

**Draft**  
**Pastoral (Church Buildings Disposal) Scheme**

This Scheme is made by the Church Commissioners (“the Commissioners”) this ..... day of ..... 20.... under the Mission and Pastoral Measure 2011.

**Background**

By a Scheme of the Commissioners made under the Pastoral Measure 1983 and confirmed by Her Majesty in Council on the 12th day of July 2000 (“the 2000 Scheme”) the Chichester Diocesan Board of Finance (“the Board”) was empowered to lease the closed church building of St Mary, Rumboldswyke in the Diocese of Chichester together with part of the land annexed or belonging thereto (together referred to as “the property”) for office use and for purposes ancillary thereto with the benefit of the rights described in the 2000 Scheme.

It is now desired to make new provision for the future of the property.

NOW, it is provided as follows:-

**Future of the property**

1. Clauses 2, 3 and 4 of the 2000 Scheme are hereby revoked.
2. The building and that part of the land annexed or belonging thereto shown hatched on the annexed plan (together referred to as “the property”) shall be appropriated for office and/or residential use and for purposes ancillary thereto together with the rights granted by Schedule 1.

**Disposal**

3. The Chichester Diocesan Board of Finance (“the Board”) is hereby empowered to lease the property for any or all of the said uses together with the benefit of the rights granted by Schedule 1.

**Coming into operation of this Scheme**

4. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme and the Commissioners shall not be obliged to bring the Scheme or any part thereof into operation.

In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England  
acting by two authorised signatories:

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Signature of Authorised Signatory

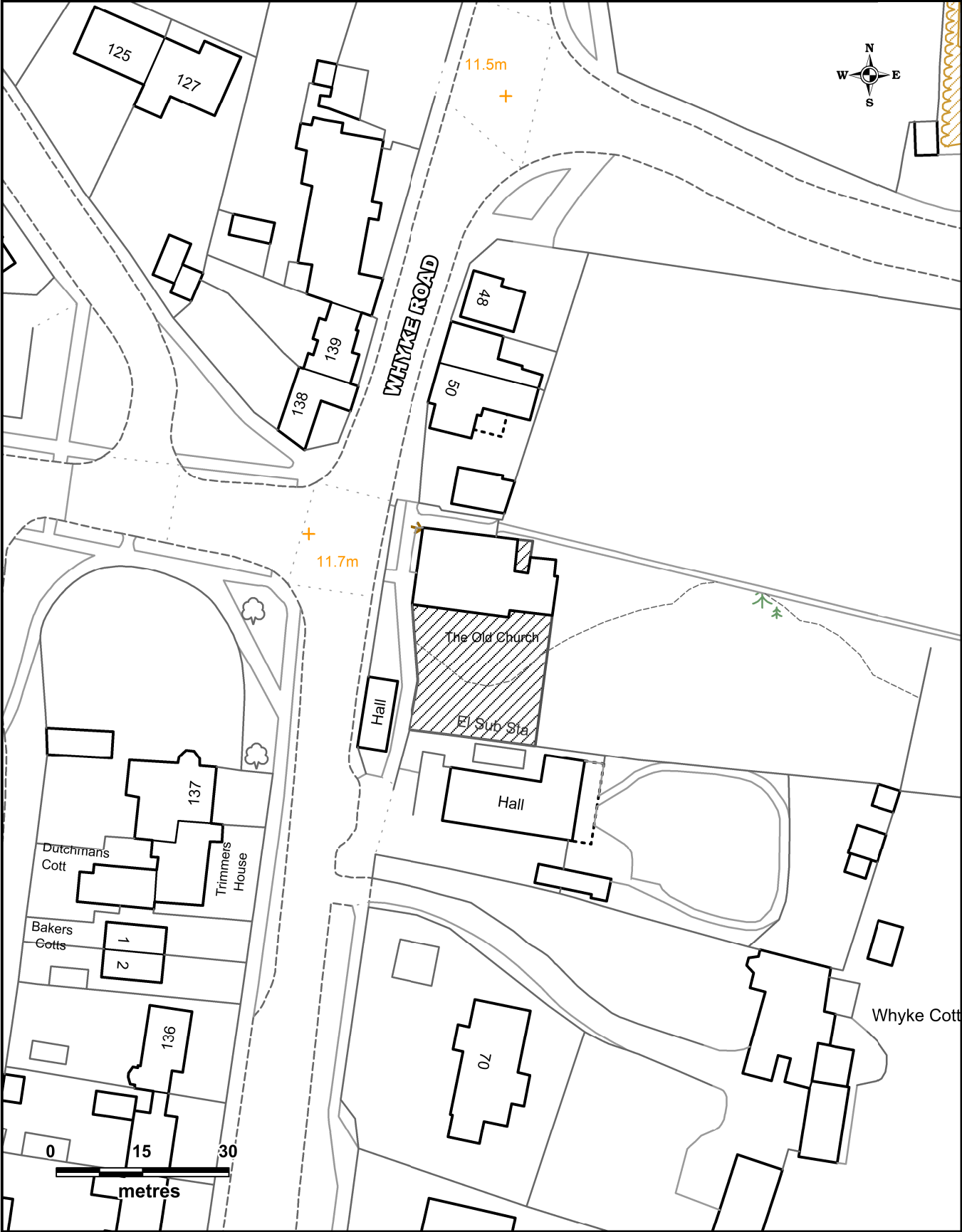
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Signature of Authorised Signatory

### **Schedule 1: Grant of Rights of Way**

To enable the property to be used for the purposes specified in the Scheme, the following rights shall vest in the Board for the benefit of the property:-

- (i) a right of way with or without vehicles over and along the existing pathway(s) in the remaining part of the churchyard annexed or belonging to the building subject to the Board and its successors in title paying a fair and proper portion of the cost of keeping the same in good and substantial repair to the reasonable satisfaction of the parochial church council of the parish within the area of which the property is for the time being situated;
- (ii) the right to the passage of water, soil, gas, electricity and telecommunication services (if any) through any drains, sewers, pipes, wires, cables and other conducting media ("the services") now laid or to be laid under, upon or above the remaining part of the said churchyard;
- (iii) the right (upon reasonable prior notice in writing to the said parochial church council) to enter with or without vehicles, equipment and apparatus upon such parts of the said churchyard as may be necessary for the purpose of inspecting, repairing and maintaining the building and for the purpose of laying, connecting into, inspecting, repairing, maintaining or renewing the services subject to the person exercising such right causing as little damage as possible to the said churchyard or any graves, tombstones, monuments and memorials therein, and subject to the Board and its successors in title making good any damage so caused to the reasonable satisfaction of the said parochial church council or other the person for the time being responsible for the care and maintenance of the said churchyard and subject to the grant of any necessary faculties by the Consistory Court to authorise the said works;
- (iv) all rights and easements over land other than the said churchyard appertaining or reputed to appertain to the property (in common with all others entitled to the like rights).

FORMER CHURCH OF RUMBOLDSWHYKE ST MARY



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## **EXPLANATORY NOTE**

### **MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME RUMBOLDSWHYKE ST MARY DIOCESE OF CHICHESTER**

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a closed church building. The Church Commissioners provide this information so that individuals and interested parties can understand the background to the proposals, make a reasoned judgement on the merits of the draft scheme and, if they see fit, a reasoned expression of support or objection to it.

#### **The Current Proposals**

The Commissioners have agreed to publish a draft amending Pastoral (Church Buildings Disposal) Scheme providing for the former church of Rumboldswyke St Mary to be leased by the Diocese for office and/or residential use.

#### **Background**

The church of St Mary, Rumboldswyke was declared closed for regular public worship by a Scheme made under the Pastoral Measure 1983 which took effect on 19 July 1994. It had not been used for worship for many years and had been a chapel-of-ease to the parish church of St George. By the same Scheme the Diocese of Chichester was empowered to lease the building for use as a museum and workshop and for storage purposes. It was proposed to lease the building as a museum for toys but this was never completed. By a further Scheme which took effect on 1 July 2000, the Diocese was empowered to lease the building and part of the churchyard for office use.

Now known as "The Old Church", the property has since been leased to an architectural practice as their offices. However, as a result of recent changes to the company's working practices, they have agreed with the Diocese of Chichester to assign their leasehold interest to an individual who proposes to convert the building to residential use as a single dwelling.

#### **The Building**

The former church of St Mary is located on the east side of Whyke Road, in the former hamlet of Whyke immediately south-east of Chichester city centre and now within the city boundary and by-pass. It is a predominantly residential area.

The building is listed Grade II\*. It is built of flint rubble with some Roman tile, stone dressings, and tiled roofs. The nave and chancel date from the 11<sup>th</sup> century and was refenestrated and given some new liturgical fittings in the early 13<sup>th</sup> century. The church was very little changed until 1866, when a north aisle was added and an organ chamber was added in 1890. It was restored again in the mid 20<sup>th</sup> century. It was converted to offices by CMA architects in 2002, with a reversible steel and timber mezzanine.

#### **The Views of the Statutory Advisory Committee**

The Commissioners statutory advisors, the Statutory Advisory Committee of the Church Buildings Council (SAC) have indicated that the building is of moderate to high significance overall. As the

principle of conversion to an alternative use had been established in 2002-3, the SAC have concluded that use as a single dwelling is appropriate and the conversion is also suitable in nature and intensity for the building, representing an enhancement to the existing in some respects.

## **Planning and Access**

Applications for planning permission and listed building consent have been approved by Chichester District Council for the change of use and conversion to residential use (refs: 21/03421/FUL and 21/03422/LBC).

## **Burials and the Churchyard**

There will be no change to the existing arrangements. The small area of churchyard included in the existing lease will continue to be held with the building.

## **Correspondence**

Further information about the proposals may be obtained from the Case Officer, Adrian Browning by e-mail at [adrian.browning@churchofengland.org](mailto:adrian.browning@churchofengland.org) or by telephone at 01722 438664 .

## **Representations against or in support of the draft Scheme**

Anyone may make a representation for or against any provision of the draft Scheme.

Representations should be sent to:

**Shaman Durrant  
Pastoral and Closed Churches  
Church Commissioners  
Church House  
Great Smith Street  
London SW1P 3AZ**

Or by e-mail to: [shaman.durrant@churchofengland.org](mailto:shaman.durrant@churchofengland.org)

Any communication received after Friday 5 January 2024 cannot be treated as a representation.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop, whose view will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further in writing to us in light of the diocesan response if they so wish. If no representations against the Scheme are received the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme and explained above.

Information on the Mission and Pastoral Measure 2011 and its procedures can be found on the Church Commissioners' website at [www.ccpastoral.org](http://www.ccpastoral.org) where there are also links to download copies of these notes and the draft scheme.