



APPLICATIONS & APPEALS SERVICES

**CLYMPING MILL
CLIMPING STREET
CLIMPING
LITTLEHAMPTON
WEST SUSSEX
BN17 5RN**

Demolition of 2 prefabricated buildings: A former private school with dormitory bedrooms and Mill Lodge – a residential unit. Complete refurbishment of existing Mill including sails; retain and refurbish existing dwelling and refurbishment of Flats 1 and 2 adjoining. Refurbishment of Mill Cottage and Mill Thatch and erection of new build floating pond-house on feature pond



**PLANNING, DESIGN
& ACCESS STATEMENT**

NJA/17/205

DECEMBER 2017

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1.0 INTRODUCTION

- 1.1 Planning permission and listed building consent is sought to regenerate and restore the site of Clymping Mill, a Grade II listed building with curtilage listed structures set within its grounds. The proposal seeks to bring the site back residential use across its entirety with removal of all former school buildings whilst undertaking extensive repairs to the original mill building, Mill House, Mill Cottage and Mill Thatch.
- 1.2 The proposal represents a 'once-in-a-lifetime' opportunity to inject substantial investment into restoring the historic and architectural character and appearance of the buildings before their structures decline beyond repair. The site also provides a unique opportunity to combine old and new with replacement of a pre-fabricated dwelling with a contemporary styled and amphibious house within a coastal location.
- 1.3 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and

Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed additional accommodation;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed extension and alterations to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access and parking provision.
- **Heritage** – consideration to preserving and/or enhancing the historic and architectural interest.

1.4 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

2.0 PHYSICAL CONTEXT

- 2.1 Clymping Mill is an important historic structure located in a coastal position within proximity to Climping to the west and Littlehampton to the east. The property was Grade II listed in 1958 recognising the structure as a rare survival of a 'smock mill'.
- 2.2 The presence of a windmill on the site is understood to date back to at least 1378 when the site originally formed part of the Atherington Manor estate. By 1485 the site was called Tosham Mill and by 1780, Climping Mill or alternatively, Clymping Mill. The current structure has references to 1799 and by the 19th century was kept by the Barnard family with a steam engine added to the mill building to supplement the wind power by 1895.
- 2.3 The structure originally comprised the octagonal windmill with the adjacent mill building, with the windmill originally constructed from weatherboarding, tarred black set upon a flint base. The building additionally contained patent sails and had been deemed notable due to its cast iron wind shaft.



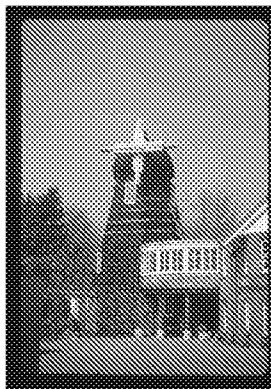
- 2.4 The Mill has not functioned since approximately 1900 and for many years stood derelict before being converted to a residential dwelling with rooms contained within the body of the mill. The adjacent mill house had become two cottages by 1914 and by the 1920s had two dummy sails added. The structures of the windmill and mill house had also become amalgamated and in 1962 the windmill was reduced in height with removal of the cap, sweeps and upper storey.



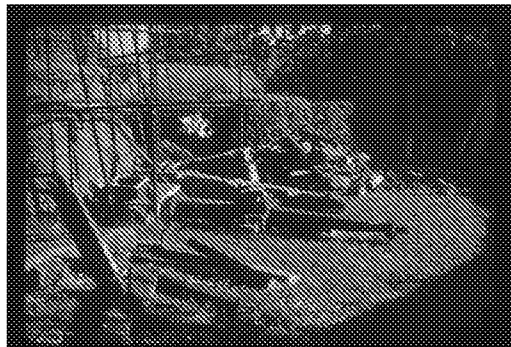
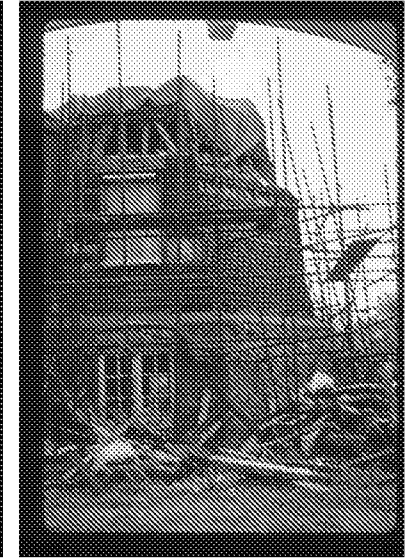
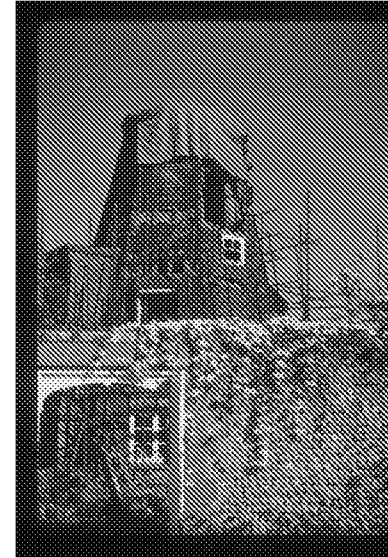
- 2.5 At the time of converting the site to a residential use, the former agricultural buildings on the site were similarly converted. These works are considered to have been unsympathetic to the overall form of the buildings by inserting domestic features but nonetheless retain their simple form and appearance.
- 2.6 Along with changes to the buildings, the 1950s brought a change of use to the site whereby the property became a residential prep-school and day school which operated until 1990. To support the educational use, six classrooms were added in the early 1980s. Following closure of the

school, the site has returned to solely a residential use with the Mill House becoming the principle residence being used also for low key private tuition, courses and activities. The Mill House provides 10 – 11 bedrooms together with a number of reception areas and ancillary habitable spaces. The business ceased trading in 2015.

- 2.7 In March 2017, the site was subject to a call from a private individual seeking crowdfunding to reuse the site as an animal rescue sanctuary with the buildings restored to provide a café, a venue to hire or an education centre together with an area for a possible yoga retreat. It was suggested that Mill Thatch could provide a holiday let. This bid was unsuccessful and the site was instead purchased by the applicant.



- 2.8 The images below provide further illustration of the changing appearance of the site over time as well as the extent of the works in the 1960s to reduce the height of the windmill.



2.9 The wider site of Clymping Mill extends over 1.6ha of land set within a rural location with proximity to the beach, golf course and agricultural land. Access to the site is taken via an extended driveway from Climping Street as it extends east towards the site culminating in a private drive and then hardstanding to the front of the Mill House.

2.10 The site comprises a single planning unit but retains a number of buildings reflecting both the residential and educational uses and whilst the site is presently unoccupied, there have been no changes of use to the properties since their return to residential use. The retained structures comprise the windmill and Mill House, Mill Cottage and Mill Thatch as former agricultural buildings, Mill Lodge as a prefabricated residential unit benefitting from lawful Class C3 use, former classrooms and ancillary storage buildings.

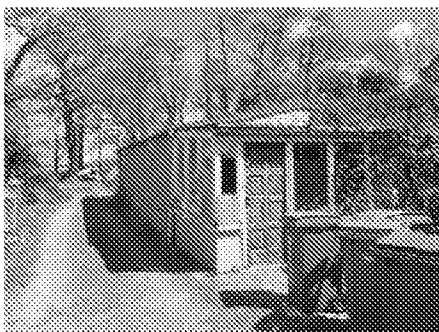
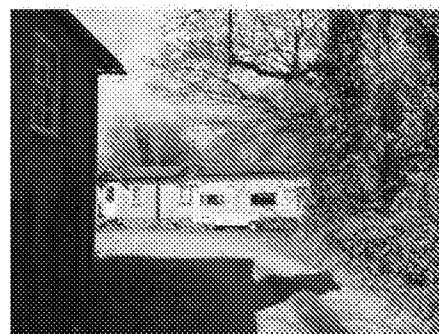
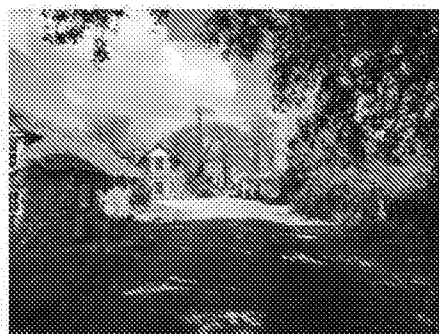
2.11 The site presently has an unkempt appearance given the current condition of the buildings, with much of the site laid to grass or scrub. There is also evidence of external storage and the siting of disused mobile homes which does not contribute to the historic setting of the property or to

the countryside location. The site is also attracting fly tipping.

2.12 The images below and over provide an illustration of the site, its landscape context, particularly historically and also views into and across the site as currently found.



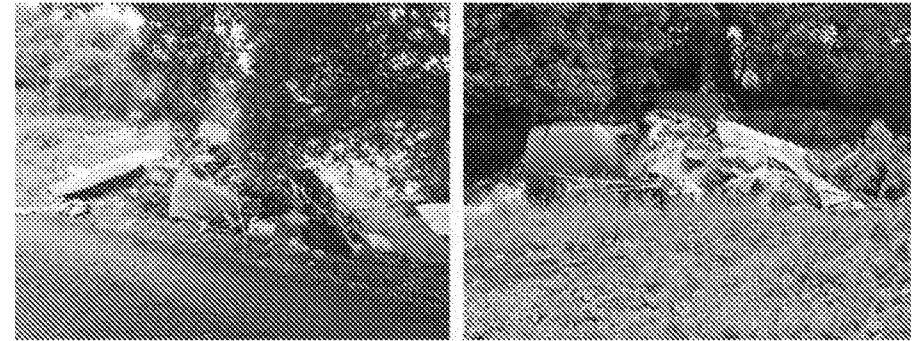
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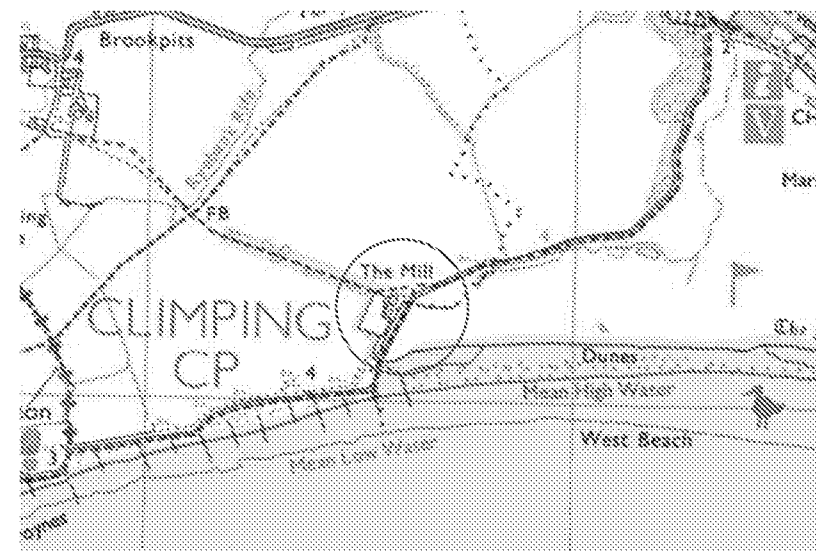
2.7 The site of Clymping Mill is located within designated countryside and also within a Strategic and Local Gap (Policy Areas 10 and 11). Whilst not subject to any further landscape designations, the site does also have a relationship with a 'Site of Local Importance for Nature Conservation Area' which is positioned to the east with land designated to the north east as a 'Priority Habitat for Coastal Sand Dunes '. Finally, the site whilst in a coastal location, is identified as being at 'very low' risk from sea or fluvial flooding.

2.8 The location of the site is not entirely devoid from connection to the public domain with public rights of way extending north-south and east-west in direct proximity and through the site respectively. This public right of way forms part of advertised walks around Climping and West Beach and therefore has popularity.

2.9 Beyond the site inland the site sits within a predominately agricultural landscape with pockets of woodland, mature hedgerows and modest undulations in the topography.



Examples of fly tipping on site



Extract from Ordnance Survey map illustrating relationship to public rights of way (site circled)

3.0 PLANNING HISTORY

3.1 The Mill lies within the administrative area of Arun District Council for planning purposes. An examination of the online planning register reveals the following planning history relating to this site:

- CM/24/81 – The erection of pre-fabricated block to provide 6 classrooms, staff room and male and female toilets. Permission granted 19.08.1981.
- CM/24/81B – The erection of pre-fabricated block to provide 6 classrooms, staff room and male and female toilets. Permission granted 05.10.1981.
- CM/8/85 – Conversion of flint/thatched barn to classroom. Permission granted 17.04.1985.
- CM/8/85B – Alterations to flint/thatched barn to form classroom. Permission granted 29.04.1985.
- CM/18/90 – Change of use of existing catering accommodation to licensed restaurant. Refused – 24.10.1990.
- CM/5/93 – Erection of single mobile unit to provide living accommodation for owner and family. Refused 07.07.1993.
- CM/19/96 – Re-siting and replacement of existing mobile home. Refused – 15.10.1996,
- CM/29/95/CLE – Application for a Certificate of Lawfulness for an Existing Use – use of land for the stationing of 1no mobile home. Certificate Issued 22.01.1996.
- CM/23/15/CLE – Lawful development certificate for 3no existing residential buildings – comprising The Mill, The Thatched Cottage and Mill Cottage. Issued 23.05.2016.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

- 4.1 The NPPF sets out the Government's key objectives for the planning system within which priority has been given to economic recovery alongside with significant emphasis placed on the house building industry. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 14).
- 4.2 Where the development plan is absent, silent or out of date, the NPPF states that planning permission should be granted unless ***'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole; or specific policies in the Framework indicate development should be restricted'*** (paragraph 14).
- 4.3 Paragraph 17 sets out the 12 principles of planning, including the need to recognise the intrinsic character and

beauty of the countryside and supporting the rural communities within it. It also states that the effective use of land should be encouraged by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

- 4.4 In terms of housing development the NPPF states at paragraph 47 that Local Planning Authorities should identify and update annually a supply of specific, deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional 5% buffer to ensure choice and competition in the market for land. This buffer should be increased to 20% where there has been a persistent under delivery of housing. Local Planning Authorities should also identify a supply of specific, deliverable sites or broad locations for housing for growth for years 6-10 and where possible for years 11-15.
- 4.5 Paragraph 48 states that Local Planning Authorities should further make an allowance for windfall sites within the five year supply if there is compelling evidence that such sites have consistently become available within the local area

and will continue to provide a reliable source of land supply.

4.6 It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore takes a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land. For decision taking, the NPPF states that this means approving development that accords with the development plan without delay. In this respect, Paragraph 49 sets out that ***‘housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites’***.

4.7 The Framework requires the delivery of a wide choice of high quality homes in areas where people want to live, creating sustainable, inclusive and mixed communities. The intrinsic character and beauty of the countryside should also be recognised (paragraph 17).

4.8 Paragraph 55 states that to promote sustainable development in rural areas with housing to be located where it will enhance the vitality of rural communities. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. These include the provision of properties that can contribute towards maintaining or enhancing the vitality of rural communities or where the design of a dwelling is of a design that has an ***‘exceptional quality or innovative nature’***.

4.9 Proposed development for properties of exceptional quality or innovative nature are encouraged to:

- ***be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;***
- ***reflect the highest standards in architecture;***
- ***significantly enhance its immediate setting; and***
- ***be sensitive to the defining characteristics of the local area.***

The development subject of this application is not submitted for justification against the exceptional and

innovative criteria at this stage given that it is essentially a replacement dwelling. The standards imposed within paragraph 55 are however informing the quality and design of the proposed pond house.

- 4.10 Paragraph 55 states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. The NPPF does not define what is meant by the term 'isolated'.
- 4.11 Chapter 7 of the NPPF relates to design issues. Paragraph 56 states that *'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'* Paragraph 58 states *inter alia* that new developments should add to the overall quality of the area, create attractive and comfortable places to live, optimise the potential of a site to accommodate development, and be visually attractive.
- 4.12 In continuing the consideration of design matters, the Framework seeks to ensure that people have the

opportunity to make their places better. In this regard, Paragraph 60 indicates in particular that:

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

- 4.13 Furthermore, at paragraph 61, it states:

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations.

- 4.14 Paragraph 65 continues to advocate good design indicating that local planning authorities should not refuse permission that promotes high levels of sustainability where impacts to the setting have been mitigated by good design.

- 4.15 In respect of site layout, paragraph 39 of the Framework refers to car parking provision and states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.
- 4.16 In respect of climate change, paragraph 93 recognises that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions and in supporting the delivery of renewable and low carbon energy. Paragraph 98 recognises that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
- 4.17 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity. This is continued

within paragraph 118 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

- 4.18 Section 12 of the NPPF gives regard to the historic environment and requires a positive strategy to be given to the desirability of preserving and enhancing the significance of heritage assets. Paragraph 131 also states that in determining applications account should be taken of the desirability of sustaining and enhancing the significance of assets and putting them to viable uses consistent with their conservation. This includes also having regard to potential impact of development upon the significance of a heritage asset and its setting.
- 4.19 The NPPF states that any development that is likely to lead to substantial harm or loss of a heritage asset is likely to be refused consent unless this harm is outweighed by matters of public benefit. When considering the impact of a

proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Planning (Listed Buildings and Conservation Areas Act) 1990

- 4.20 This application for planning and listed building consent will require consideration against the Planning (Listed Buildings and Conservation Areas Act) 1990. Section 66 of the Act imposes a duty upon the Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possess.

Local Planning Policy

- 4.21 Local planning policy is contained in the Development Plan, which currently comprises the following documents:
- Arun District Local Plan 2003;
 - Publication Version of the Local Plan (October 2014)
 - Clymping Neighbourhood Plan 2015.

Arun District Local Plan 2003.

- 4.22 The Arun District Local Plan 2003 sets out the spatial strategy for the District and whilst dated, the saved policies can be afforded weight according to their level of consistency with the various policies with the National Planning Policy Framework. The Local Plan is presently under review with provisions being made for its replacement. In the interim, the Saved Policies of the Local Plan remain the criteria for considering new development.
- 4.23 Relevant policies to the proposed development are considered to comprise:
- GEN3 – Protection of the Countryside
 - GEN5 – Provision of New Residential Development
 - GEN7 – The Form of New Development
 - GEN8 – Development and the Provision of Infrastructure
 - GEN9 – Foul and Surface Water Drainage
 - GEN10 – Tidal Flooding and Coastal Defence
 - GEN11 - Inland Flooding
 - GEN12 - Parking in New Development
 - GEN18 – Crime Prevention

- GEN20 – Provision of Public Open Space within New Development
- GEN21 – Renewable Energy
- GEN22 – Buildings or Structures of Character
- GEN23 – Energy and Water Conservation
- GEN25 – Water Resources.
- GEN28 – Trees and Woodland
- GEN 29 – Nature Conservation Across the District
- AREA10 – Strategic Gaps
- AREA 11 – Local Gaps
- AREA15 – Sites of Local Importance for Nature Conservation
- DEV14 – Listed Buildings and Enabling Development
- DEV19 – Extensions to existing residential buildings
- Appendix 2 – Parking Standards

4.24 Policy GEN3 (Protection of the Countryside) safeguards to the countryside for its own sake from new development unless it is of a type appropriate to the countryside location, such as meeting the needs of agricultural, forestry, minerals, recreation or diversification of the rural economy.

4.25 Policy GEN5 (Provision of new Residential Development) provides for new dwellings to be built within the District which identification of areas where such development would be accepted.

4.26 Policy GEN7 (Form of New Development) requires that schemes must display a high quality design and layout, make efficient use of the land, reflect the character of the area, promote sustainable development, respect residential amenity, retains natural features and provides for vehicle parking.

4.27 Policy GEN8 (Development and the Provision of Infrastructure) requires that infrastructure and facilities necessary at the time of development will be provided.

4.28 Policy GEN9 (Foul and Surface Water Drainage states that any material increase in foul and/or surface water discharges must be addressed as part of the development.

4.29 Policy GEN10 (Tidal Flooding and Coastal Defence) ensures that development is not an unacceptable risk from tidal flooding or detrimental to the integrity of tidal defences.

- 4.30 Policy GEN11 (Inland Flooding) requires that development should not be at risk from flooding or materially decrease the capacity of a floodplain.
- 4.31 Policy GEN12 (Parking in New Development) ensures that on-site parking provision accords with parking standards contained within the Plan with the standards set out within Appendix 2.
- 4.32 Policy GEN18 (Crime Prevention) stipulates that new residential, commercial or recreational development will need to include crime prevention measures as far as practicable and compatible with achieving high quality design.
- 4.33 GEN20 (Provision of Public Open Space within New Development) requires developments to meet the required standards of open space and play equipment with smaller developments to meet this requirement through financial contribution.
- 4.34 Policy GEN21 (Renewable Energy) confirms that permission will be granted for renewable energy generation provided that no new harmful environmental effects are to arise, there is no harm to amenity or to public safety.
- 4.35 Policy GEN22 (Buildings or Structures of Character) protects buildings or structures of interest and important which are attractive in their own right. Development within the setting of such structures will be resisted.
- 4.36 Policy GEN23 (Energy and Water Conservation) expects new development to facilitate energy and water efficiency through good design and layout.
- 4.37 Policy GEN25 (Water Resources) ensures that adequate water resources are available or will be provided to serve a development without any detriment to water quality.
- 4.38 Policy GEN27 (Landscape Diversity) ensures that no unacceptable adverse impacts will arise upon landscape features or the character of the landscape.
- 4.39 Policy GEN28 (Trees and Woodlands) resists development which would harm protected trees or ancient woodland.

- 4.40 Policy GEN29 (Nature Conservation Across the District) requires the development will only be permitted on sites which contain semi-natural habitats, features of nature conservation interest or within wildlife corridors where the features can be retained and sympathetically incorporated into the scheme.
- 4.41 Policy GEN30 (Protection of Species) resists development which would adversely affect, directly or indirectly, animal and plant species protected by law. Steps are required to protect such animals and plants.
- 4.42 Policy AREA10 (Strategic Gaps) identifies and protects gaps from development. Development will only be permitted if there is no compromise the objectives and integrity of the gap and gives attention to the long term enhancement of the landscape, amenity and conservation value of the gap.
- 4.43 Policy AREA11 (Local Gaps) identifies and protects gaps between settlements where development would only be permitted if there is no compromise the objectives and integrity of the gap and gives attention to the long term enhancement of the landscape, amenity and conservation value of the gap.
- 4.44 Policy AREA15 (Sites of Local Importance for Nature Conservation) protects sites likely to have conservation interest unless the reasons for the proposal outweigh the need to safe the conservation value of the site.
- 4.45 Policy DEV14 (Listed Building and Enabling Development) states that development may be considered as an exception to policy if this represents the only method of securing the retention and future maintenance of a Listed Building. This is subject to meeting required criteria and demonstrating that the development is the minimum amount necessary to secure the future of the building.
- 4.46 The Council is in the process of producing a new Local Plan with the timetable for its completion and adoption currently under review. The policies of the new Local Plan represent the direction of travel for the Council and largely reflect the aims and intentions of adopted policies. Att he

Arun District Local Plan (2011 – 2031) - Publication Version of the Local Plan (October 2014)

current time the policies have limited weight in the decision-taking process and therefore would need to be considered against the backdrop requirements of the NPPF.

4.47 The relevant policies of the emerging plan comprise:

- SD SP1 - Sustainable Development
- SD SP2 - Built-Up Area Boundary
- C SP1 – Countryside
- SD SP3 – Gaps Between Settlements
- LAN DM1 - Protection of Landscape Character
- D SP1 - Design
- D DM1 - Aspects of Form and Design Quality
- D DM2 - Internal Space Standards
- D DM3 - External Space Standards
- D DM4 - Extensions and alterations to existing buildings (residential and non-residential)
- ECC SP1 Adapting to climate change
- ECC SP2 Energy and Climate Change Mitigation
- ECC DM1 – Renewable Energy
- T SP1 - Transport and Development
- HER SP1 - The Historic Environment
- HER DM1 - Listed Buildings

- ENV SP1 - Natural Environment
- ENV DM1 - Designated sites of biodiversity or geological importance
- ENV DM4 – Protection of trees
- ENV DM5 – Development and Biodiversity
- W DM1 – Water Supply and quality
- W DM2 – Flood Risk
- W DM3 – Sustainable Urban Drainage Systems
- INF SP1 – Infrastructure provision and implementation.

Climping Neighbourhood Development Plan 2015 - 2030

4.48 The Neighbourhood Area for Clymping Parish for the purpose of preparing a Neighbourhood Plan was designated on the 29 November 2012. At this stage, a Pre-Submission Consultation document has been produced and therefore has limited weight prior to its adoption.

Supplementary Planning Documents (SPD)

Parking Standards

- 4.49 The SPD provides for parking standards relating to all forms of new development and relates to Saved policy GEN12 of the Arun District Local Plan 2003. The SPD reiterates the parking standards provided within Appendix 2 of the Local Plan.

5.0 DETAILS OF THE PROPOSAL

5.1 The application proposes a number of differing elements which raise matters relating to the principles of planning and new development as well as the protection of the architecture and historic character and appearance of heritage assets and their setting in the public interest.

5.2 This section of the Planning, Design and Access Statement breaks down each element of the proposal first providing detail regarding the existing situation on site. Consideration is then given to each aspect of the site having regard to the planning context in terms of the principle, use and amount of development as well as matters of layout, design and external appearance.

5.3 The site in summary contains:

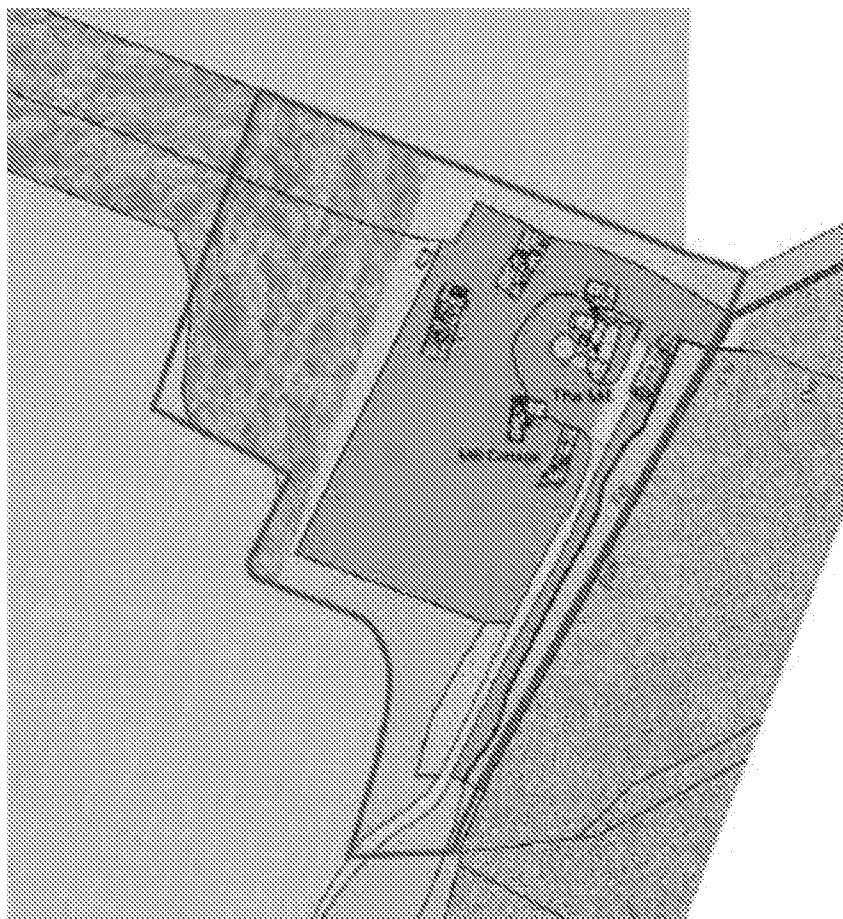
- Restoration of The Mill (windmill) to provide a single one bedroom dwelling arranged over three floors;
- Restoration of The Mill House to bring back the building into residential use with the addition of a first floor extension to the west of the property. The Mill House is to contain:

- 1no four-bedroom dwelling
- 1no one-bedroom dwelling
- 2no two bedroom flats.
- Demolition of the prefabricated classrooms;
- Demolition of Mill Lodge as a pre-fabricated dwelling;
- Restoration of Mill Cottage as a curtilage listed building to bring it back into residential use;
- Restoration of Mill Thatch as a curtilage listed building to bring it back into residential use; and
- Erection of an amphibious house as a highly sustainable and innovative solution to replace Mill Lodge.

5.4 In summary, the proposal seeks to make extensive improvements and alterations to the site and reflects a unique opportunity to restore the buildings, to seek the best future use of the site and to provide development that meets a varied housing need, with the intention of the applicant to provide the eight dwellings for single family occupation, retaining the site as a single planning unit. The development requires a substantial and significant investment into the site both financially and in terms of commitment to bring these improvements forward to

ensure that these heritage assets are retained in perpetuity
in the public interest.

Figure 1: Existing and proposed site layouts – overview



Existing



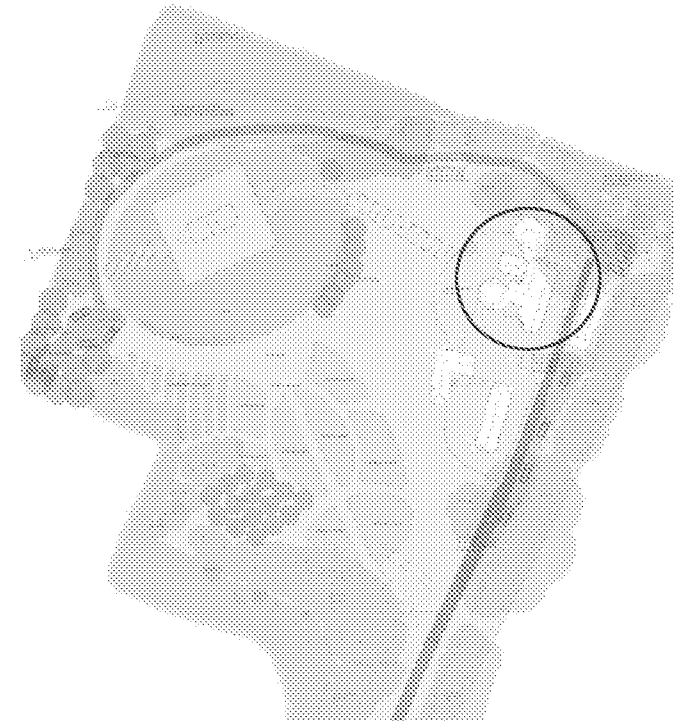
Proposed

Restoration of The Mill and The Mill House

- 5.5 Clymping Mill and the Mill House as a single building is the principle and most prominent building on the site. The history to this property has been previously outlined. As it stands, the building was recently marketed as a 10/11 bed dwelling of substantial form with extensive accommodation arranged across two floors. The building, having been in an educational use, has most recently provided accommodation as the main dwelling for the site owners.
- 5.6 The Mill has been extensively altered over time, most significantly with the removal of the upper storey bringing this element of the building down to two storeys. The building occupies a northern position within the overall site and given the relationship to public rights of way, has a prominence to the public domain.
- 5.7 The Mill and Mill House as a single building offers enormous scope to bring it back in to residential use however the floor area and arrangement of the rooms do not lend themselves as favourably contributing to the long term housing supply as a single unit. Whilst there are

intentions for the site to be occupied as a single family unit, it is pragmatic to consider the best long term approach for the site and the properties to ensure that the architectural and historic interest of this important heritage asset can be restored appropriately and therefore retained as such in perpetuity.

Figure 2: Position of The Mill and Mill House



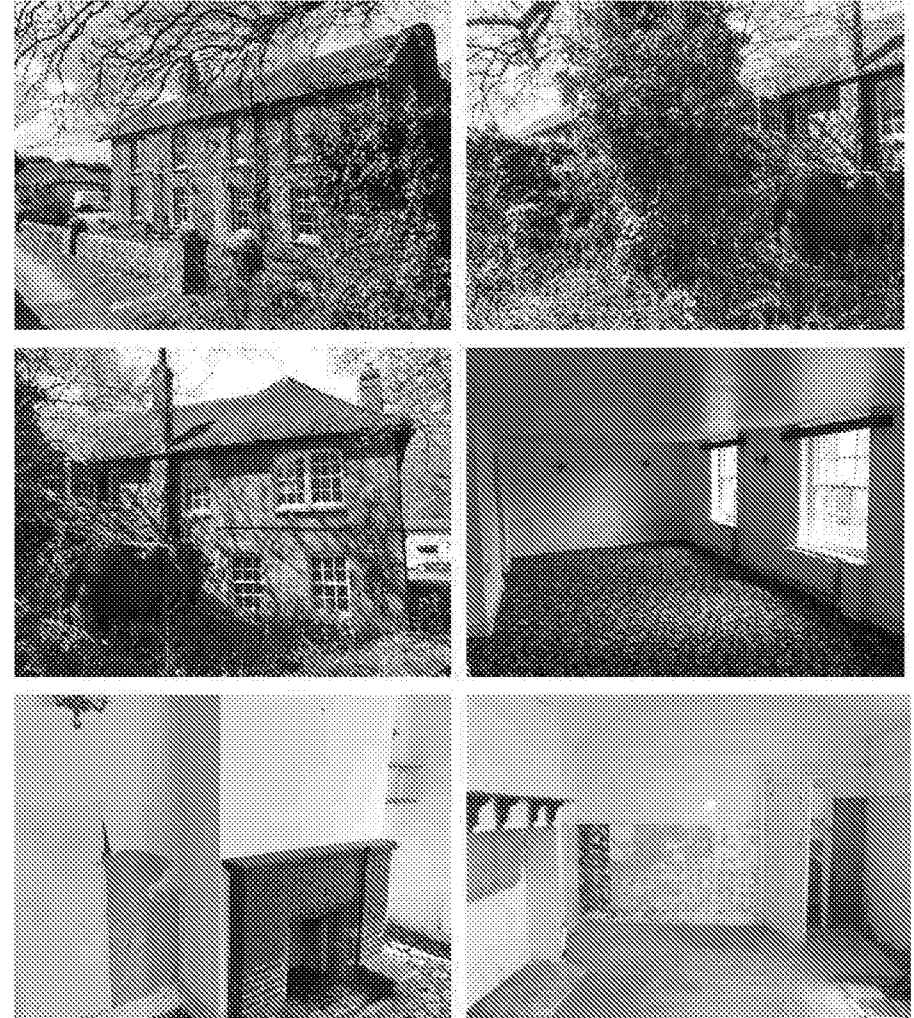
Restoration of the property

5.8 The first priority of the development of the existing buildings is to seek restoration of the historic and architectural interest of the property as a single building having regard to the requirements of Policy DEV14 of the Local Plan. To achieve this objective, the building requires extensive repair and refurbishment therefore to understand the extent of the required works; the property has been subject to a detailed survey and heritage assessment which accompanies this application. In summary, this has revealed the following issues:

- presence of wet and dry rot and infestations of wood boring beetles;
- installation of inappropriate finishes to walls and ceilings using non breathable materials;
- windows in poor working order;
- boarded up fire places;
- absence of damp proof course; and
- unsympathetic repairs to windows.



- 5.9 Supporting information to this application has set out recommended restoration works to the property which include, but are not limited to:
- Opening up works to allow for repair and re-supporting timbers
 - Opening up and repair of lintels over doors and windows
 - Replacement of floor timbers with provision of ventilation
 - Removal of contaminated timbers
 - Refurbish and redecorate existing windows
 - Provision of damp proof course
 - Provision of insulation and heating
 - Removal of non-original wall and ceiling cladding
 - Removal of blocked up fireplaces.



Proposed use and amount of development

- 5.10 The Mill and The Mill House are currently conjoined internally to form a single residential unit as evidenced within the Certificate of Lawfulness granted for the property and were last used as such albeit there is suggestion that the building in fact has comprised the main house with two flats to the rear. This residential use is to be retained however consideration has to be given to the best possible long term use for the property having sensitivity to the historic and architectural significance of the building, its proportions and layout in order to create a building that preserves the long term retention of its historic and architectural interest.
- 5.11 Seeking the best possible long term use of the building has to also have regard to its overall setting and relationship to Mill Thatch, Mill Cottage and the replacement dwelling for Mill Lodge which will all sit within the curtilage of the site. At present the units are all capable of independent occupation and the planning history does not reveal any planning ties or occupancy restrictions. It is nevertheless the intention of the applicant to retain the site as a single

planning unit for his family reflecting the current and historic circumstances on the site with this site to be occupied by a single family unit.

- 5.12 A property of the size of The Mill in its current form as a single residential dwelling significantly limits its effective long term occupation and maintenance were it to be restored to its current form of a single 10-11 bedroom dwelling (incorporating two flats), particularly given the relationship to Mill Lodge, Mill Cottage and Mill Thatch.
- 5.13 The configuration of The Mill lends itself to logical subdivision to create a number of smaller and more practical units. This subdivision only requires the addition of a small first floor extension and minor alterations to the floor plans of the ground and first floors, such as the closure of existing openings. The proposed range of units in terms of size and form would also better complement the wider site and the needs of intended future occupants and would sit comfortably alongside the Pond House. The works would therefore create:
- 1no one bed dwelling arranged over three floors;
 - 1no four bed dwelling arranged over two floors;

- 1no one bed dwelling arranged over two floors;
- 1no two bed ground floor flat; and
- 1no two bed first floor flat.

5.14 Providing a range of units within the building of both flats and houses of differing sizes provides a rare and positive opportunity to provide a mix of units to meet differing housing needs of the applicant and also reflects the uniqueness of the overall site. This would provide choice for future occupiers and importantly provide smaller units within a countryside location which is unusual and should be welcomed. Sitting alongside existing dwellings and the replacement for Mill Lodge, the wider site will not be overdeveloped whereby there is also opportunity to provide extensive landscaped communal grounds with parking to meet the needs of the future occupants.

Sustainable Development

5.15 The site is located within a countryside location and it is evident that this proposal seeks to create additional dwelling units in a location whereby this principle is generally resisted due to the location outside of any

settlement policy boundary. It is however considered that there are very special circumstances in this instance having regard to the criteria set out within the NPPF and the policies of the development plan.

5.16 The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development whereby the Core Planning Principles of the NPPF states that “planning should proactively drive and support sustainable economic development” in order to deliver the homes and “thriving local places that the country needs”. Every effort should be made to objectively identify and then meet the housing and development needs of an area and respond positively to the wider opportunities for growth.

5.17 Planning applications should therefore be considered in the context of the presumption in favour of sustainable development, with paragraphs 7 and 8 of the Framework setting out the three mutually dependent dimensions to sustainable development being; social, economic and environmental.

5.18 The three dimensions recognises that sustainable development incorporates a range of requirements such as the need to support economic growth, the need to plan positively for networks of biodiversity and green infrastructure, the requirement for development to be built to a high standard of design, the delivery of sustainable transport solutions and to ensure the delivery of community services, facilities and new homes. To achieve sustainable development, economic, social and environmental gains should be sought simultaneously through the planning system.

An economic role

5.19 The scheme is not for a direct form of economic development but would have 'spin off' benefits from the conversion process providing employment. In addition, purchasers of residential dwellings spend on goods and services to make a dwelling 'feel like home' with new residents becoming consumers in the local economy in the longer term. Additional Council Tax receipts and the New Homes Bonus also provide further income. The economic benefits would therefore be long lasting. The proposal

therefore satisfies the economic aspect of sustainable development.

A Social Role

5.20 Paragraph 7 of the NPPF describes the social role of sustainable development as:

'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'.

5.21 The social aspect would be met through the contribution made to the local housing stock from a mix of dwelling forms and sizes, set in a high quality location which would be reflected in the high quality scheme which would come forward. The proposal would therefore support the provision of a small community albeit occupied by one family.

5.22 The social dimension also considers matters of accessibility to local services that reflect the needs of the occupiers. This requirement informs the context of paragraph 55 of the NPPF which requires that, in rural areas, development should be located 'where it will enhance or maintain the vitality of rural communities' whilst ensuring that 'isolated new homes in the countryside' are avoided.

5.23 The development would formalise existing residential units however considered that the development is justified having regard to the criteria attached to paragraph 55 of the NPPF which provides special circumstances such as:

'where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets'.

5.24 The application has been supported by a detailed assessment of the heritage significance of all the units on the site to be retained. This confirms that the development would provide the optimal viable use of the proposed building in order to preserve its significance in the long

term. The creation of the additional dwelling units within The Mill and Mil House are therefore justified and do not represent a conflict with the requirements of paragraph 55 of the NPPF.

5.25 In addressing matters of accessibility, notwithstanding the very special circumstances at this site, Clymping Mill is also not 'isolated' in sustainability terms when having regard to paragraph 55 of the NPPF. Whilst situated within its own site which is physically separated from the nearest settlements of Climping and Littlehampton, the site is not wholly remote such that facilities and services remain in easy reach. Importantly, the occupiers of the site would be no more disadvantaged than the previous residents in terms of accessibility.

5.26 It is acknowledged that accessibility to meet the day-to-day needs of the occupiers in the nearby settlements would likely be reliant upon a private vehicle given the absence of public transport in proximity to this site. This fact however requires a balanced judgement to be taken against the special circumstances affecting this site and the building. It is considered that the very special circumstances

outweigh the harm of such reliance and the social dimension of sustainable development is therefore met.

An Environmental Role

- 5.27 Paragraph 7 of the NPPF describes the environmental role of sustainable development 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 technology'.

- 5.28 The development proposal represents a very special opportunity to invest into the built and historic environment, bringing an exceptional property and its curtilage back into a long term use. The buildings would be restored and improved to meet modern standards of living with appropriate energy efficient approaches as also guided by Building Regulations addressing impacts of climate change.

- 5.29 The development adopts a whole site approach addressing not just the buildings and their restoration but also improvements to the immediate landscape and setting of the site. By restoring the site and bringing an activity back into the location would assist in reducing incidents of fly-tipping and provide for the removal of inappropriate pre-fabricated structures within the setting of a listed building.

Housing land supply

- 5.30 The NPPF sets out that the re-use of buildings within the countryside is acceptable development subject to criteria and as such provide for very special circumstances. On the basis that the proposal complies with Government planning policy set out within the NPPF it is determined that the proposal would make a small but positive contribution towards the supply of new housing within the District. The proposal would additionally accord with relevant spatial policies of the Local Plan (i.e. Policy GEN3) which provide for exceptional circumstances.

- 5.31 The impact of the development would result in an additional quantum of housing at Clymping Mill from the conversion of the existing property into a number of

smaller units. This would provide for a small windfall contribution towards the overall housing requirements in the District. In this regard, reference is drawn to the latest available Authority Monitoring Report for 2015/2016 which establishes the latest 5 year housing position in accordance with the NPPF.

5.32 The Authority Monitoring Report sets out that within the Local Plan period, only one year (2007/8) the provision of housing exceeded the local requirement and that otherwise there has been a 'persistent under delivery'. The conclusion of the report sets out that the 'the available supply of housing is only sufficient to provide for 1.9 years supply' with a 20% buffer thus having a 'significantly negative supply position' against the requirement.

5.33 In having regard to the persistent under supply of dwellings, the NPPF sets out that where development is absent, silent or out of date, planning permission should be granted unless **'any adverse impacts of doing so would significantly and demonstrable outweigh the benefits, when assessed against the policies in this Framework as a whole; or where specific policies in the Framework indicate that development should be restricted'** (paragraph 14). It is considered that the requirements of paragraph 14 are

engaged and the contribution towards the housing stock should be given positive weight in the determination of the application.

Viable use of a heritage asset

5.34 The NPPF sets out that there should be **'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats'**. It is also required that heritage assets should be recognised as 'an irreplaceable resource' and that these should be conserved in a manner appropriate to their significance.

5.35 The NPPF requires that applications for listed buildings 'contain sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the building or its setting'. To respond to this requirement this application for planning permission and listed building consent has been informed by a full on-site and detailed examination of Clymping Mill, Mill Thatch and Mill Cottage. This level of detail is proportionate to the assets' importance and has been deemed necessary to 'understand the potential impact of the proposal' on this significance. The results of

this assessment of significance accompany the application thus ensures accordance with paragraph 128 of the NPPF as well as Local Plan Saved Policy DEV14 which additionally seeks to ensure the long term preservation and enhancement of listed buildings and their setting.

5.36 The alterations and extensions proposed to The Mill and The Mill House, in conjunction with repairs and refurbishment to Mill Thatch and Mill Cottage have been informed by, and sensitively designed, to retain the areas and details of significance in order to minimise conflict with conservation interests whilst also making optimal and viable uses of the buildings. The proposal therefore provides for minimal extension and alterations to the form of the original buildings to demonstrate this sensitive approach.

5.37 The Mill and Mill House have been subject to greatest scrutiny whereby to provide a viable long term use, the building is to be subdivided to form five residential units using the proportions of the rooms and their relationships to the irregular shaped footprint of the existing building. This ensures that the proposals would not compromise the historic floor plans and important external or internal features of the buildings.

5.38 The proposed development seeks to accord with requirements to sustain and enhance the significance of heritage assets by putting the properties on site back into a viable use consistent with the desire for conservation. In turn the development would also contribute to the wider social, cultural and environmental benefits associated with respecting the heritage assets whilst making a positive contribution to local landscape character and distinctiveness. Given the importance of the site in the landscape, the development would enhance this importance in the long term retaining the properties in the public interest.

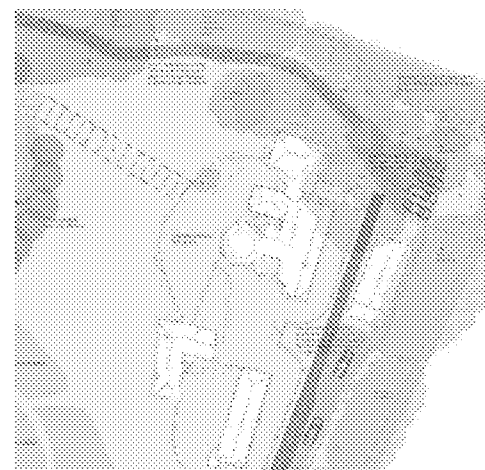
Layout, design and appearance

- 5.39 The NPPF sets out that the Government attaches great importance to the design of the built environment (paragraph 56) and additionally to having respect to the setting of heritage assets.
- 5.40 Local Plan Saved Policy DEV19 provides for extensions to dwellings and requires development to be sympathetic to, and visually integrated with the existing building. This sits alongside Policy GEN7 which ensures that new development responds positively to the characteristics and resources of a site to create attractive spaces, to be of high quality design and layout and to improve visual amenity through landscaping. Regard should also be given to the amenities of adjoining occupiers or land, the natural environment and allow for the safe movement of pedestrians and vehicles.
- 5.41 Given the status of the building as a listed building, it is necessary to ensure that alterations and additions to the building are sensitively designed and retain or emphasise

the qualities of the original building as required by Policy DEV14.

- 5.42 The layout and siting of the proposed development has been predetermined by virtue of the existing building with the development to subdivide and extend The Mill and Mill House making optimal use of an existing building. The space about the property additionally determines how the land associated with the building is to be laid out and used to provide private amenity space and parking to meet the requirements of the Local Plan as well as the needs of future occupiers.

Figure 3: Layout for the The Mill and The Mill House

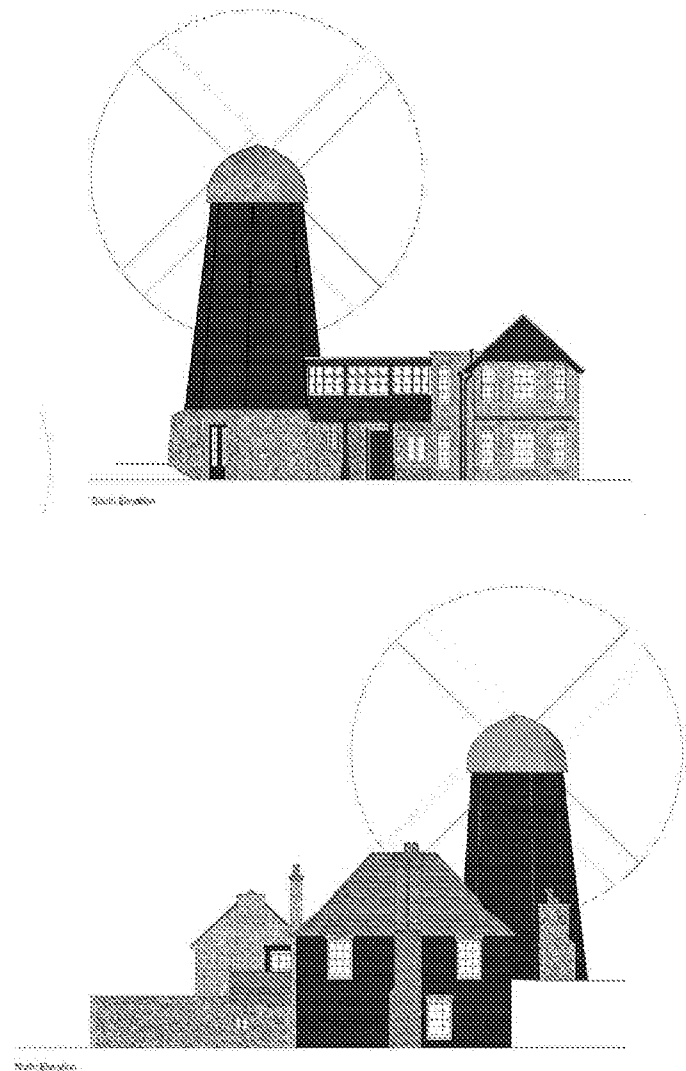


5.43 The proposed works to the property require the modest extension of the building to the west elevation comprising:

- reinstatement of the upper floor to The Mill to provide a bedroom and reading room to increase the habitable accommodation to the property as a single self-contained dwelling;
- Addition of a modest first floor extension to the west elevation.

5.44 The works to create the resultant properties would be undertaken in conjunction with the refurbishment of the building using traditional materials and methods of construction to ensure that the workmanship is appropriate to the long term protection of the building as a heritage asset. This would also rectify past works which have not been sympathetic to the special character and construction of the building. The result would be a property that would be in a good state of repair for the long term and therefore be in the wider public interest as required by the NPPF.

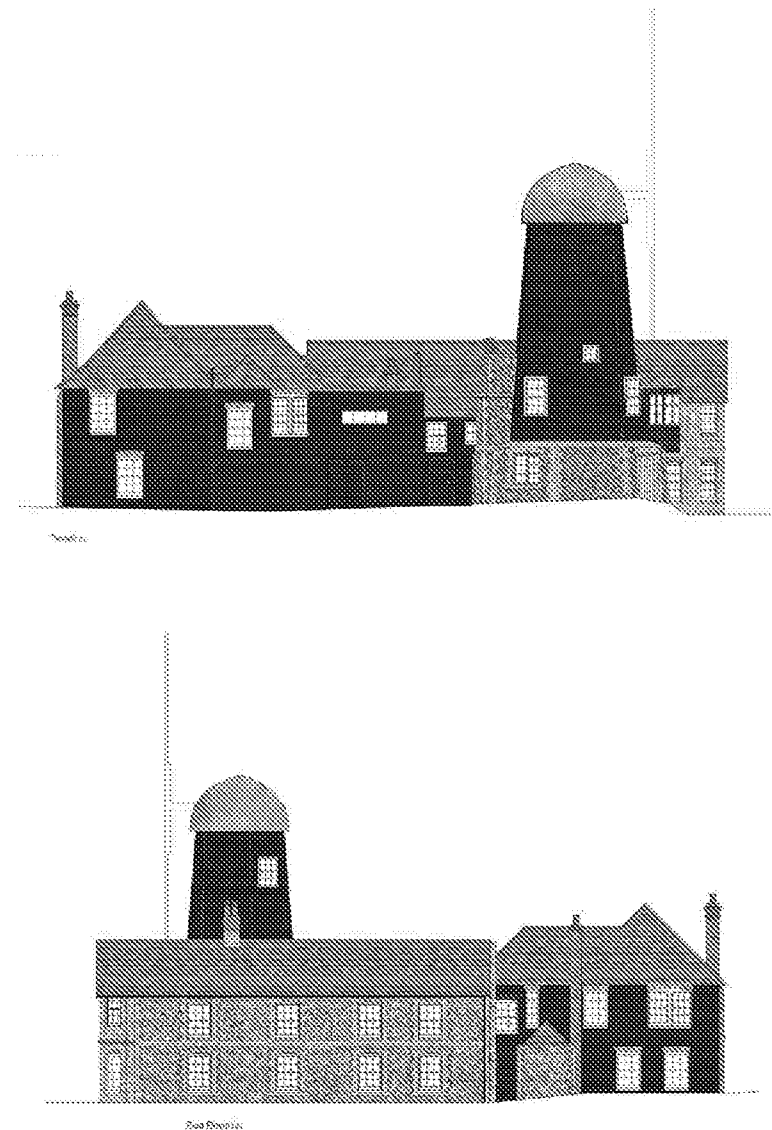
Figure 4: Proposed elevations



5.45 The proposed additions to the property would complement the overall restoration works to facilitate the continued residential use, albeit within a differing configuration of units. From external vantage points, the works would not alter how the building appears in the landscape with the building essentially remaining in its historic form. The scale, form and appearance of the building is appropriate for residential conversion and the works would retain the visual simplicity of the outbuilding to ensure this remains appropriate to this rural setting. This is confirmed through a supporting Assessment of Significance which accompanies the application.

5.46 Traditional building methods would be used in the conversion to a dwelling to ensure the building is befitting of its setting. These works would also ensure that the property meets the required levels of energy efficiency and will seek to reduce water consumption through use of appropriate measures both within the systems and fittings and will sustainably source materials where appropriate. The works to the listed building would therefore accord with Local Plan policies GEN7 and DEV10.

Figure 5: Proposed elevations



Residential amenity

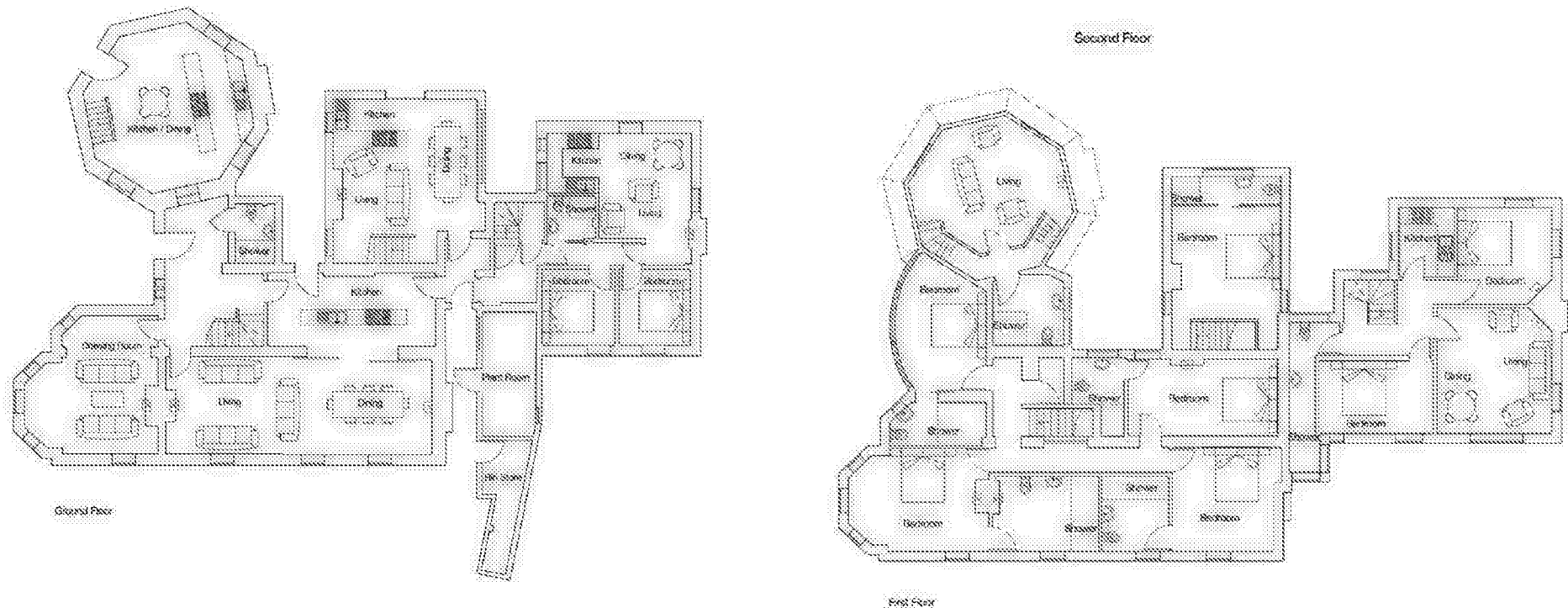
- 5.47 Local Plan policy GEN7 sets out the Council's general standards for securing and protecting appropriate levels of amenity to be occupied by occupants of proposed dwellings and their relationships with neighbouring properties. This is considered to address matters such as privacy, sunlight and daylight, noise, vibration, pollution, dust and smell.
- 5.48 The conversion of The Mill and The Mill House into smaller residential units provides opportunity for each residential unit to retain its own sense of privacy and amenity notwithstanding the fact that the site is to be retained as one. Each unit will have external views which do not impede upon the privacy of adjacent units. For instance, the varying projections do not result in directly facing windows as to create close views into adjacent habitable spaces thus additionally not resulting in any adverse levels of shade.
- 5.49 The Mill and The Mill House provides for properties which will have a relationship with Mill Thatch and Mill Cottage as well as the proposed Pond house. The properties will

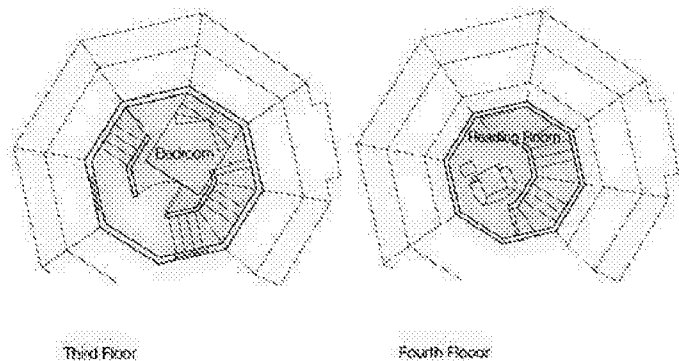
cumulatively occupy communal grounds which are commensurate with the existing situation found on site whereby no property is provided with individually demarcated curtilages. The Applicant and his family wish to retain the existing sense of openness and feeling of one site.

- 5.50 It is proposed to retain this position whereby the grounds would be enjoyed by all the occupiers. This would be the most appropriate response for the setting of the listed buildings, retaining the visual and physical historic associations and hierarchy with Clymping Mill as the principle building on the site. This approach is not uncommon whereby larger buildings that have been subdivided into smaller units continue to occupy extensive grounds.
- 5.51 The properties within the Mill and Mill House will nonetheless enjoy external areas in relation to the respective elevations by virtue of the arrangement of the property whereby the communal grounds surround the entire property. Therefore, notwithstanding the applicant's intention to have the site occupied by a single family unit, each unit would still benefit from opportunities for external

amenity. With no adverse impacts generated on the living environments of the properties and their enjoyment of the outdoor spaces, the proposal accords with Policy GEN7 of the Local Plan.

Figure 6: Proposed floor plans





Demolition of prefabricated school buildings

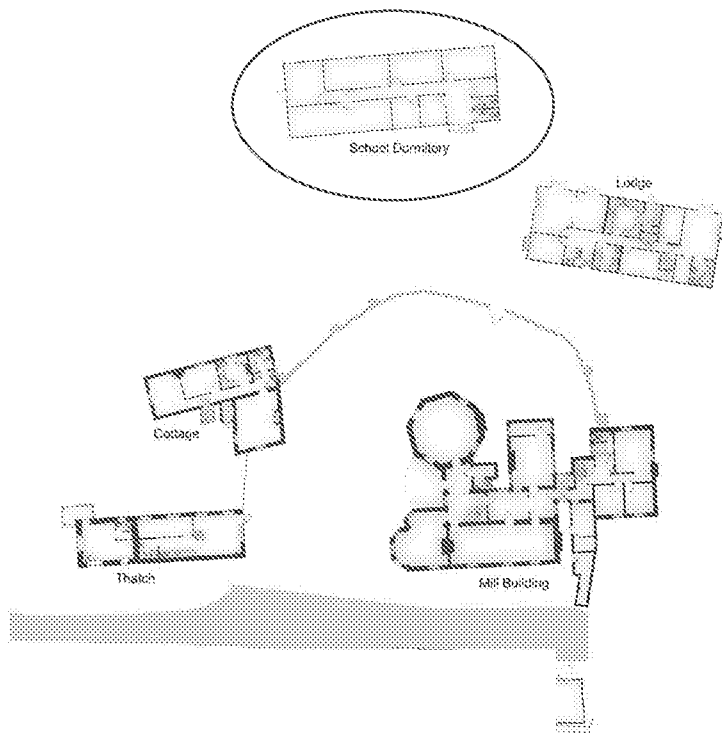
5.52 The site contains a number of redundant buildings which sit within the curtilage of the site. This in particular includes remnants of its previous use as a school with the siting of prefabricated school buildings set to the west of the site. Whilst these buildings are not listed buildings, nor are listable in their own right, they do sit within the curtilage of the listed Clymping Mill.

5.53 The largest building identified for demolition comprises a single building providing six classrooms together with a staff room and male and female toilets which was granted planning permission in 1981. Since the closure of the

school the classrooms have sat unused and, due to their prefabricated structure, have significantly deteriorated in condition. As illustrated, the classrooms are now derelict and sit within less managed grassland which offers no positive benefit to the character and appearance of the site or to the wider landscape setting.

5.54 The siting, form and derelict appearance of these building do not enhance the setting of the listed buildings on the site given their form, appearance and condition. With the intention to return the site to residential use, the classrooms are to be removed in their entirety. The resultant space will be landscaped as part of the wider communal grounds of the site. All evidence that the site used to have an educational function will therefore be removed.

Figure 7: Position of the school buildings



5.55 The removal of the buildings therefore only have positive benefits and no longer detract from the historic and architectural form of The Mill as the principle building on the site as seen from the nearby public vantage points.

5.56 The removal of the classrooms would have no adverse impact upon the landscape character and appearance of

the area and would have less than significant harm upon the listed buildings as heritage assets. The buildings are not of any historic or architectural quality, have no practicable or viable use. The proposal would therefore accord with Saved Policy DEV14 which seeks to ensure that the setting of a listed building is enhanced.



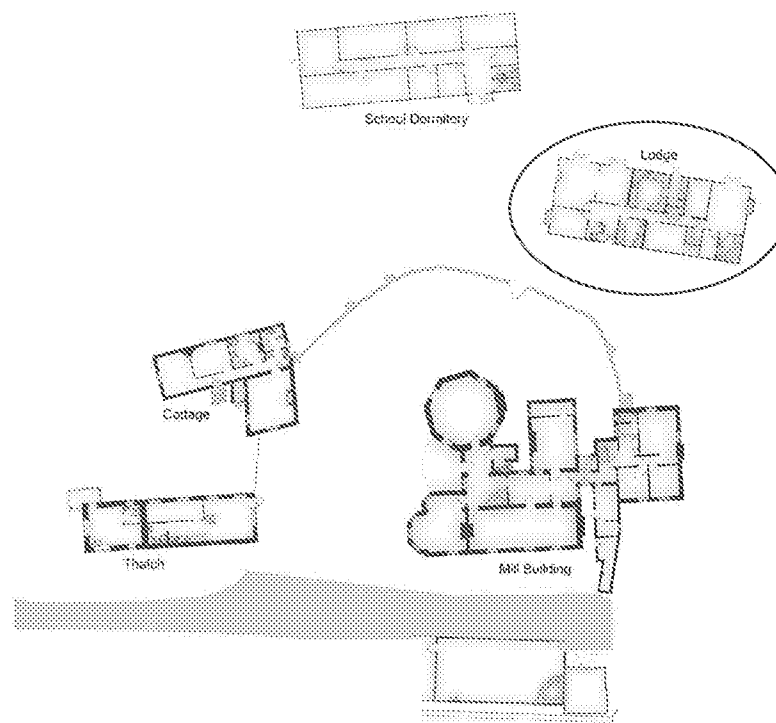
Demolition of Mill Lodge

5.57 Mill Lodge is a single storey, two bedroom residential property positioned to the north west corner of the site and to the west of The Mill. The property benefits from a Certificate of Lawful Existing Use issued in 1996 following demonstration that the property had existed on site and had been used for residential purposes to qualify as a lawful Class C3 dwelling. The dwelling was historically occupied by the owners of the site until the school closed and the Mill House became the principal residence. The dwelling has remained unoccupied since that time and has had no other intervening use.

5.58 The building is formed from pre-fabricated units set upon a brick skirt and has a simple elevational form set under a shallow pitched roof. The property contains a defined curtilage with a gated access to the east of the property and a post and wire fence to the west, dividing the site from the adjacent classrooms. This fencing provides a form of enclosure to the site with the land laid to grass and is supplemented by an enclosed patio. Parking to the property has been provided on hardstanding adjacent to

the east elevation which connects to the wider hardstanding fronting The Mill.

Figure 8: Existing position of Mill Lodge

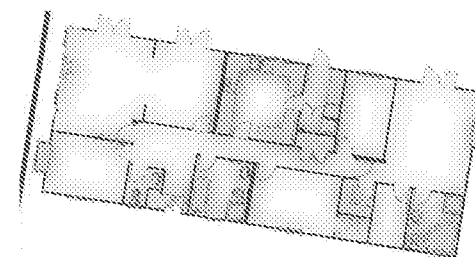
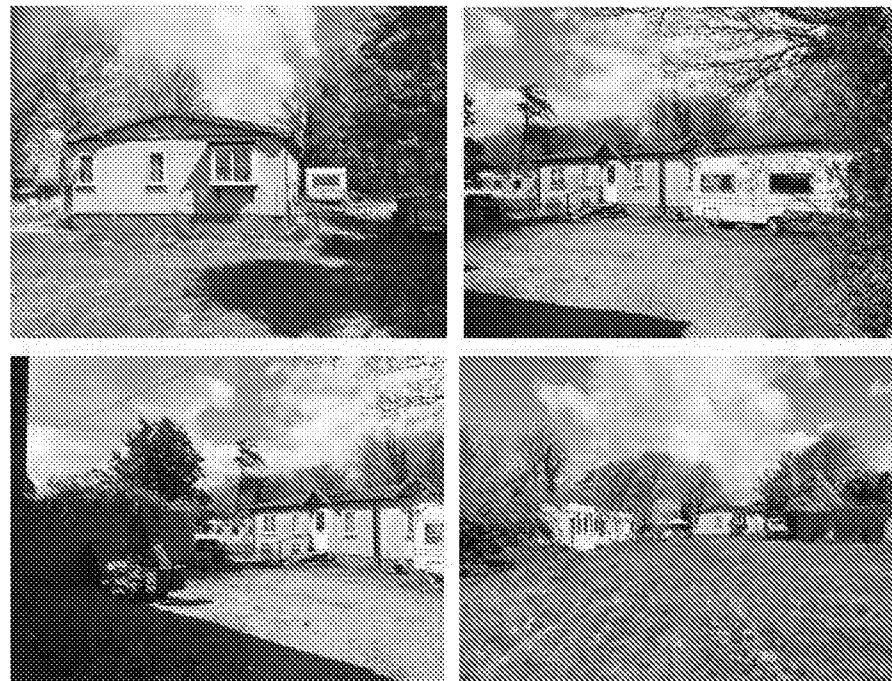


5.59 The images adjacent illustrate the structure of Mill Lodge whereby its composition, materials and external appearance are not commensurate with the character and appearance of the site. Mill Lodge is additionally visible to external vantage points and does not positively benefit the wider landscape character. Of greater note, Mill Lodge does not offer any positive relationship to the architectural or historic setting of The Mill as a Grade II listed building in the public interest.

5.60 The redevelopment of this site requires the removal of this unit in its entirety which would be a positive visual benefit to the landscape character of both the site and the wider countryside. Importantly there would also be no overall net loss of residential dwellings on the site which is generally resisted in planning terms. The Class C3 use of this part of the site would in fact be retained with the siting of a replacement unit in the form of single residential dwelling, comprising the Pond house, the principle of which is addressed later within this Statement.

5.61 The demolition of Mill Lodge would enhance the setting of the listed buildings in accordance with Local Plan Policy

DEV14 and provide opportunities for future positive development.



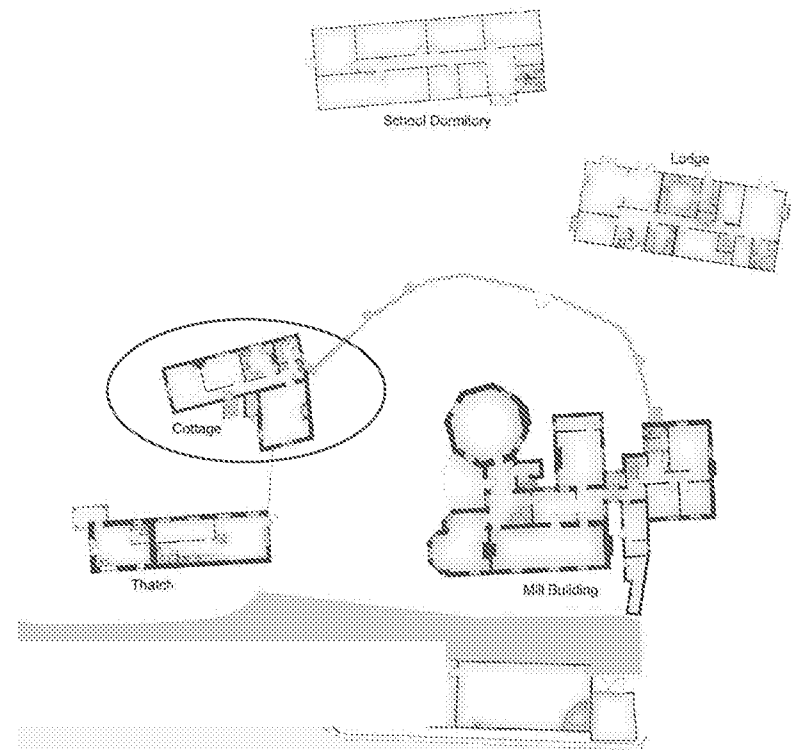
Floor plan of Mill Lodge

Refurbishment of Mill Cottage

- 5.62 Mill Cottage sits to the south west of The Mill and to the west of Mill Thatch and comprises a curtilage listed building. The building is thought to have originally comprised an agricultural building with there being evidence of a structure in this position on the 1875 OS map for the area albeit of a smaller footprint.
- 5.63 The building of its current footprint appears on the 1932 OS map indicating that the building has been later extended, with this additionally evident within the differing forms of brickwork. The brickwork also suggests that these extensions were also added on two different occasions with the building subsequently converted to a residential use with the later insertion of dormer windows. The building has seen an erosion of its character over time however continues to contribute to the overall context of the site and hierarchy with The Mill.
- 5.64 The property is constructed from brickwork elevations sitting under a pitched tiled roof which has hipped gables. The dwelling is in need of extensive repair. Other than a

flint wall extending from the north elevation, the site is not provided with any formal demarcated amenity space with the immediate surroundings to the dwelling laid to grass. Parking is provided to the northeast of the building upon hardstanding which is shared with Mill Thatch.

Figure 9: Position of the Mill Cottage

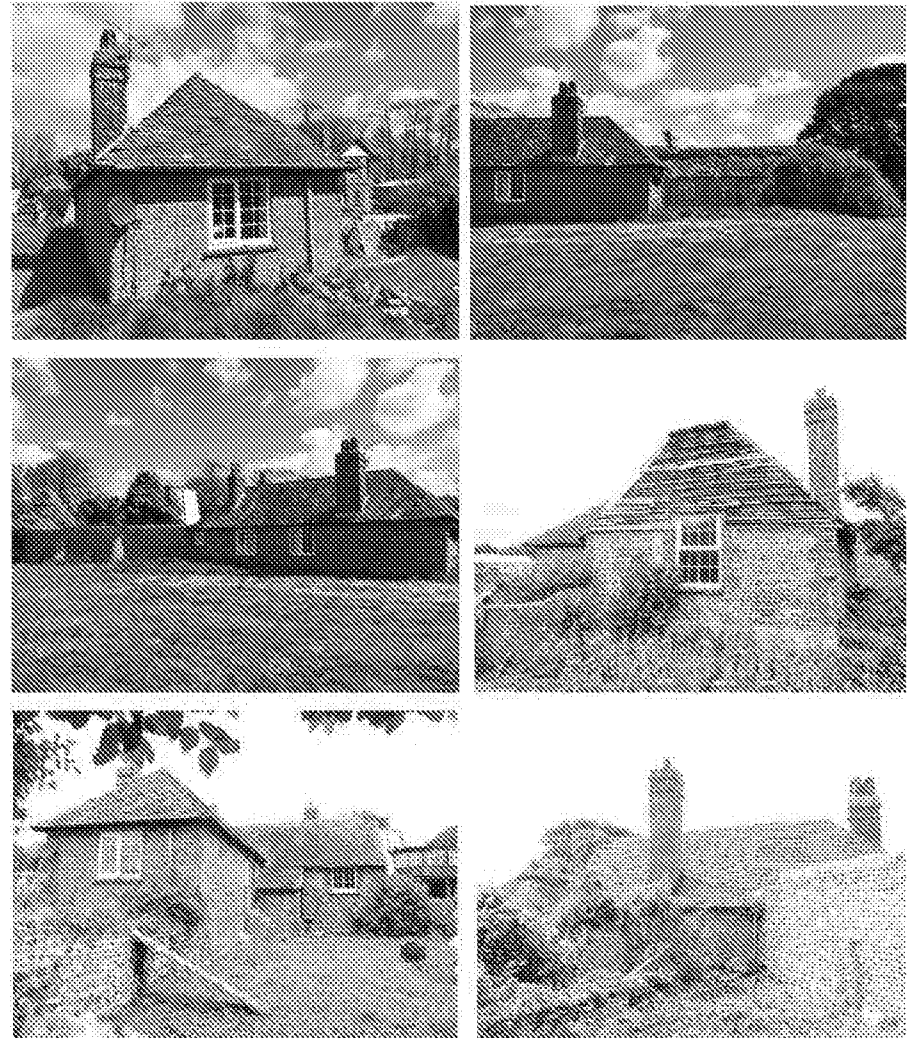


Restoration of the property

5.65 It is proposed to retain the existing use of the building as a single, independent residential dwelling, thus bringing back a property into full use and contributing towards the wider mix of properties throughout the District. As such, there is no change proposed to the Class C3 use and no change to the quantum of residential units on the site.

5.66 To achieve this objective, the building requires extensive repair and refurbishment therefore to understand the extent of the required works; the property has been subject to a detailed survey which forms part of the supporting documents to this application. In summary, this has revealed the following issues that harm this curtilage listed building:

- evidence of blocked up doorways and fireplaces
- installation of UPVC windows
- addition of fibreboard ceiling and skimming.



Layout, Design and Appearance

5.67 Supporting information to this application has set out recommended restoration works to the property which include:

- Reinstall former openings
- Replacement of UPVC windows with timber windows
- Redecoration throughout
- Reinstall fireplaces
- Add insulation
- Repair remaining timber Georgian bar door.

5.68 The restoration works to the property seek to ensure that the dwelling is brought back into a condition able for continued residential habitation which is in the public interest given the status of the building as a curtilage listed structure. The dwelling would not be extended and there would be no change in how the structure physically or visually relates to The Mill. The principle change to the dwelling would simply be an alteration to the internal layout with respect to the habitable rooms which itself would facilitate an improved living environment by appropriately separating sleeping and living spaces.

5.69 The dwelling would also share the communal grounds to the site which would provide sufficient outdoor amenity space to meet the needs of the occupiers with the position of the building also enabling areas of relative seclusion.

Figure 10: Layout for Mill Cottage and Mill Thatch



5.70 In having regard to matters of design and appearance, the works are intended to salvage the property and ensure that the dwelling retains an aesthetically pleasing and historically acceptable external appearance. The restoration works would require sensitive workmanship and would also make use of appropriate materials and finishes whilst also providing a property which meets current building regulations in terms of energy efficiency.

5.71 The works in turn would also improve the appearance of the property and the overall site as viewed from public vantage points which would be a net benefit from the investment injected to the dwelling. The restoration of the property as a curtilage listed building would also benefit the wider historic interest in the site whereby the works would preserve this building which contributes the wider setting, character and appearance of the site and the relationship to The Mill House.

5.72 The proposal would therefore accord with the legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Saved Policy DEV14 of the Local Plan.

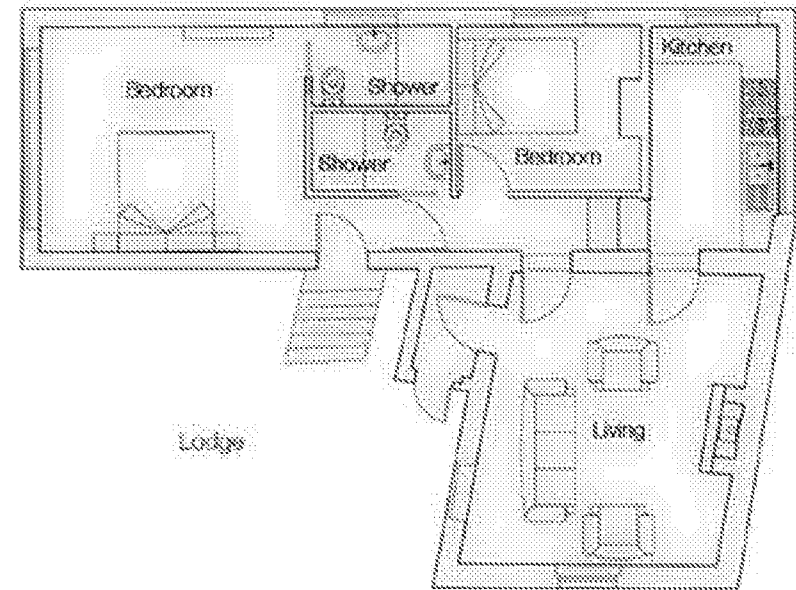
Figure 11: North and south elevations for restored property



Figure 12: East and west elevations for restored property



Figure 13: Proposed internal layout

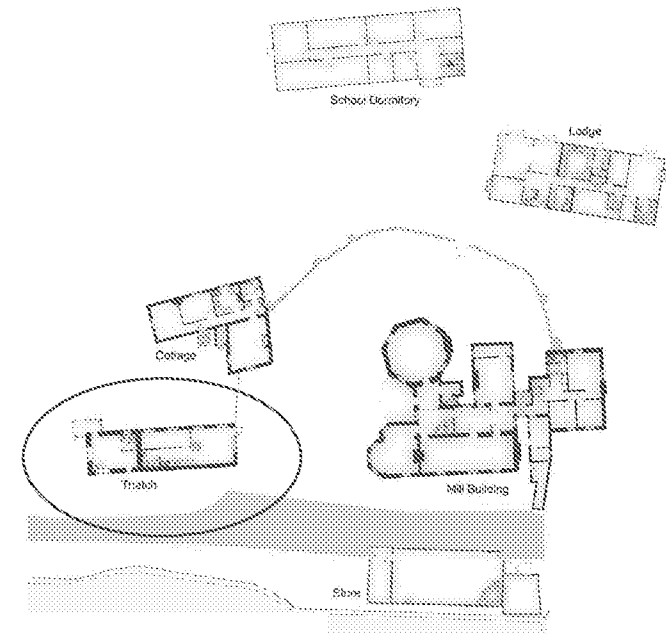


Refurbishment of Mill Thatch

- 5.73 Mill Thatch sits to the south of the Mill and is a curtilage listed structure appearing on OS maps from 1875 and is formed by two attached buildings with no internal link. The building is modest in size, single storey and provides two bedrooms following a period whereby the property was used as a classroom. Amenity space is set to the south and west which is laid mainly to grass abutting more mature vegetation.
- 5.74 The property has aesthetic value within the overall site context. It is proposed to retain the established use of the building as a single, independent residential dwelling, thus bringing back an existing property into use. As such, there would be no change to the Class C3 use of the property and no change to the overall number of residential units on the site.
- 5.75 Mill Thatch is constructed from beech cobble and/or knapped flint and brickwork about a timber frame which remains in place and set under a reed thatched roof. The curtilage to the property is not defined although the

dwelling does sit within a walled courtyard shared with Mill Cottage which enables the creation of outdoor space to all sides of the dwelling as well as about the communal grounds. Similarly the property has no defined or allocated area for parking whereby vehicles to the property have always shared the hardstanding to the east of the property with the other buildings on site.

Figure 14: Position of Mill Thatch



Restoration of the property

5.76 In order to bring the property back into use, the building requires extensive repair and refurbishment. To understand the extent of the works, the property has been subject to a detailed survey which accompanies this application and in summary, has revealed the following issues:

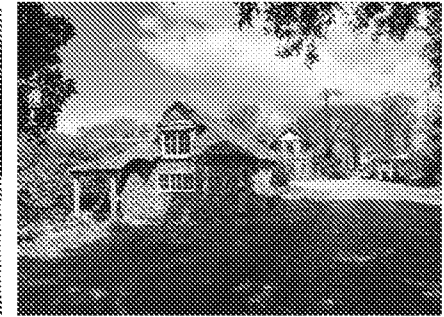
- erosion to the lime mortar;
- ground levels about the property leading to poor drainage about the base of the walls and foundations;
- lack or/inadequate damp-proofing;
- inadequate internal insulation;
- the thatched roof having come to the end of its life;
- wet rot to remaining timber window and door frames
- decay to the original timber frame of the building;
- uPVC windows are at the end of their useful life;
- evidence of condensation giving rise mould, damp and decay due to inadequate ventilation.

5.77 The works to the property would be undertaken in a sympathetic manner with use of appropriate materials and

finishes whilst also meeting current Building Regulations in terms of energy efficiency.



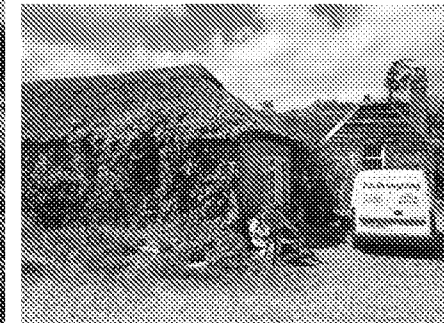
North and west elevations



South and east elevations



North and west elevations



East elevation

Layout, Design and Appearance

5.78 Supporting information to this application has set out recommended restoration works to the property which include:

- Re-support of foundations where severe erosion has occurred;
- Repointing throughout with appropriate lime mortar to match the original;
- Further investigation of the thatched roof with replacement throughout to match the existing with thatch laid to ensure water is shed well clear of the elevations beneath,
- Replacement or repair to decayed structural timbers and to windows/doors;
- Replacement of wall windows with new timber windows
- Provision of adequate ventilation to extract moisture
- Install appropriate insulation throughout
- Reduction of ground levels to below internal floor levels with provision of new surface water drainage
- Installation of preventative measures to minimise any future insect infestations (e.g. Wood Boring Beetles, cluster flies, wasps).

Figure 15: North and south elevations for restored property

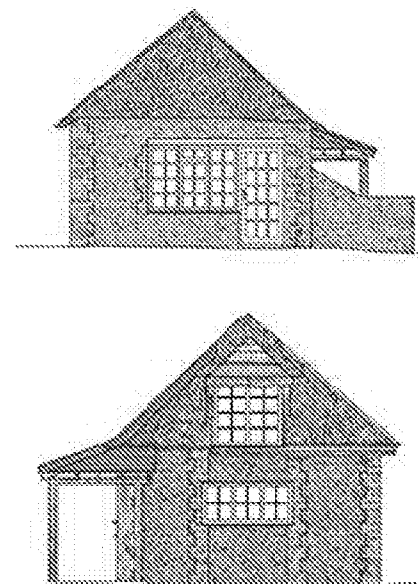
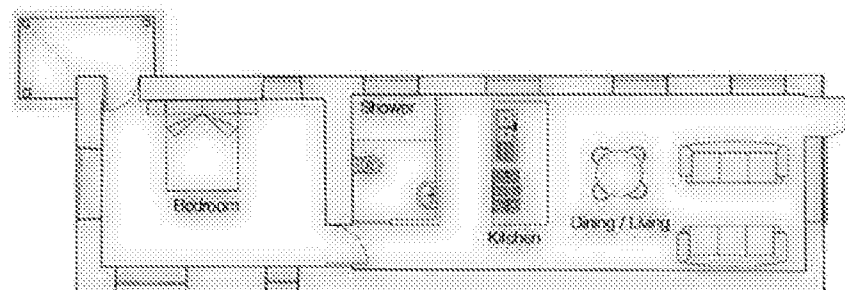


Figure 16: Proposed floor plan for Mill Thatch



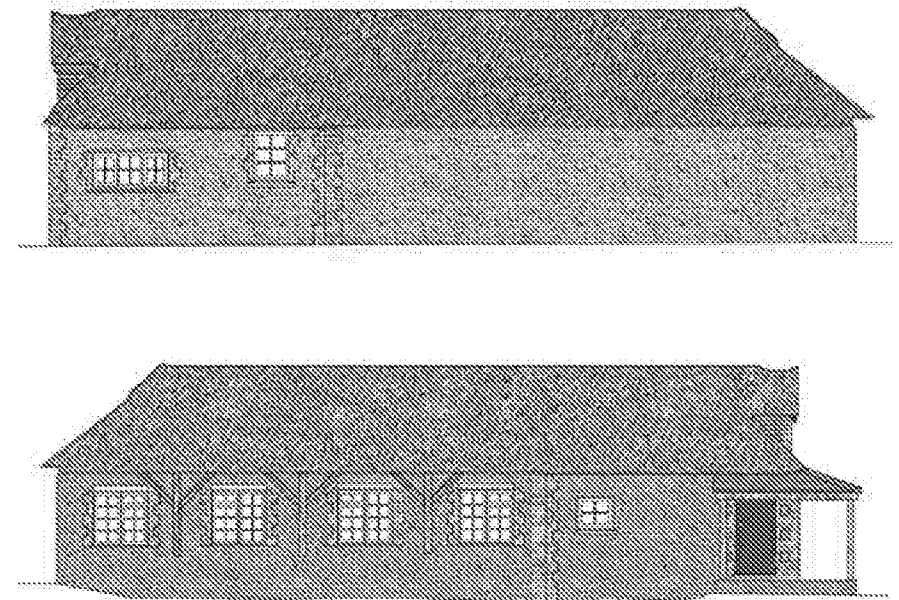
5.79 The works to the property are intended to salvage the existing historic interest in the property and ensure that this is retained in the public interest as a curtilage listed building to The Mill. There would be no alteration to the layout of the property in how it relates to The Mill but within its immediate proximity, a sense of enclosure would be provided through the repaired courtyard walls.

5.80 In having regard to matters of design and appearance, the works would ensure that the dwelling retains aesthetically pleasing and with a historically sensitive external appearance. The development would therefore not create any additional scale or massing nor materially alter the form, height or elevational detail as glimpsed from limited public vantage points.

5.81 The retention of the property, without enlargement through extensions simply brings a net benefit to the site and the landscape character. Furthermore, the proposal seeks to retain a modest sized dwelling to contribute towards the overall mix of properties on the site. This, in conjunction with Mill Cottage, will also contribute towards the wider mix of properties throughout the District.

5.82 The proposal would therefore accord with the legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and Saved Policy DEV14 of the Local Plan.

Figure 17: Proposed east and west elevations



Erection of pond house

- 5.83 Mill Lodge sits to the west of The Mill and The Mill House and is formed by a prefabricated unit which benefits from a lawful residential use. The application seeks demolition of Mill Lodge and its replacement with a single dwellinghouse which is much more befitting of the site and is better positioned to account for the relationship with the nearby heritage assets.
- 5.84 The Local Plan does not provide any specific policy addressing replacement dwellings nor is any policy proposed within the emerging Arun District Local Plan (2011-2031). The principle policy for the consideration of a replacement dwelling therefore lies with Saved Policy GEN7 (The Form of New Development) alongside policies addressing parking, amenity, landscape character and biodiversity.

Principle of the development

- 5.85 Saved Policy GEN7 provides for new buildings that display high quality design and layout having regard to the

landscape, wildlife and movement characteristics of the area. Consideration is therefore given to the criteria of this policy.

- 5.86 In having regard to the policy requirements, the development would firstly make efficient use of land whereby the site is considered to be 'previously developed land' as set out within the NPPF, comprising 'land which is or was occupied by a permanent structure, including the curtilage of the developed land....'. with this definition applying to sites outside of the built up area as reinforced by Dartford Borough Council v Secretary of State for Communities & Local Government (2016). With the development comprising a replacement property as opposed to a new development it is not considered appropriate or necessary to consider matters of net density. The proposal accords with criteria (i).

- 5.87 This Planning, Design and Access Statement in conjunction with other supporting statements to the application clearly set out that very careful consideration has been given to the characteristics and resources of the site and its relationship to the nearest public vantage points. The

proposed Pond House (as well as other proposed works) respond sensitively to this character and would create a site which reinforces its distinctiveness whilst having regard to the local landscape character. The proposal accords with criteria (ii).

5.88 The application is accompanied by a Sustainability Assessment which confirms that the proposed replacement dwelling would achieve high levels of energy efficiency in order to conserve energy. In being a replacement property, there would not be significant increases in new trips generated whereby the location of the site is not significantly distant from local amenities and facilities. The proposal accords with criteria (iii).

5.89 The Pond House is sited with a relationship to the remaining dwellings on the site which are intended to remain in residential use and, with no encroachment beyond the existing site boundaries or with no new land uses proposed, there would be no adverse impact upon adjoining land uses. The proposal accords with criteria (iv).

5.90 The site is located within a rural location surrounded by agricultural land, a golf course and with proximity to the coast. These adjoining land uses are not impact generating and whilst the wider area is susceptible to flooding, the replacement dwelling has been designed to be fully flood resilient. The proposal accords with criteria (v).

5.91 The repositioning of Pond House to that of Mill Lodge has a positive impact upon the landscape character of the site by providing increased open space to the setting of the listed buildings and would not require the loss of open areas or woodland which contribute to the local environment. The proposal accords with criteria (vi).

5.92 The site, whilst containing a number of dwellings within this single planning unit, enables the layout to maintain safe access and movement with access to each dwelling and adequate parking on site to accord with the parking standards. The proposal accords with criteria (vii) and (viii).

5.93 This Statement sets out below that the redevelopment of Mill Lodge to provide Pond House is of a unique design which is of exceptional high quality with full regard to the sensitivities of the landscape and relationship to heritage assets. The scale, external appearance, materials and landscaping are to be demonstrated to fully accord with the requirements of Saved Policy GEN7 whereby a whole-site approach has been taken. It is therefore established that the principle of development accords with the Development Plan.

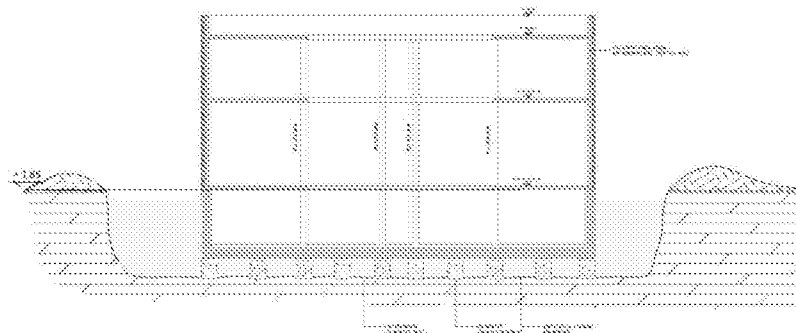
Architectural Form

5.94 The form of the Mill House is of such unique character that it is not considered appropriate to attempt to replicate the architecture within any replacement dwelling. This would not do justice to the Mill House and would detract from its context. The preferred approach is therefore to contrast the architecture, but in doing so provide a dwelling of simple form with clean lines and materials and no unnecessary embellishments which would detract from the Mill House.

5.95 The intention to provide a highly contemporary property requires a whole-site approach that is highly sensitive to the surroundings to ensure that the historic setting is truly respected. This means that understanding the site and its relationship to the heritage assets is paramount to establish at the outset. This in turn enables a proposal to come forward that has intrinsic regard to this relationship through its siting, form, scale, materials as well as the site landscaping to ensure that there is a clear spatial configuration with useable spaces.

5.96 The proposal is to also have unique regard to the wider landscape which is dominated by the relationship to the coast. Whilst the site itself is positioned upon an island, the property is to be fully amphibious which is to be achieved by setting the building within a new pond of a depth to accommodate the basement accommodation below the water line, leaving the first and second floors above the water level. The basement itself is to rest upon pads with the pond of a form and depth that would ensure that the property itself does not float outside of the pond.

Figure 18: Section through pond



Examples of mixing building forms

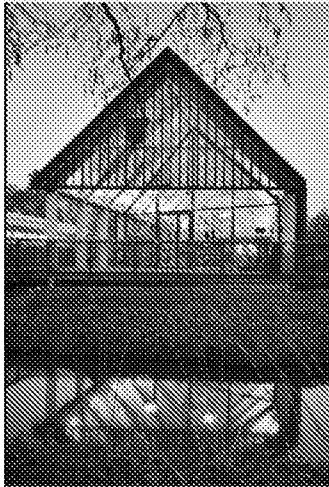
5.97 The approach of combining contemporary forms of architecture with historic dwellings, either as an extensions to existing accommodation or as new buildings within immediate proximity to a listed building is an approach not unusual when meeting the old and new as illustrated below.

Figure 19: Images of contemporary extensions to listed buildings



5.98 The importance of also drawing influences from the landscape when introducing contemporary architecture within a historic context is illustrated at Mottisfont Abbey, Hampshire. This refers to the construction of a new visitor centre within the grounds of a Grade 1 listed building set in a landscape dominated by local woodland and the River Test which were reflected within the design with the simple clean lines ensuring that the building did not visually or physically compete with the heritage asset.

Figure 20: Mottisfont Abbey visitor centre, Hampshire

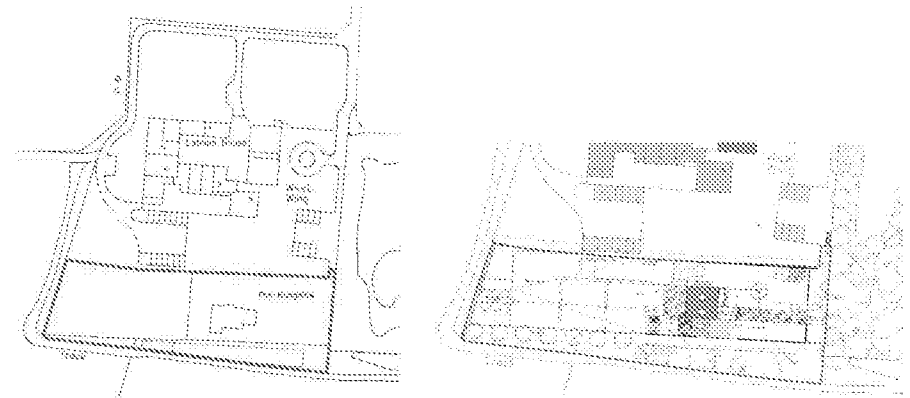


(Images courtesy of Burd Haward Architects)

5.99 Seeking the provision of a contemporary dwelling within the grounds of a listed building as a replacement for an existing property is again not an unusual nor unacceptable approach to providing a satisfactory relationship with a listed building. For instance, reference is made to the property called 'Ha Ha House' set in West Lancashire which sits within the grounds of Grade II* Latham House (West Lancs LPA ref 2012/0771/FUL) as well as within Green Belt.

5.100 This development comprised a replacement dwelling for a former dormer bungalow on the site which sat to the south of the listed building within close proximity. The intended contemporary approach set within its own landscaped curtilage was deemed to have an acceptable relationship with the heritage asset by not competing with the heritage assets on site and revealing and allowing views through the site. It is implied that the strong interpretation of the setting contributed towards the successful grant of planning permission.

Figure 21: Relationship of original bungalow to Grade II* listed building (Latham House) and proposed site layout



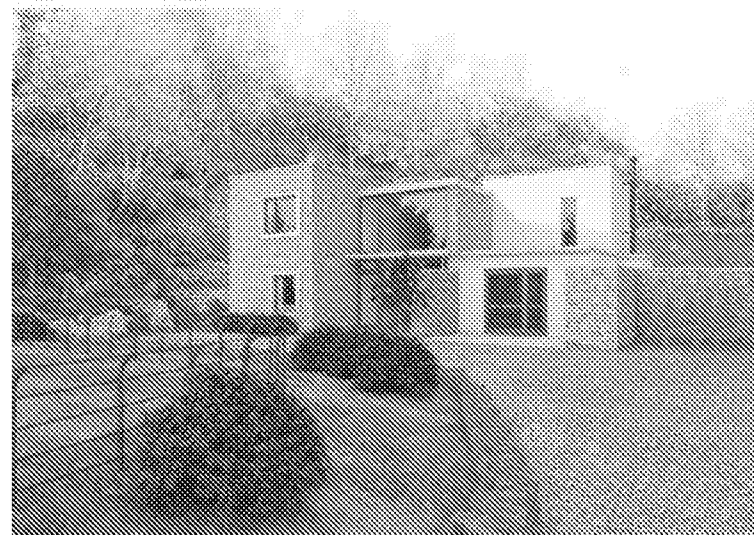


Artistic illustration of Ha Ha House
(Images: HarrisonStringfellow.co.uk)

5.101 A further example is taken from The Priory, a Grade II listed building in Somerset whereby the property, originally a mill set over a river was later connected to a former 18th century detached cottage to provide a single private substantial dwelling. As part of refurbishment works to the overall property and site, planning permission was sought and granted to erect a detached five bedroom dwelling within the grounds. The property adopts a contemporary design and implements energy efficient and renewable energy technologies.



The Priory – listed building



Proposed dwelling in curtilage

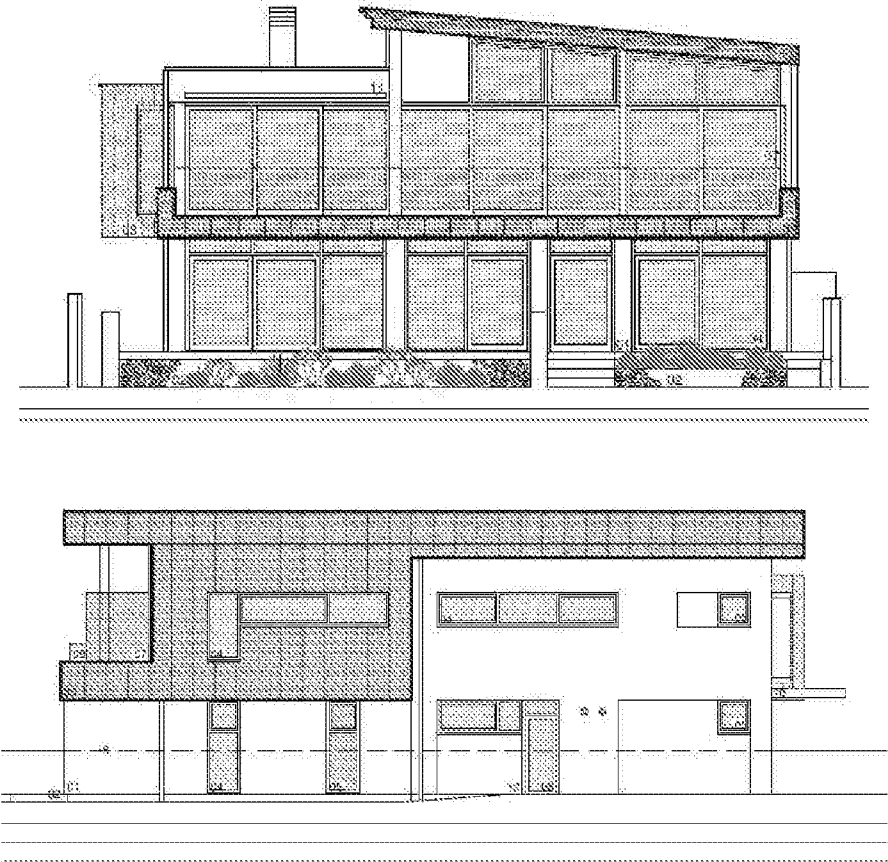
.102 The approach to contemporary architecture is additionally not unusual within the local area or along the south coast whereby planning permission has been granted for properties which steer away from pastiche design. Examples are provided below.

Spring Tide, Kingston

5.103 Planning permission was granted by Arun District Council for a replacement dwelling for the property 'Spring Tide', Gorse Avenue, Kingston (LPA ref K/11/16/PL).

5.104 Spring Tide is a beachfront property with the dwelling to sit upon a plinth of flint and rise to have glazed elevations with powder coated zinc frames set between recessed render panels. The assessment of the proposal by the Council acknowledges that the proposed architectural form 'is significantly different' but would 'not have a materially adverse impact on visual amenities or character of the area'.

Figure 22: East and south elevations for Spring Tide, Kingston



Hoe Barn Cottage.

5.105 Planning permission was granted by Arun District Council for a replacement dwelling for the property 'Hoe Barn Cottage, Hoe Lane, Flansham (LPA ref Y/6/16/PL).

5.106 Hoe Barn Cottage was a replacement dwelling following the grant of consent to convert a barn into a dwelling. Rather than convert the property, the approach was to provide a 'fresh start' to the site which is located within a countryside position. The design was informed by the original form of the barn by retaining a similar footprint and roof shape but apply modern fenestration and elevational treatments to provide a dwelling of contemporary appearance. The scheme was deemed acceptable and relates to its setting.

Figure 23: Elevations for Hoe Barn Cottage.



Layout

5.107 The siting and position of Mill Lodge has a poor relationship to the surrounding landscape and whilst suited the former educational uses, this use is clearly now redundant. The site also has an array of buildings which appear to have provided an evolution to the development in no pre-determined arrangement. The removal of Mill Lodge and the prefabricated buildings leaves the land to the west of the site redundant and available for redevelopment in a unique but highly sensitive manner.

5.108 The layout of the proposal intends to make efficient use of the site of Clymping Mill as a whole, having regard to the landscape character and relationship of the site to the wider countryside setting. In particular the detached position of the Pond House ensures that this property would not interrupt or compete with the views of the listed buildings upon approach into the site. Providing separation would additionally enable the Pond House to be viewed as a separate and new entity which does not physically or visually compete with the listed buildings and

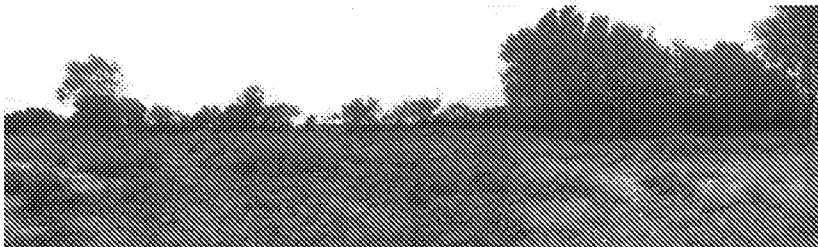
provides intervening space to enable the new dwelling to integrate with its own immediate setting.

5.109 The site would retain open aspects to the surrounding countryside whereby the property would be visible to the public footpaths which extend past and through the site. The offset angle of the property therefore affords increased visual interest to the public domain enabling the passer-by to appreciate the clean lines and angles. This also provides more private areas to the rear to secure an appropriate living environment.

5.110 The layout of the Pond House has particular regard to the coastal location whereby the site itself sits essentially on an 'island' by virtue of the site topography. Therefore, whilst the surrounding landscape is vulnerable to flooding, this particular site has much lower susceptibility. The area is also known for containing ponds which have been a historic feature of the Parish, therefore in designing the layout of the site, there has been a desire to draw upon the landscape context in conjunction with taking opportunities to maximise biodiversity enhancements.

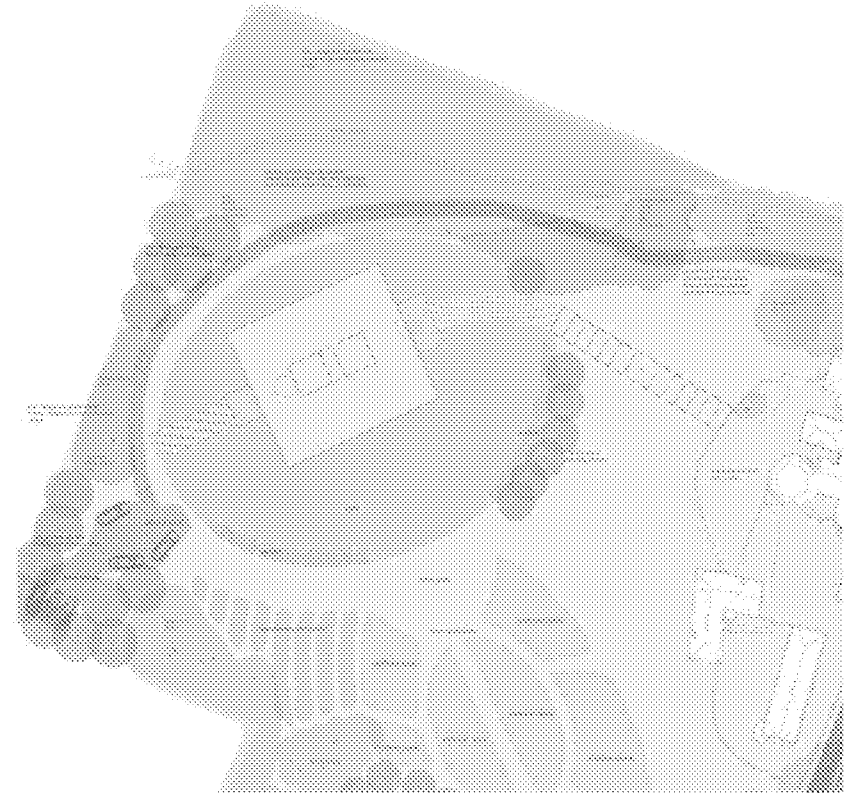
5.111 To enhance the visual separation of the Pond House from the heritage assets, the intention is to set the property within the new pond. The building would rest upon concrete pads within the pond when water levels are at their lowest, however would be engineered to be truly amphibious as illustrated within the provided elevations.

5.112 The approach to the property is unique in this coastal location and reflects upon its special relationship with the landscape which is dominated by both the coast and the ponds for which Climping is recognised. The development would also provide for a sensitive and carefully designed piece of statement architecture.



View of north west corner of site

Figure 24: Proposed site layout for the Pond House



Design and appearance

5.113 The listed buildings on the site which have their own historic architecture and character and it would be inappropriate to seek to replicate their design and form within the new dwelling. The wider landscape also contains varied architectural styles and typologies which again are not be appropriate to replicate in this historic setting.

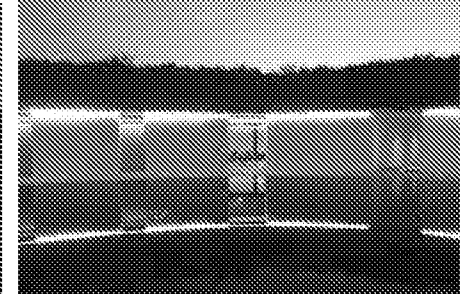
5.114 The fundamental challenge is to ensure an appropriate relationship is created with the heritage assets on the site. The Mill has a cylindrical form and joins onto a building which has numerous projections as well as a mix of materials, sitting under a pitched roof. By contrast, the Pond House adopts an unashamedly contemporary design of a simple rectangular form with minimal embellishments to provide clean crisp lines and a clear relationship with both the land and water. The property also sits under a flat roof to enable the restored Mill (with its sails) to protrude above the Pond House in longer public views towards and from the site.

5.115 The design therefore seeks to stand alone to avoid competing with the design of the listed buildings..

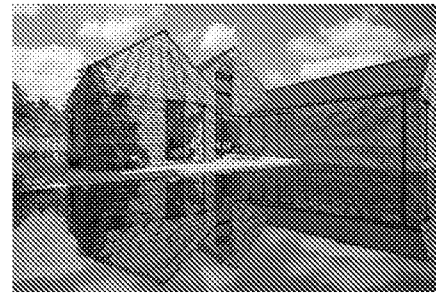
Figure 25: Examples of 'floating' properties



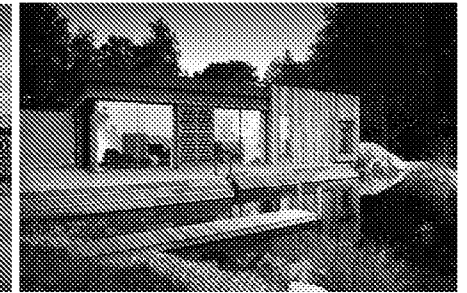
Moor House, Oxfordshire



New Forest House, National Park

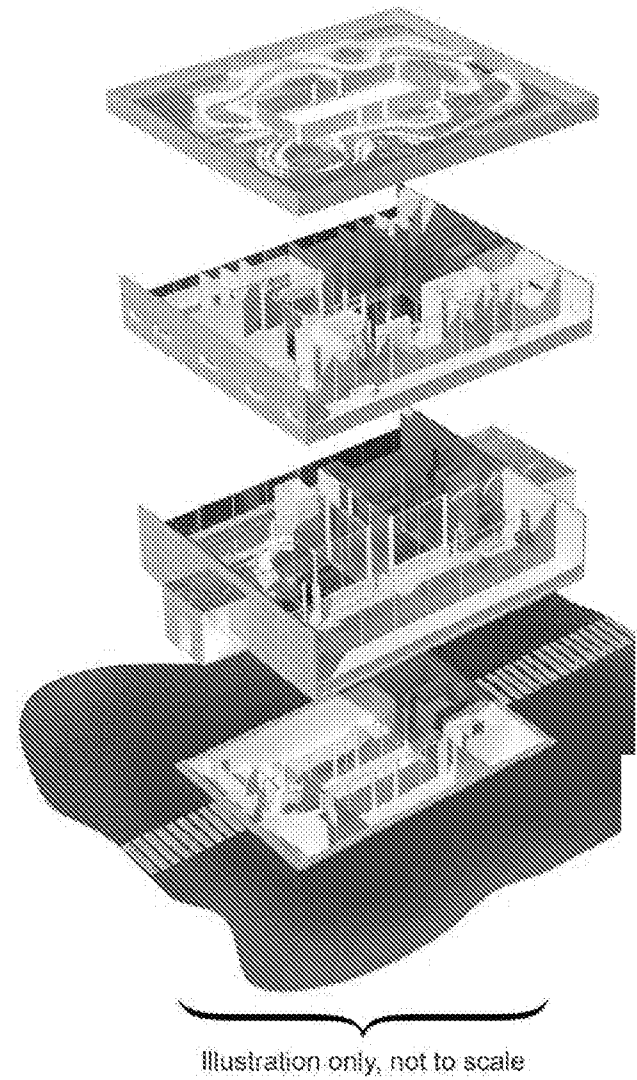
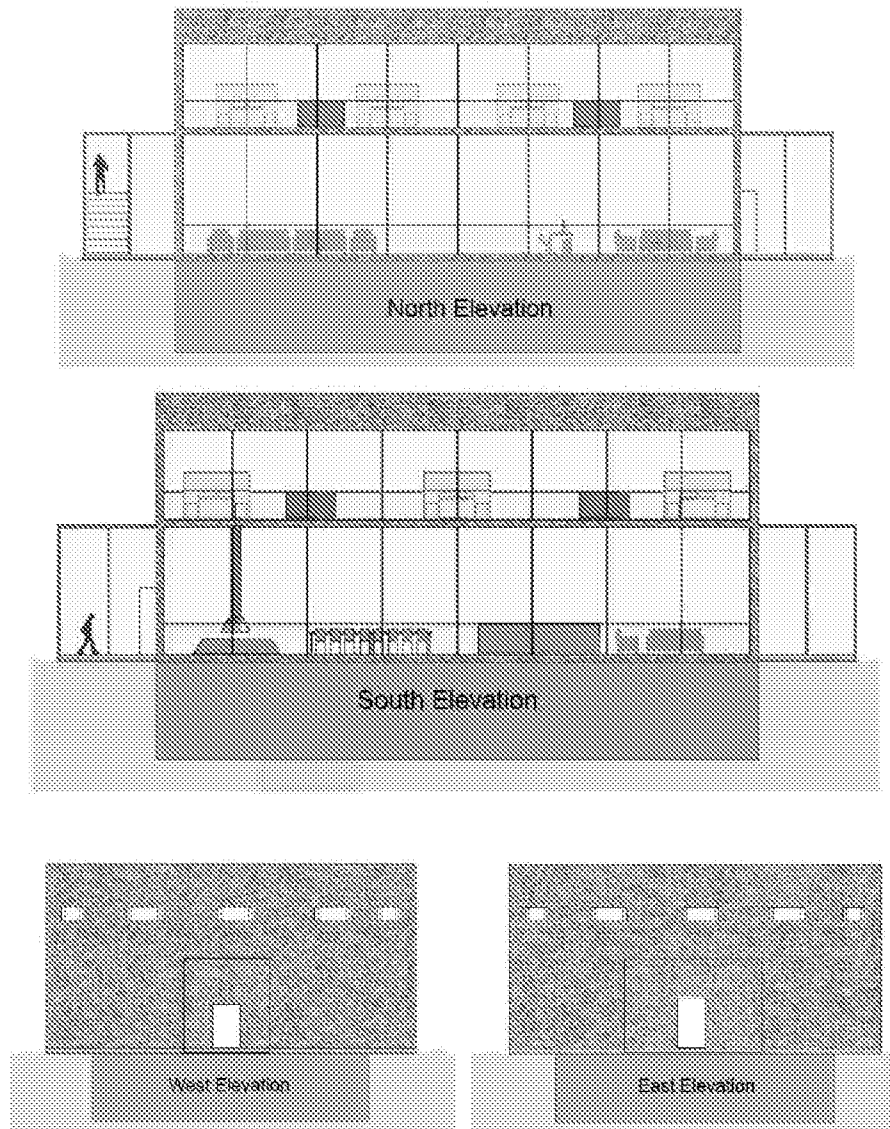


Skywood House, London



Hind House, Wargrave

Figure 26: Proposed elevations



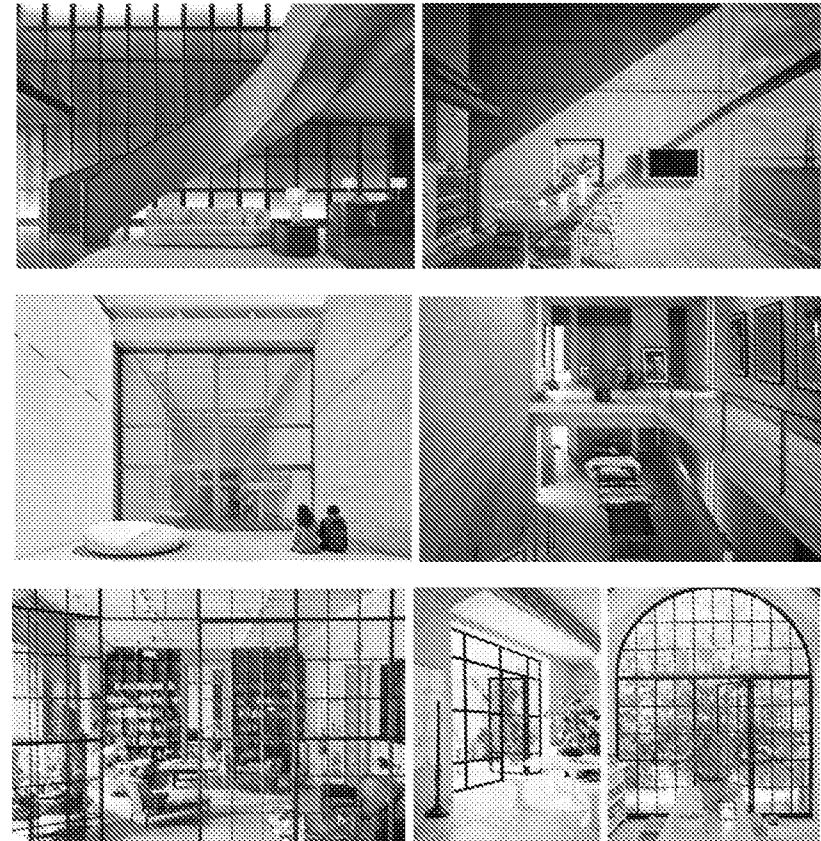
Materials and finishes

- 5.116 The contemporary appearance of the property is reflected within the materials and detailing to ensure that the development retains its simple forms and continuous volume. This is achieved by ensuring use of a limited palette of materials to retain the clean form of the property but to also add texture to the building.
- 5.117 The external elevations of the Pond House are to be gazed to the northwest and southeast to maximise natural daylighting and provide light and space about the building to create the impression of the property being light weight. The use of glazing would additionally provide for reflections of the landscape within the façade creating visual interest.
- 5.118 To the southeast and northwest the building is to be clad in traditional flint rising over the two storeys which is also to continue to wrap around the northwest and south east elevations to provide continuity in the appearance. The use of flint work would respect and visually connect the building with the remainder of the site whereby the use of flint is widespread.

Internal layout

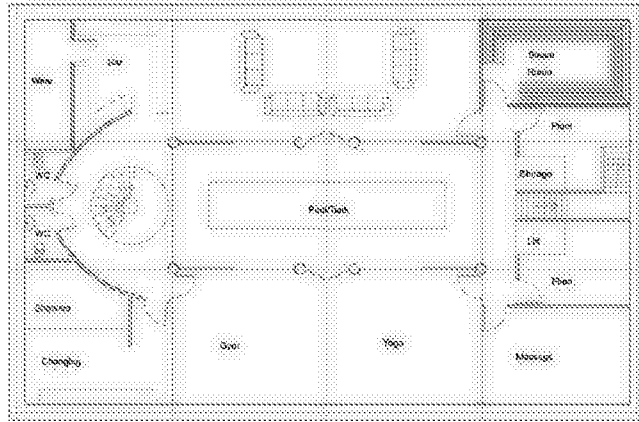
5.119 The internal layout of the dwelling will continue the approach to providing a dwelling with clean sweeping lines and organised spaces. Internally, the ground floor contains the principle living accommodation with spaces orientated around two central gazed voids which provide views into and through the dwelling. Upon entering the property from the south west, the entrance hall is dominated by a helical stair to draw the eye upwards with the entrance hall having an open plan arrangement with a home office. Beyond the office and entrance hall, the living accommodation is mainly open plan enabling activity to flow through the property and to accommodate the practicalities of family life.

5.120 The helical stair will be set under a circular skylight and provides access to the first floor which is again laid out around the central voids which are retained through the building in order to transmit light through to the basement which would be set within the pond, below the waterline. The first floor accommodation is recessed with the form of the building providing covered balconies serving each of the seven bedrooms.

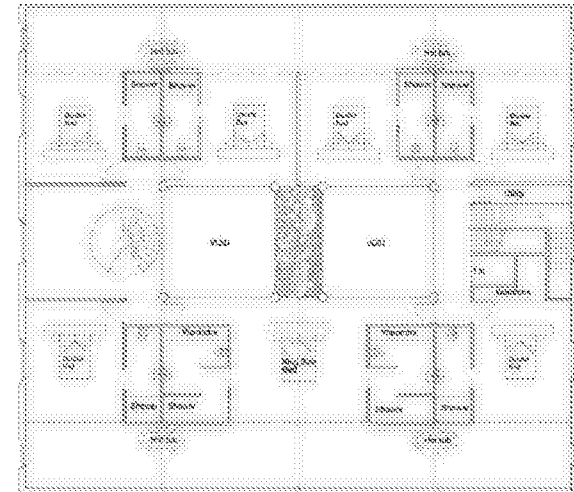


Internal design influences

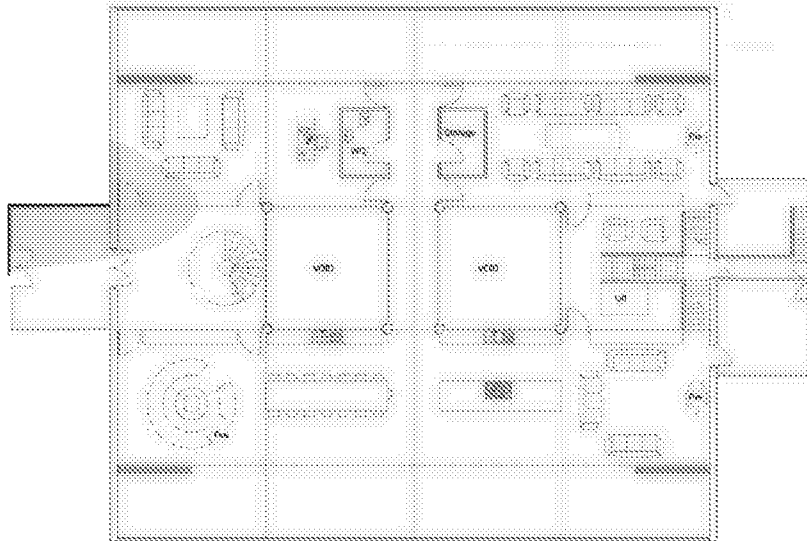
Figure 27: Proposed floor plans



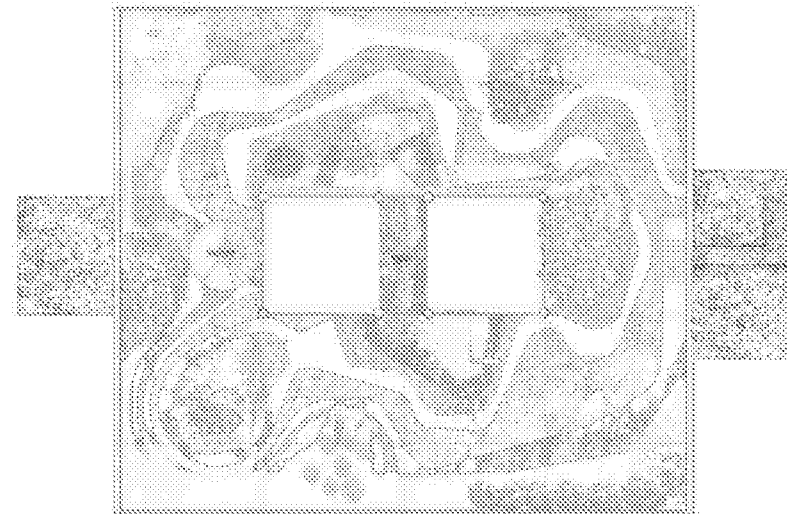
Basement plan



First floor plan



Ground floor plan



Roof plan

Orangery

5.121 The development of the site deliberately provides a connection between the old and new forms of architecture through the provision of a central orangery which would serve principally as a greenhouse commensurate with the applicant's goal to a more sustainable lifestyle. The Orangery would accommodate space for food production along its length with a central amenity space that has sliding doors to the surrounding communal grounds.

5.122 The structure comprises a simple glazed rectangle which straddles the site to the west of the walls which enclose the immediate grounds to the listed buildings and extends

northwest towards Pond House. The orangery is single storey in order to sit subservient to the wider setting of the site and the scale of the existing and proposed dwellings, and with the form being glazed throughout, would not compete visually with the differing architecture on site.

5.123 The building is proposed as part of the overall application package to ensure that the Orangery, as an incidental building, is considered at the outset having regard to the overall setting of the site and relationship to the listed buildings.

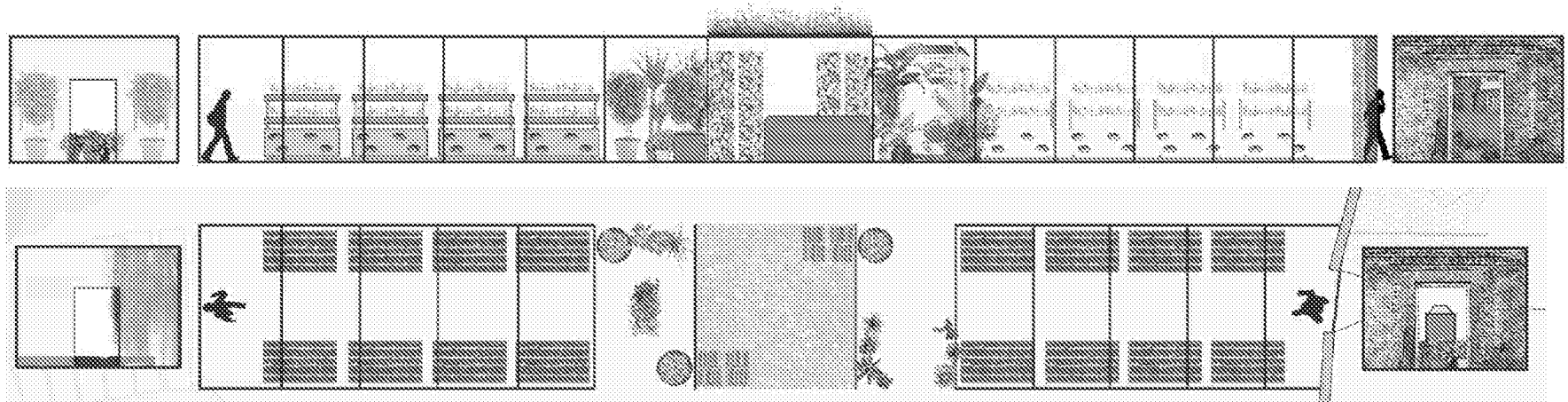
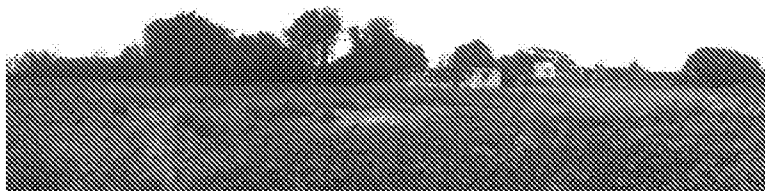


Figure 28: Elevations and floor plan for Orangery



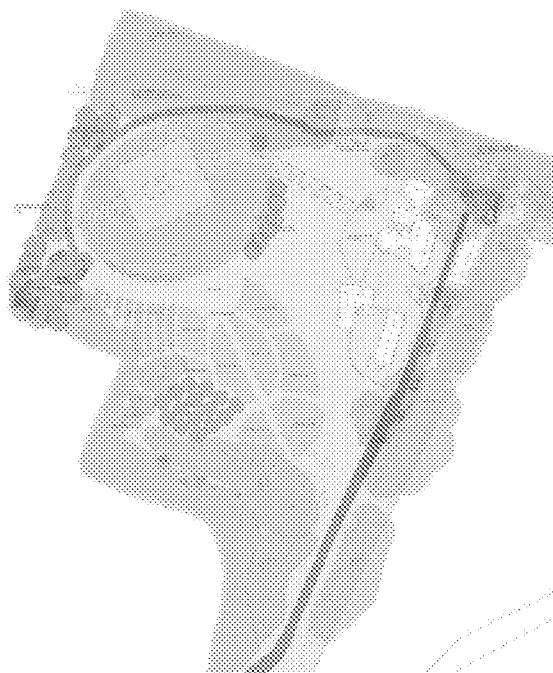
6.4 The site appraisal has informed a new landscape strategy to significantly improve the character and appearance of the site, and has been carefully designed to maximise biodiversity enhancements. This strategy confirms new planting of both tree and ground native species complemented by retention of existing trees which are in good condition and disease free with a range of planting schemes across the site. The development additionally includes a green roof to the Pond House for further benefits.

6.5 The planting strategy additionally considers the relationship between the listed buildings and Pond House and the amenity of future occupiers with the intervening space to comprise mown grass, wildflower carpets, an orchard as well as a vegetable and herb garden.

6.6 The landscape scheme will complement the relationship of the site to the public domain, retaining existing woodland to the northwest within which sits a public right of way. This will provide varying views towards the site offering security and privacy but also glimpses of the buildings for visual enjoyment of the countryside. Remaining boundaries will similarly contain trees and hedgerows. New lighting at the site will also be kept to a minimum to respect the landscape and potential for nocturnal animals to be present.

6.7 The proposal ensures that the new development assimilates into the landscape and would not compromise the objectives and integrity of both the Strategic and Local Gaps in accordance with Saved Policies AREA10 and AREA11 as well as GEN7 and GEN28.

Figure 30: Landscape strategy



Biodiversity

- 6.8 Saved Policy GEN29 of the Local Plan and emerging policy requires that development will only be permitted on sites that contain semi-natural habitats or features whereby these can be incorporated into the scheme. The site is acknowledged to site within the risk zone to the Climping Beach SSSI and within proximity to the Littlehampton Golf Club and Sand Dunes SNCI.

- 6.9 A Preliminary Ecological Appraisal accompanies this planning application which has been produced following an on-site assessment of the land and the buildings for the actual and potential presence of protected species. This Appraisal has concluded that the site is dominated by grassland as well as hard/bare ground which offer opportunities for reptile habitats with the buildings capable of accommodating bat roosts. The hedgerows and trees also offer suitable habitats for nesting birds.

- 6.10 The Preliminary Ecological Assessment recommends ecological enhancements for the site which will be implemented in conjunction with new landscaping. The enhancements include:

- the use of flowering shrubs to provide interest for invertebrates;
- provision of bird nesting boxes for a variety of species
- use of a sympathetic lighting scheme across the site;
- provision of holes in boundary walls to provide movements for hedgehogs;
- provision of log piles or bug hotels
- use of native species within hedge planting and provision of wildflower grassland

- use of pale and night scented species to increase bat foraging.

6.11 The proposed development ensures that measures can be employed during the construction process to ensure that no adverse harm arises to species which are statutory protected. The development would also provide net gains in biodiversity with a range of habitats to be provided on site and therefore it is concluded that the biodiversity interests are unlikely to form any constraint to development.

Flood Risk and Drainage

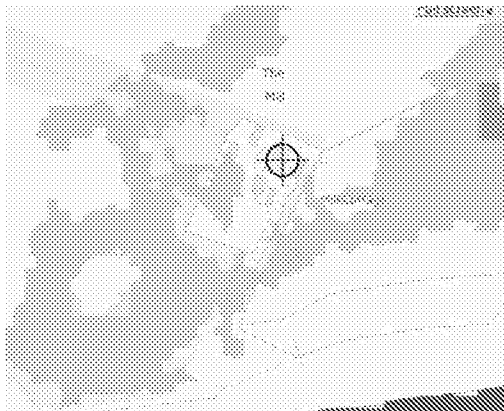
6.12 Policies of both the adopted and emerging local plan give consideration to matters of drainage and flood risk respectively ensuring that development would not be at adverse risk from differing forms of flooding respectively.

6.13 The site of Clymping Mill is set inland from the coast by approximately 150m with the nearest watercourse, the River Arun, approximately 175m to the northeast. The Environment Agency has no record of this site having flooded although the Environment Agency Flood Map for Planning (Rivers and Seas) sets out that the site is at a 1 in 200 year risk of flooding from the coast, placing the site within Flood Zone 3A. The site is however at low risk (1 in 1000 years') from surface water flooding. Given the location of the site, the application is accompanied by a Flood Risk Assessment.

6.14 The Flood Risk Assessment gives consideration to the proposed development recognising that an extent of the works comprise refurbishment of the existing properties therefore there would be no change in flood risk. In having regard to the remainder of the site, it is recognised that two

existing buildings are to be removed and replaced with only a single dwelling unit which is placed within an area of the site that is above the predicted flood level. As such, no mitigation measures are deemed to be required.

- 6.15 In considering matters of surface and foul drainage, the site has existing surface water drainage that discharges to the sea and this system is to be maintained. There will also be a new sewage treatment plant installed on site in a manner that creates no hazardous sewer flooding in an unlikely flood event. With all the measures in place, the development is not considered to be at adverse risk of flooding nor would increase risks elsewhere and accords with the Saved Policies of the Local Plan.



Environment Agency Flood Risk Map

7.0 ACCESS & PARKING

- 7.1 Policy requires that new development is provided with an appropriate level of on-site parking in accordance with the Local Authority parking standards.
- 7.2 Clymping Mill is accessed from the local highway network via a private driveway from Climping Street and is provided with a number of areas on site for parking in the form of hardstanding. The proposed development to bring the site into sole residential use represents a change to that of historic uses as a school in terms of traffic generation.
- 7.3 The use of the site by one family would likely result in lesser vehicle movements than existing by the local highway network and no changes are proposed to the access driveway.
- 7.4 Within the site, the existing properties benefit from parking within courtyards that are to be retained and gated with further hardstanding retained parallel to the east of the internal driveway and to the north east of the Mill House. The driveway is to also be extended around to the

periphery of the site so not to interrupt the communal gardens and landscaping culminating in a further hardstanding to serve the parking requirements of the Pond House.

- 7.5 The areas provided for parking have been illustrated within the Landscape and Parking Plan submitted with the application and illustrates provision for 12 vehicles within proximity to the respective properties for convenient access. The parking on site in fact can accommodate approximately 20 vehicles plus which would numerically meet the needs of the properties provided, calculated against the parking standards.

8.0 RENEWABLE ENERGY

- 8.1 Policy seeks to ensure that new development facilitates energy and water efficiency in order to minimise heat loss, maximise passive and active solar gain and use of other renewable energy sources. In response, the application is accompanied by a Sustainability Statement to demonstrate that full consideration has been given to these requirements.
- 8.2 The refurbishment of the listed buildings will accord with minimum standards of energy efficiency as set by Buildings Regulations. This will ensure that works addressing thermal efficiency, as well as new fixtures and fittings and windows meet with standards commensurate with the listed status and are sensitive to the traditional construction. Consideration is to be given to installation of a communal heating system powered by logs or wood pellets to serve the properties within The Mill and Mill House, Mill Thatch and Mill Cottage.
- 8.3 Opportunities to maximise energy efficiency are to be focused particularly upon the construction of the Pond

House in order to achieve a level of efficiency close to that of the Passiv Haus standard. The siting and orientation have considered opportunities for natural lighting with further measures to be employed are to include:

- exceeding insulation standards in the floors, roof and walls as well as within the new glazing;
- ensuring airtightness coupled with efficient ventilation;
- giving consideration to installation of a ground source heat pump to feed underfloor heating and installation of flat roof solar photovoltaics for water heating and electricity generation;
- installation of a log burning stove using local wood as a low carbon fuel for secondary heating;
- use of a Mechanical Ventilation Heat Recovery system;
- Installation of 'white goods' of a minimum 'A' rate and energy efficient products (e.g. electrics/pumping);
- Provision for composting; and
- Sourcing local materials where possible to reduce the carbon footprint of transportation.

8.4 The measures proposed seek to ensure that the Pond House is not only of exceptional design but would also provide the highest level of sustainability.

9.0 CONCLUSION

9.1 This Planning, Design and Access Statement supports a unique opportunity to protect a locally important site which has fallen into disrepair, whilst providing a new contemporary and unique amphibious property in this coastal location.

9.2 The site of Clymping Mill contains three listed buildings in lawful residential use which will be repaired and refurbished to retain their historic and architectural interest for the public benefit. The works would be carried out with upmost care and sensitivity using appropriate materials and traditional workmanship, with the Smock Mill restored to its original height to provide a single self-contained dwelling.

9.3 The Mill House will also be restored to provide four dwellings for family use to represent the 'optimal viable use of a heritage asset' whilst securing the future of the buildings to accord with the NPPF (para 55). These units will be of differing sizes to make best use of the property within its existing layout with minimum alteration and

extension to meet varying housing needs and will formalise existing flats.

- 9.4 The development will also remove an unsightly former classroom and replace a mobile home that benefits from a lawful residential use with a new dwelling. The replacement property will be truly outstanding and innovative, and be repositioned in the site providing two distinct architectural forms bringing interest to nearby public vantage points. The old and new architecture will be linked through the presence of an orangery providing a simple incidental building.
- 9.5 The properties on site are to sit within a high quality landscaped environment containing differing areas of planting in order to maximise opportunities for biodiversity and responding to the differing architecture. The site will also reinforce existing planting to retain connections to the surrounding landscape. Communal grounds will provide for residential amenity with on-site parking available on dedicated areas of hardstanding.

- 9.6 The development would have less than substantial harm to the special interest of the listed buildings and would preserve their character and appearance and setting in the long term, whilst also offering a whole site approach to making efficient and sustainable use of the land. The proposal complies with the NPPF and the relevant policies contained within both the adopted and emerging local plans.

Artist impression below:

