



Westmorland  
& Furness  
Council

Working for Cumberland Council and  
Westmorland & Furness Council

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Christie Burns  
Cumberland Council  
The Market Hall  
Whitehaven  
Cumbria  
CA28 7JG

23 September 2023

Your reference: 4/23/2249/0F1 • Our reference: JNP/4232249

Dear Ms Burns,

**ERECTION OF WELCOME BUILDING WITH CAFÉ, RETAIL SPACE, STAFF FACILITIES AND CAR PARK, INSTALLATION OF AIR SOURCE HEAT PUMPS, REPAIR AND STABILISATION WORKS AND INSTALLATION OF SUSPENDED PERISCOPE MIRRORS AT HODBARROW BEACON, REPAIR AND STABILISATION WORKS AND INSTALLATION OF CAMERA OBSCURA STRUCTURE AT TOWSEY HOLE WINDMILL, INSTALLATION OF CLADDING AND NEW LIVING ROOF TO EXISTING BIRD HIDE, ERECTION OF NEW BIRD HIDES AND VIEWING PLATFORMS, CREATION OF NEW MULTI-USE PATHWAYS WITH SIGNAGE, GATEWAY FEATURES AND STREET FURNITURE, MAKING GOOD OF EXISTING BYWAY (BOAT) ALONG SEA WALL, ENHANCEMENT OF WILDLIFE HABITATS, AND ASSOCIATED ACCESS, LANDSCAPING AND DRAINAGE INFRASTRUCTURE LAND AT HODBARROW NATURE RESERVE, MILLOM**

Thank you for consulting me on the above application.

The applicant has helpfully commissioned an archaeological desk-based assessment of the site. The results indicate that, while the focus of the scheme will have a welcome positive benefit on the industrial archaeological assets that survive within the site and is supported, there will be an impact upon a small number of assets caused by the construction of the scheme. Specifically, these impacts comprise:

- The proposed consolidation and new hardstanding at Hodbarrow Beacon will impact upon a scheduled monument and will require prior scheduled monument consent. I therefore recommend that you consult Historic England on the application.
- The access to the proposed car park located to the north of the proposed welcome building will be located on the site of an industrial building shown on the 1897 OS map.
- The proposed new footpath to Hodbarrow Beacon will be on the site of Hodbarrow House, which is also shown on the 1897 OS map.
- The proposed camera obscura in the remains of Towsey Hole Windmill, while providing an innovative long-term viable use of the structure, will affect the character and appearance of the 18<sup>th</sup> century windmill.

I therefore recommend that, in the event planning consent is granted, an archaeological watching brief is undertaken during the course of construction of two elements of the scheme: the proposed footpath to Hodbarrow Beacon, and the proposed car park access located to the north of the proposed welcome building. Furthermore, I also recommend that a photographic record of Towsey Hole Windmill should be carried out prior to the construction work commencing. This programme of archaeological work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent. I suggest the following form of words:

*Prior to the commencement of development, a written scheme of investigation for: 1) an archaeological watching brief; and 2) a photographic record of Towsey Hole Windmill, must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme shall be implemented in full with an archaeological watching brief and a photographic record being undertaken by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report shall be furnished to the Local Planning Authority.*

*Reasons: Watching brief - To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains. Photographic record of Towsey Hole Windmill - To ensure that a permanent record is made of the building of architectural and historical interest prior to its alteration as part of the proposed development.*

Please do not hesitate to contact me if you have any queries regarding the above.

Yours sincerely,

Jeremy Parsons  
Historic Environment Officer