

IDL: ARCHITECTURE

Planning Statement

Clymping Mill

Clymping Street

Clymping

BN17 5RN

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Project:	PROPOSED RETENTION OF EXISTING EARTHWORKS
Address:	CLYMPING MILL, CLYMPING STREET, CLYMPING, BN17 5RN
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1. The Application

- 1.1. The proposal is for the retention of earthworks carried out within the site at Clymping Mill on Clymping Street. Earth has been dug up and re-deposited at various locations on the site in order to form basic flood defences along the perimeter of site.
- 1.2. The wider site has undergone a series of alterations in order to enhance the various buildings and landscaping contained within its curtilage. The earthworks do not form part of these enhancements.
- 1.3. The earthworks do not form part of a permanent flood defence scheme, however it provides a short term rapid solution to safeguard the vulnerable areas within the site. This application looks to secure permission for these earthworks in its current state.

2. Existing Site

- 2.1. The Clymping Mill site covers approximately 1.6ha of rural land within close proximity to the coast to the South, a golf course to the East and agricultural land to the West and North. The site is accessed via a private track off Clymping Street, which leads to a private driveway.
- 2.2. The wider application site contains a series of buildings, namely the Grade II Listed Clymping Mill House and smaller ancillary buildings within its curtilage, Mill Cottage and Thatch Cottage. There are additional non-Listed ancillary buildings that resemble portacabin type structures.

3. Planning History

- 3.1. There is an extensive planning history for the site which covers various areas such as the individual Listed buildings and other landscaping works on the site. The most relevant application in relation to the existing earthworks are the withdrawn applications CM/33/17/PL & CM/34/17/L, which involved landscaping works in the same location as the excavated area.

3.2. These two applications covered the site as a whole and included works to the Listed buildings, landscaping, creation of a pond and a new floating house within the pond. Following the withdrawal of these applications, there were no subsequent formal submissions.

3.3. As a result of the earthworks and other operations on site, an Enforcement was served on the site due to the lack of suitable permissions being in place. Subsequent to this, an Injunction was served on the site in order to prevent further works from occurring, and to allow the applicant to regularise the works carried out to date.

4. Existing Earthworks

4.1. Due to the proximity of the site to the coast and its relatively flat landline, the site has occasionally become liable to flooding. This has entailed flood water reaching as far as the buildings. Following a publication from Environmental Agency in November 2014, 'Climping Sea Defences'. it was advised funding would be reduced to the immediate area to prevent coastal erosion. As such, it was effectively up to the individual landowners within vulnerable sites in the Climping area to undertake their own defences to protect their land from future flooding and coastal erosion.

4.2. As a result of this advice, the applicant undertook a series of temporary short term measures to re-deposit land from a less vulnerable area of the site out to the perimeters that are likely to be flooded. The measures were seen to be temporary in nature and a stop gap until a formal flood defence scheme was designed and approved to be installed around the site.

4.3. An area west of the existing permanent and temporary buildings was identified as a suitable area to be excavated as there were no features of interest and was also easily accessible. The excavation area is approximately 9m away from the nearest structure, which is the redundant portacabin. The hole created is approximately 35m away from the nearest permanent structure, the Mill Cottage.

4.4. As described in the submitted drawing 2092-IDL-PD-00-DR-A-11000-[3-00], the hole has been partly excavated to an approximate width of 26m at its widest, and 2.5m at its deepest. This work was carried out in July 2018.

- 4.5. The hole was formed using heavy machinery and involved the digging out and relocation of earth around the site. The land in this area was previously relatively level and flat.
- 4.6. The earth was deposited mainly to the South-West boundaries of the site on the boundary line to the adjacent agricultural land. The earth has been formed into rough mounds, approximately 1300-1700mm high, that line the boundary and are solely contained within the application site. There is no encroachment into the adjoining land.
- 4.7. Earth has also been deposited in small quantities at various other areas within the site, which are again temporary in nature and do not form any permanent features.
- 4.8. By removing the earth from the site and creating the hole, the natural water table was hit, which is apparent by the amount of water currently visible. There has been no additional water added to the excavation.

5. Permission Sought & Conclusions

- 5.1. The purpose of this application is to secure permission for the initial earthworks completed. The excavation carried out to date is considered to be relatively minor in scale as they involve the digging and moving of earth within the site. There have been no other structural elements incorporated into the works or any other further works to permanently create structures.
- 5.2. It is considered that by permitting the temporary works, it allows the site wide restrictions of the Enforcement and Injunction action to be partly satisfied. It also allows a formalisation and recording of works, which can help control and catalogue the various alterations on site.
- 5.3. It is expected that following the submission of this application, a subsequent application will be made secure permission for a full flood defence scheme and any other associate external works. This again will allow a phased development of works, which are more easily catalogued through planning history.