surviving example of a once common feature of the West Sussex coastline. Although the significance of the mill has been undermined by the loss of its milling gear and upper storeys, its aesthetic and historical importance remains, as well as its contextual relationship with the historic landscape and the Manor of Atherington. These all contribute to the overall value of the mill and its wider significance.

The aesthetic contribution of the mill could be much enhanced by the reinstatement of the upper storeys and sails. This would restore its original proportions in relation to the mill house and would ensure it returns to being the dominant feature of the site, both visually and contextually. Photographic evidence survives of the mill prior to its dismantlement, including the original sweeps before their removal in around 1900, before the dummy sweeps were fitted. The upper storeys and sweeps can be clearly perceived and may be accurately recreated from the available evidence.

Contribution made by Setting

Even in its truncated form Clymping Mill is immediately recognizable. Its use of flint with brick dressings to the ground floor plinth upon which a timber frame construction rise provides interest and informs upon the historic form and function of the building. As such it makes an important contribution to the visual context and appreciation of the site and remains the point of focus in the building group.

Role of site within setting

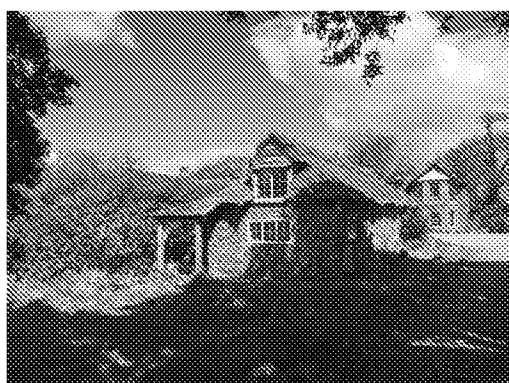
In its historic form Clymping Mill was a landmark feature of the coastline and would have been prominent in the near, intermediate far reaching views of the area. Its truncation has substantially impacted upon its importance within the landscape. In the form experienced today, there is little to inform upon its presence, the surrounding tree canopies conceal all but the immediate views that are evident from the abutting public footpaths.

Potential Impact on Significance

Whilst Clymping Mill survives, only in part and the historic fabric has suffered years of neglect and degradation, it remains a significant and imposing structure. Built of the local vernacular and joined to 19th century Mill House, a gentrified building which clearly depicts a facade of elegance, symmetry and dishing hierarchy to the fenestration, by way of a 20th century curved jettied flat roof construction, it remains the focus of the building group and informs upon the historic use of the site and its association with the land.

Clymping Mill has the potential for high impact change which should be informed by its aesthetic and historic importance as a designated heritage asset.

2. Mill Thatch (curtilage listed)



The curtilage listed thatched barn to the south of the mill and mill house can be seen on the 1875 OS edition. It is a modest, single-storey utilitarian structure which has been substantially altered with inserted fenestration, including casement windows and a full height glazed door to the north elevation whilst the open bay timber -frame arrangement of the west elevation has been infilled with casement windows and flintwork bedded in cementitious mortar. The barn has been in residential occupancy for some years and this is reflected in the domestic character of the North and West elevations which has undermined its agricultural character. The alterations may have impacted upon the historic form and context however this has not been entirely eroded by the modern interventions. The barn continues to make a valuable contribution to the aesthetic and historic context of the building group and the setting of Clymping Mill. A detailed schedule of elements of significance within the Mill Thatch has been submitted to accompany this Assessment of Significance.

Contribution made by Setting

Mill Thatch is a 19th century building of the local vernacular which was constructed to have an ancillary function to Clymping Mill. The building is modest in scale and form using materials and finishes that are indicative of the local vernacular. It is an attractive building however it has been marred by modern interventions implemented at the time the barn was converted to residential use.

Mill Thatch has also suffered considerable degradation of the facades including the thatched roof all of which impacts upon the contribution the building makes to setting.

Role of site within setting

Mill Thatch is an important building, setting the scene in the approaching North East views from the access drive. It is also important to the glimpsed views experience from the public footpath that runs along the eastern boundary of the site.

Potential Impact on Significance

Whilst in a dilapidated condition and the subject of substantial alteration at the time it was converted to residential accommodation, Mill Thatch retains aesthetic and historic value as a former agricultural building constructed of the local vernacular. The use of reed thatch contrasts with the vibrant red of the clay hand-made tiles and accentuates the definition of flint walls with red brick dressings all of which contribute to the palette of colours and the experience of the site.

The building has the potential for high impact change, removing modern phases where they have interjected and consumed historic detailing, for example the infilling of the open timber frame bays which are evident on the west elevation.

3. Mill Cottage (curtilage listed)

Curtilage listed Mill Cottage first appears in its current form on the 1932 OS edition, however the 1875 edition of the Ordnance Survey map shows a building of the same depth but of a smaller footprint in a similar location. This would appear to accord to the extent of brick and flint detailing of the earliest range located to the east of the flint wall that divides the building. This suggests the building is contemporaneous to the Mill House and was subsequently extended both to the west and the south. The extensions appear to be of two dates, and likely include a significant element of rebuilding identified by the contrasting brick bonds that are evident; the lower sections of brickwork constructed in Flemish garden wall bond, also known as Sussex bond, whilst the upper section is in modern stretcher bond. To the north, it is abutted by

the flint boundary wall. The east gable end is clad with dark weatherboard above the flint wall with red brick dressings that are characteristic of the local vernacular.



Mill Cottage, as with the rest of the site, has suffered from loss of character through the insertion of domestic features, including uPVC windows. The reconstructed brick range does not afford the same charm and appeal as the earlier brick and flint; and the expanse of brick, whilst a vernacular material does not provide the same pleasing palette of the earlier form. However cumulatively, it retains sufficient



architectural character and appearance to contribute positively to the aesthetic and contextual significance of the site. South of the brick range a traditional wall constructed in bungeroosh, a combination of brick, flint and stone bedded in lime mortar acts as retaining wall and provides the context of a former and historic yard enclosure which is encapsulated by Mill Thatch, Mill Cottage and the retaining wall

Contribution made by Setting

Mill Cottage is a building of several phases, the earliest dating back to the 19th century constructed in flint with brick dressings and a clay tiled roof that is indicative of the local vernacular. The early agricultural form of the building has largely been lost by its historic conversion of residential which is typically illustrated by the presence of two substantial chimney stacks, one of which has been inserted into the oldest part of the building. Whilst it may have lost its agricultural appearance, the building retains some aesthetic and historic interest and contributes positively to Clymping Mill and the setting of the building group.

Role of site within setting

Mill Cottage and associated flint walls from the western extremities of the built form and historic enclosure. The use of traditional materials and finishes inform upon the historic building group and contribute to the sense of place. Whilst the building has been neglected for some considerable time it retains sufficient architectural merit to contribute to Clymping Mill and the wider context of the building group.

Potential Impact on Significance

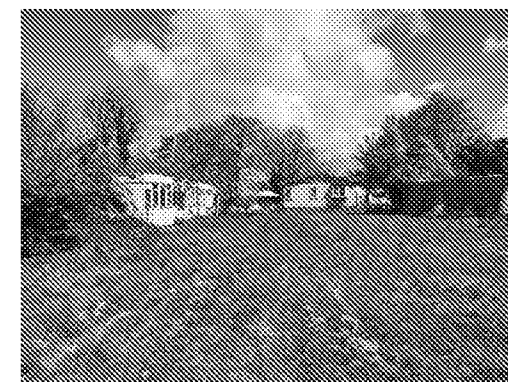
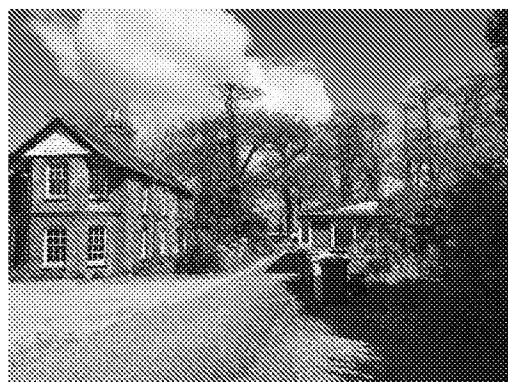
A lack of maintenance and the intervention of inappropriate works such as the installation of Upvc windows has undermined the significance of the asset and the contribution it makes to the building group and its setting. It is considered that Mill Cottage has the potential for high impact change and that the refurbishment of the historic core and the removal of modern interjections that have harmed the building's aesthetic value would enhance the significance of this curtilage listed building and in the wider context of Clymping mill and the setting of the building group.

4. Flint Walls (curtilage listed)

A fine curtilage listed flint wall surrounds the north-western side of the site. It dates from the 19th century or earlier and is a handsome example of local vernacular boundary treatment, enhancing the setting of the listed buildings and contributes to the understanding of the original scale and context of the site, which was expanded to form a garden area following the conversion of the mill and house to residential use.



Other flint walls are present within the site however these do not portray the prominence of the substantial wall to the north-western side of the site. Generally, the walls are lower without any evidence of buttressing, finished with a flanchéd capping. Whilst more simply detailed they do provide a sense of enclosure to the historic core of the site. To the east of the Mill House, the low level flint wall is interspersed



with brick piers inlaid with flint cobbles and finished with a rounded flint capping which is particularly distinctive and compliments the pallet of materials which adorn the eastern façade.

Bunds previously established as a sea defense have in some instances, particularly at the entrance to the site, buried these historic structures and obliterated the historic form.

Contribution made by Setting

The flint walls make an important contribution to the site. They inform upon the historic extent of the site and act as enclosures to the built form. The outlying walls may have functioned at that time as a means of flood defense. The flint construction with red brick dressings is indicative of the local vernacular and compliments the traditional palette of colours. As such the historic flint walls make an important contribution to the setting of the building group.

Potential Impact on Significance

The flint walls currently are in a poor state of repair, where not buried under established bunds, they are in various states dilapidation including sections that are substantially collapsed. Whilst in their current form they are not perceived as harmful, their reinstatement, consolidation and restoration would result in considerable enhancement of the site, its architectural value and historic context.

20th Century Portacabins

The non-designated 20th century portacabins are associated with the school use of the site. They are dilapidated, have no historic or architectural merit and detract from the setting of the listed and curtilage listed buildings. Their removal would enhance the site and the wider landscape setting. Provision is made within the proposal to remove the largest two structures which are visible to the west of the Mill, the third sited to the east of the Mill House is to be retained but renovated to improve its aesthetic appearance and will provide valuable storage facilities which will be necessary for the upkeep of the associated land.

Contribution made by Setting

The 20th century portacabins are considered to be low grade structural which impair the sense of place and the views into and out of the site. Even in a non dilapidated condition there are of a form and appearance that is considered to harm the setting of the designated heritage asset and the wider context of the building group

Potential Impact on Significance

The removal of these buildings has the potential for high impact upon the designated heritage asset / building group. The impact would be considered to be an enhancement re-establishing the historic context of the building group and its enclosing flint walls.

The removal of these buildings will positively impact upon the sense of place and the immediate and far reaching views and vistas into and out of the site.



Condition

All the designated buildings at the site require extensive repair and conservation both internally and externally. Defects surveys prepared by Hutton and Rostron Environmental Investigations Ltd have been prepared to inform the present condition of the site which have been supplemented by a Schedule of significance and impact for repairs and renovation to the heritage assets. These restoration works proposed have been determined by sound conservation principles which will enhance the character and appearance of each of the buildings and in the wider context of the setting of the building group

Conclusion

The NPPF does not prohibit development within the setting of heritage assets, it requires development to enhance or better reveal their significance (para 137). The NPPF takes the approach of supporting development that makes a positive contribution to local character and distinctiveness which is a key consideration in this area, which portray individual and architecturally distinct residential properties within the original plots.

It is considered, in this instance, that the identified heritage asset can accommodate change and new development on the basis that the proposed level of change is considered to be modest and sensitively detailed to preserve legibility of the historic form, function / use; and in the wider context as an important and surviving 18th century smock mill with 19th & 20th century adaptations and extensions.

The statement has demonstrated that the historic buildings which form a group make an important contribution to the landscape as a historic building constructed of the local vernacular and inform upon the historic use of the site.

It is considered that proposed development has the potential to and in accordance with national and local policy, cumulatively enhance and further reveal the significance of this designated heritage asset.