

From: Amanda Scholes on behalf of Planning.Responses
Sent: 26 March 2021 10:20
To: Planning Scanning
Subject: FW: CM/8/21/PL

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 25 March 2021 16:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: CM/8/21/PL

CM/8/21/PL

Climping College, The Mill, The Mill Lodge, Climping Street, Climping

*Construction of site perimeter bunding & associated planting to protect against flooding,
associated excavation of a pond (retrospective) & construction of flood defence gates
(resubmission following CM/25/20/PL)*

Climping Mill/Climping College is a Grade II Listed Building. It is a complex site which had developed over a number of different stages. The Climping Mill site comprises a number of buildings which reflect its various past uses including residential, educational, and agricultural. Of note is the main listed Building (Climping Mill), and curtilage Mil Thatch and Mill Cottage, which form an attractive group. The remains of the mill and the mill house has historic interest, primarily illustrative, as representing an early and relatively rare example of a smock mill and miller's house, albeit with much of the mill now lost. All three buildings are considered to be of aesthetic and historic significance.

It is positive to note that a heritage statement has been provided in accordance with the requirements of the NPPF. This statement helpfully includes a number of maps and historic photographs, which are of assistance.

It is interesting to note the assessment undertaken as part of the heritage statement where it is noted that the setting of the mill complex has changed. For instance, the 'expansion of the plot between 1912 and 1932 resulted in a notable deviation from the original small plot around the mill, accentuated by the addition of tree planting that has considerably changed the original arrangement'.

However, the curved, buttressed flint wall still exists to denote the original curved plot seen on earlier maps. The southern alignment of the approach to the mill has changed in the 20th century, as has the character of this approach.

The mill group therefore has a setting that has been characterised by change over the years, and it can be said that in many respects the setting of the listed building bears very little resemblance to its original setting – aside from important elements, such as the barn, and the curved flint wall around it.

The Proposal

The Proposal is for the excavation of a pond, construction of flood defence gates and earth bunds. The earth bunds will be covered with vegetation and there will be a section of 'fencing' and gates constructed from corten metal.

It is noted that the works have already commenced and as a result the application is partially retrospective. These works consist of the (partial) construction of the bund and the excavation of the pond. Information has been provided as part of the application which means that it is possible to assess the work commenced to date. This is supplemented by a site visit.

Earth bunds

It would appear that vegetation on those bunds which have been completed that the shrubs have started to take hold. I note that tree planting is also proposed and has commenced, but that the trees have not yet become established. Their impact at the moment is reduced. However, given some time, as the plants and trees establish themselves, the result should be a 'green buffer' around the site. This element would appear to replicate earlier versions of the site where it would have been enclosed (to some degree (by trees and planting)). Their location around the entire of the site is such that they are located some distance from the heritage assets, which is also positive. Once complete and fully established with planting and trees they would form an acceptable backdrop to the listed building complex, and not cause harm.

Gateway and fencing

The new gate and fencing, are more of an obvious introduction to the site (due to their size, material and appearance), but their reason is understood. The gates are of a design, size and material which would mean that would have much more of a visual presence, when compared to the earthen bunds.

The location is some distance away for the listed buildings and somewhat screened by existing vegetation. Whilst I note that some of the trees (especially elms will be removed, it is also positive to understand that new trees are to be introduced as part of a Sussex Wildlife Trust partnership. However, as noted in the heritage statement this element of the proposal would impact upon the overall setting of the mill complex, by segregating it from the landscape on an historically open approach.

It would appear that the design approach undertaken seeks to reflect the exposed nature of the site. The material are also seen further along the coast in Littlehampton.

As part of my consultation commentary for the previous application I suggested that this could be improved through the introduction of further planting, which would help to soften the impact, especially from the elevation as you drive up to the site. It is positive to note that this suggestion has been considered. Such a landscaping element should be designed so that the large areas of exposed metal would be quickly hidden from view. However, as identified in the heritage statement, this element of the proposal could be harmful on the setting of the heritage asset, even if it is to a limited degree.

Pond

The pond has already been excavated on an area of land that would appear to have had a number of different functions: tennis courts, a paddock, and later incorporated in a wider clearing to the west and SW of the mill. Its location is in what appears to be a less formal part of the wider site and is some distance from the mill complex. I note the references to the presence of several ponds in the parish and do not consider that one in the grounds of the mill is harmful. It would appear that a scheme of planting is proposed which would help to naturalise it into the site. I am therefore of the opinion that it is not harmful.

Conclusion

Both the earthen bunds and pond are not considered to cause harm to the significance of the heritage asset. I note that the Heritage statement identifies that the flood defence gate will cause less than substantial harm, and that this this would be at the lowest end of this spectrum. As a consequence, I have no reason to disagree with this.

However, on balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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