

Planning, Access, Design & Heritage Statement

**St Crispins Church Hall
Church Place
Pulborough
West Sussex
RH20 1AF**



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Contents

1. Introduction
2. Design principles
3. Assessment of Heritage Significance
4. Access
5. Ecology and Biodiversity
6. Conclusion

1. Introduction

This statement has been prepared on behalf of Chartwood Homes in support of a planning application on the site known as St Crispins Church Hall, Church Place, Pulborough, West Sussex, RH20 1AF

To replace the single dwelling unit approved under planning ref: DC/23/1361, and replace with a pair of semi-detached single dwelling units.

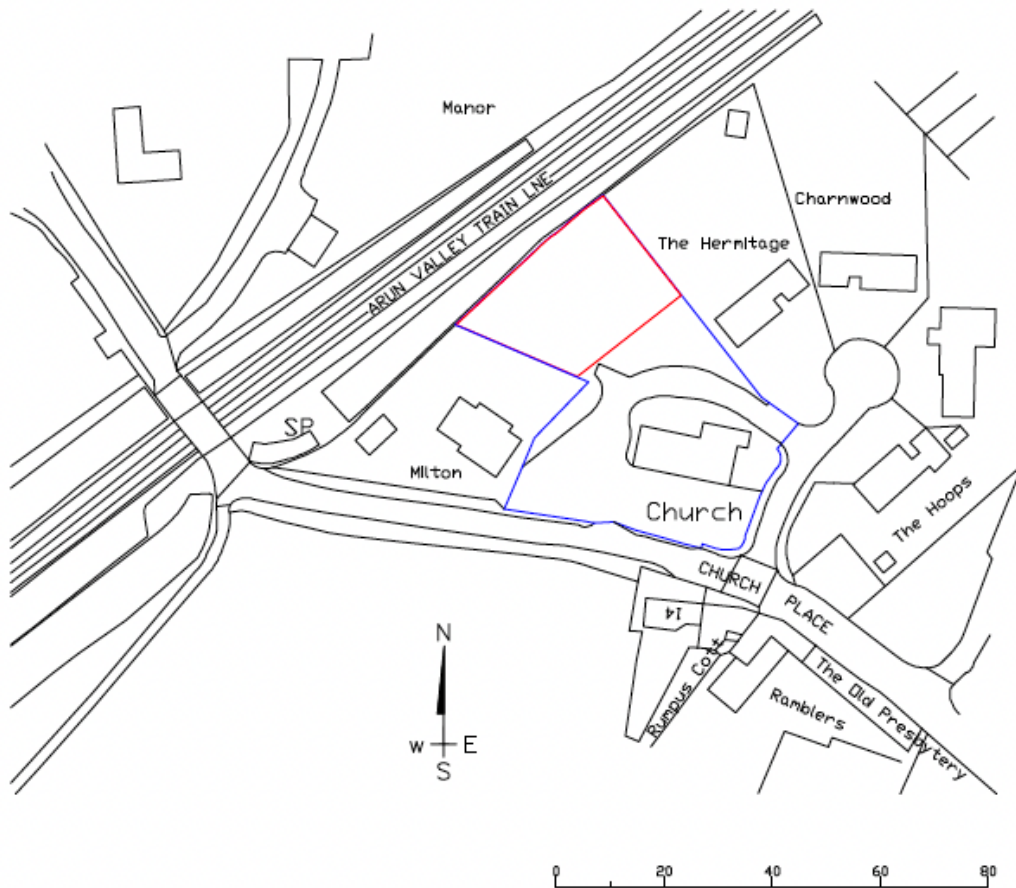
Accompanying this statement are the following documents:

- Existing and proposed plans produced by Adam Fahey Design
- Tree survey and Arboricultural impact assessment by Corsican Associates
- Preliminary Ecological assessment by Arbtech
- Pre-application advice from Horsham Planning department
- Pre-application advice from West Sussex CC Highways

Location

St Crispins Church Hall site is on the northern side of Church Place, at the junction of a small cul de sac, and opposite the site is the listed cottage terrace of Rumpus Cottage, Ramblers and The Old Presbytery.

The proposed site area is to the north of the site, backing onto the railway tracks and between the properties Hermitage and Milton, set approximately 2m lower than Church Place.



Location plan. NTS

The site falls within the Pulborough Place Conservation Area.

2. Design Principles

The design principles of the proposed, align with those previously approved under planning ref: DC/23/1361

Image 1:01 below, is the approved single dwelling unit, taken from the Design & Access statement produced by Billy Clements.



Image 1:01

Image 1:02 below, is the proposed pair of semi-detached single dwelling units.



Image 1:02

Pre-application advice ref: PE/26/0160 was received, and design recommendations were incorporated, to retain the distinction in design between this proposal and the design of the terrace facing Church Place.

Proposed windows to the side elevations have been removed from this proposal to respect neighbour amenity

The detailing and materials will match those of the previously agreed scheme.

The footprint of the proposal is similar to that approved in application ref: DC/23/1361

3. Assessment of Heritage Significance

The site and its surroundings sit within the **Pulborough Church Place Conservation Area**. Several historic properties are nearby, including **Church Cottages** to the east and a Grade II listed terrace opposite (consisting of **Rumpus Cottage, Ramblers, and The Old Presbytery**). Notably, the *Pulborough Conservation Area Appraisal* designates the site itself as having a **neutral effect** on the conservation area.

Within the pre-application report, the Local Authority Conservation officer confirmed that there are no negative heritage implications.

4. Access

Access has not changed as to the approved application ref: DC/23/1361.

Pre-application advice was sought from the Local Authority Highways Officer who raised no concerns with the proposal with regard to the access road, parking and the impact on the wider road network.

The proposed parking to the whole site will be 17 spaces, which is considered sufficient by The Local Authority Highways officer.

5. Ecology and Biodiversity Net Gain

Biodiversity Net Gain. A preliminary ecological impact assessment was produced by Arbtech.

The proposed development is unlikely to trigger the requirement for a Biodiversity Net Gain (BNG) assessment, as it is a variation to planning application that was not within the scope of BNG. Further, the plans will not alter the footprint of the buildings.

Ecological recommendations outlined within the attached PEAARA will be incorporated.

6. Conclusion

The application is to create two dwellings out of one approved single dwelling unit, using the same materials and design palette, with a similar footprint. There is no negative impact on ecology, highways and neighbour amenities from the approved scheme. The proposal will provide one additional residential dwelling unit to the locality.

Great care has been taken in the design process, to respect the character of the previously approved scheme and the privacy of neighbouring properties.

Therefore for these reasons we respectfully request that planning permission be granted for this application.