

**Alderbury
Church Hill
PULBOROUGH
WEST SUSSEX**

RH20 1AB

REF: 2895/02

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**Planning Statement
FOR**

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PROPOSED – 2x single storey detached holiday homes

This is a supporting statement for the Planning Application for the holiday lets in the grounds of Alderbury, Church Hill, Pulborough.

Alderbury was built in 1911 on land sold by the Ecclesiastical Commissioners, to one Ella Constance Archdeacon (very appropriately!). The plot next door, on which Church Hill House was built, was sold to the local entrepreneur, estate agent and bus company owner Newland Tomkins, and was built in very similar style by the same architect in 1914.

The house is in late arts and crafts style, with plain tiled angled roofs and tall chimneys. It also incorporated modern structural features such as cavity walls. It has high quality features, such as seasoned pine and oak, leaded lights and an internal arts and crafts staircase.

In the 1960s for some forty years the house was owned by the Menzies family, who owned the Spiro Gills factory on which the Pulborough Medical Practice and Tesco is now built. It was however unoccupied for over ten years from 2000 to 2010 and became quite derelict and not weatherproof; it was at some risk of demolition.

The present owners bought it in 2010 and completely restored it, using reused materials such as reclaimed roof tiles and remaking the decayed leaded lights incorporating the existing glass.

We are proposing to build two one bedroom holiday cottages in our grounds. We would propose to let them to visitors to the area. From our knowledge of the area we are aware of the great potential for more sustainable tourism and also from arranging family weddings and the like how little rentable accommodation there is locally.

The inspiration in terms of the quality of the accommodation is the cottage style accommodation which a company like The Pig offer, as in their excellent places in the New Forest and in Madehurst locally. So it is about a secluded and rural location and a high quality finish.

The garden is just under two acres and the cottages would be located at the end of it, about 100 metres from the main house. It is a location next to our large vegetable garden and small orchard. They are separated from Lower Street by a substantial existing mature wooded area and steep bank, and back on to the East Glebe Field, also screened by trees. The cottages are neither overlooked, nor overlook any other property.

Access to the cottages would be by the existing driveway to the main house. There is already a good number of parking places: eight in all. There is then a short walk to each of the cottages, one via an existing path which serves the vegetable plot and one through the orchard.

We believe that there are considerable attractions which would bring visitors the area if they can also find good quality accommodation.

Very locally there is the River Arun, which is about 100 metres away, with its public slipway. We have a small row boat and canoe, but there has also developed over the past few years a business which hires out canoes and paddleboards, which is a growing sport. The Parish Council is keen to encourage the development of this style of leisure water use here. There is also the RSPB Pulborough Brooks about 400 metres away and superb walking all around. So we envisage a clientele who love walking the downs.

There are also other local attractions: Parham House with its house, grounds and fairs, the South Downs Light Railway for little ones, Goodwood, and a wealth of excellent local pubs, including three in Pulborough itself, along with the charming Little Bean café.

We are well placed for sustainable tourism, as we are just four minutes walk from Pulborough train station, and on bus routes east and west; the nearest bus stop is just under our garden wall on Lower Street. So visitors would not necessarily need cars.

We believe from our knowledge of the area that these cottages would constitute a real asset for the village and its businesses and tourist potential.

Design and Appearance

The two buildings would be constructed to a high standard and quality of design. We propose to use a timber frame, Face brick work below Cedar boarding, plain tile hipped roof, black painted aluminium gutter, black painted aluminium rainwater pipe and white painted windows/doors would mirror the design and appearance for the main house.

See drawings 2895/23/01

Root Protection

Due to the substantial existing mature wooded area and steep bank, and backing on to the East Glebe Field, also screened by trees, the development will incur into root protection areas of existing trees. My Client has employed a local Arboricultural Consultant Mr B Harveston to provide a Tree Survey and Root protection plan see BJH/01/02. With the use of screw piles we feel we can minimise any effect on the existing trees. See report -This development layout will require some mitigation measures to ensure that trees survive the

development process in a safe and healthy condition. Extensive mitigation measures in the form of screw piling have been specified within the report to cover this matter. Provided that the methodology set out in this report is strictly adhered to in a carefully considered and phased and supervised manner then we would not foresee any detrimental impact taking place that might undermine the ongoing health and stability or visual amenity value of those trees shown for retention.

Highways Impact

We have consulted with the West Sussex Highways Authority, The LHA undertook a site visit on the morning of 13/02/2024, to assess the suitability of the existing access point and observe existing traffic conditions along Church Hill.

The site is served by an existing vehicular access point on Church Hill and no alterations are proposed to this arrangement. Visibility was observed to be suitable for the road speeds in this location.

The LHA would not consider that the proposed development would give rise to a significant material intensification of use of the existing access point. In addition, there is no recorded accident data within the vicinity of the existing access point to suggest the access has been operating unsafely, nor that the proposals would exacerbate an existing safety concern.

The existing driveway will be utilised for the parking of cars. For a development of this size, the LHA would expect at least two car parking spaces to be provided, and there appears to be space within the site for this parking demand to be accommodated. In addition, the site exhibits suitable space for on-site turning to be achievable.

The LHA would request that details of secure cycle parking provision be provided at full planning stage, to promote the use of sustainable transport methods. Cycle storage for two bicycles per unit would be considered suitable for the proposed development and could be accommodated within the existing garage.

Ecology

There is a small pond on the site but it is some way to the West of the proposed holiday homes

Non-licensed route

Some developments may be considered to have a low risk of impact and a licence may not be necessary. We consider due to the pond location this may require an ecologist to prepare a precautionary method of working to avoid offences and the requirement for a licence.

The development would contribute to a measurable Bioiversity Net Gain. To comply we propose the following Ecosystem Services at Alderbury. The proposals will have an overall positive impact on the ability of the natural environment to contribute good and services.

Even small actions can deliver multiple benefits for both people and wild life

The drive of Alderbury is mainly open shingle so is pervious to rainwater . Were the drive is made good to accommodate parking it will be constructed of Type 3 MOT sub base with 30% voids and a top layer of open pea shingle.

The installation of a Wildlife World Chavenage Bat Box high up on the external wall of the holiday

homes will help support the local bat population

A section of the rear lawns will be set aside for wilding to prompt the growth of wild flowers which will support insects, which will provide a food source for bats and wild birds.

A water butt will be connected to an existing downpipe which can be used to water the many plants already established in the garden.

Any shrubs removed will be replaced like for like so no loss of habitat overall.

All these add-ons (such as bat box and wild garden area), we will look to enhance biodiversity post-build. Thus, the build will be net positive in terms of biodiversity net gain and natural capital.

Water Neutrality

My Client has employed a CGS Civils a Consulting Engineering Company who have provided a Water Neutrality Report C2950 which shows by reducing water demand by improvement in efficiency. – and the re-use of water they can conclude the site would be water neutral. The overall water demand can be reduced by utilising methods listed in the sections above to reduce and re-use water for the proposed development. The existing adjacent 6-bedroom dwelling can then be retrofitted with water efficient fittings and have a rainwater harvesting tank installed to provide water to the property's washing machine and for outdoor use to offset the remaining water demand, resulting in the site becoming water neutral.

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