



Clapham

Neighbourhood Development Plan

Clapham Neighbourhood Development Plan
2015 to 2035

Regulation 14 Submission

Consultation period 21st May 2015 to 2nd July 2015

Foreword

Clapham is a very small village on the edge of the South Downs; it features in the Domesday Book. It has the ancient woodlands of 275-acre Clapham Woods to the north and the smaller Hareham Woods (14ha) to the South; both are privately owned, but are criss-crossed by a network of public footpaths. Potlands Copse lies just to the south of the A27. The village is otherwise surrounded by rolling farmland (mostly sheep, cattle and arable, as well as a few horses and a small-holding with poultry). With the exception of a very small area of hard standing in front of the Coach and Horses pub (itself not part of the parish), which has been excluded from this plan, the whole of the parish falls within the South Downs National Park.

The Clapham Neighbourhood Development Plan (CNDP) aims to allow residents of Clapham to have a say in all aspects of the future of the Parish, but more importantly enables local people to decide what changes should occur, rather than leaving such decisions to the Local Planning Authority (SDNPA).

The Plan sets out a vision for the Parish over a 20-year period and beyond that reflects the thoughts and feelings of local people with a real interest in the community. The Plan sets objectives on key identified themes such as getting around, business, tourism, community, leisure and well-being, the natural environment and the design quality of physical structures. The intention is that, through consultation, future planning can be by consensus and thus avoid conflict. However, investment in the Parish, and change in future years, will only be worthwhile if these make a real difference to the lives of local people and the future of their community.

1. Introduction

The Clapham Neighbourhood Development Plan is a new type of planning document. It is part of the Government's new approach to planning, which gives communities the power to shape the neighbourhoods in which they live. This is set out in the Localism Act that came into effect in April 2012.

How the Neighbourhood Plan fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their villages, Neighbourhood Plans must be in line with higher level planning policy. This means that Plans must be in line with the NPPF and local policy, in our case the 2003 ADC Local Plan and the emerging South Downs National Park Local Plan.

The Plan gives local people a say in determining where new housing should go and how they would like the Parish to change and develop. Without the Plan, the SDNPA would make these decisions on behalf of the people of Clapham.

The Plan provides a vision for the future of the Parish, and sets out clear policies and objectives to realise these visions. These policies accord with higher level planning policy, principally the NPPF, the West Sussex Structure Plan, ADC 2003 Local Plan and the South Downs National Park emerging Local Plan, as required by the Localism Act.

The Plan has been developed through extensive consultation with the people of Clapham and others with an interest in the village. Details of the consultation process can be found on the parish website clapham.arun.gov.uk/claphamnp

A Consultation Statement provides an overview of the consultation, demonstrating that it fully accords with the requirements of the Localism Act. This consultation has included meeting the requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended where appropriate in response to consultation comments.

1.1 Plan Preparation Process

Community involvement is an integral and important component of planning.

The overarching purpose of the Clapham Neighbourhood Development Plan is to produce a clear, attractive, and shared vision for the area, developed with local residents, community and business partners, which will coordinate the actions and investments of a range of partners, including the South Downs National Park Authority, over the next 20-year period.

The Clapham Neighbourhood Development Plan (referred to hereafter as the Plan) provides a vision for the future of the Parish, and sets out clear policies, principles and objectives to realise this vision.

The aims of the Plan are as follows:

To maintain an attractive village with excellent facilities and quality of life where residents of all ages can live, work, play and contribute to the ongoing success of the community.

Aims:

- To identify the unique or distinctive physical and cultural assets of the Parish and to use these to shape the future environment and community.

Economy:

- To create an environment that fosters sustainable and rewarding jobs and supports education and skills development.
- To ensure that any residential expansion is supported by employment expansion and that the majority of employment opportunities are local.

Social:

- To nurture a diverse and supportive community with excellent internal communication and close links to neighbouring communities such as Patching and Findon.
- To ensure there are facilities where the whole community can regularly meet and socialise and from where new bonds and mutually beneficial initiatives can prosper.

Environment:

- To maintain green spaces and corridors that sustain local wildlife and a sense of rural living within the settlement.
- To sustain and safeguard agriculture in the Parish hand in hand with improved rural access and recreational opportunities for village residents.

Transport:

- To improve the network of public transport and non-vehicular transport routes that allow a genuine choice in future transport options.

1.2 Statement of Community Involvement

The purpose of the Neighbourhood Plan is to articulate the views and issues that are important to the residents of Clapham and to give those residents a voice in shaping the future of their community. In doing so, the plan encourages the local community to:

- be more aware of their surroundings
- understand and meet local needs;
- identify what features of the community they want to protect and enhance;
- give the Parish Council greater support and a mandate for taking actions on their behalf; and
- identify initiatives and funding that can be delivered by the community itself.

The Plan will also support the Parish Council's work in influencing service providers such as the South Downs National Park Authority, Arun District Council, West Sussex County Council and other authorities whose decisions affect the parish.

To achieve these goals the Parish Council has undertaken a programme of consultation events which are detailed in the Consultation Statement.

To ensure that the plan is robust in its evidence base and compliant with emerging policy guidance consultation has been carried out with residents, businesses and other stakeholders. The full description of all the surveys and events can be found in the Evidence Base.

1.3 How the Plan is organised

The plan is organised into the following sections:

Section 1.0 Introduction; provides an introduction to the neighbourhood planning process and how the plan has been formulated.

Section 2.0 Context; provides the evidence base and baseline conditions which support the planned proposals.

Section 3.0 The Parish Today

Section 4.0 Vision and Core Objectives

Section 5.0 Neighbourhood Plan Policies; this provides the criteria and framework against which future development and growth must be evaluated in the interests of the community.

The Evidence Base

There is a large amount of background information that has helped in producing the Plan (this is known as the Evidence Base). Links to all of the relevant documents are available via the Parish Council website <http://clapham.arun.gov.uk/claphamnp/keydocuments>

1.4 Sustainability Appraisal

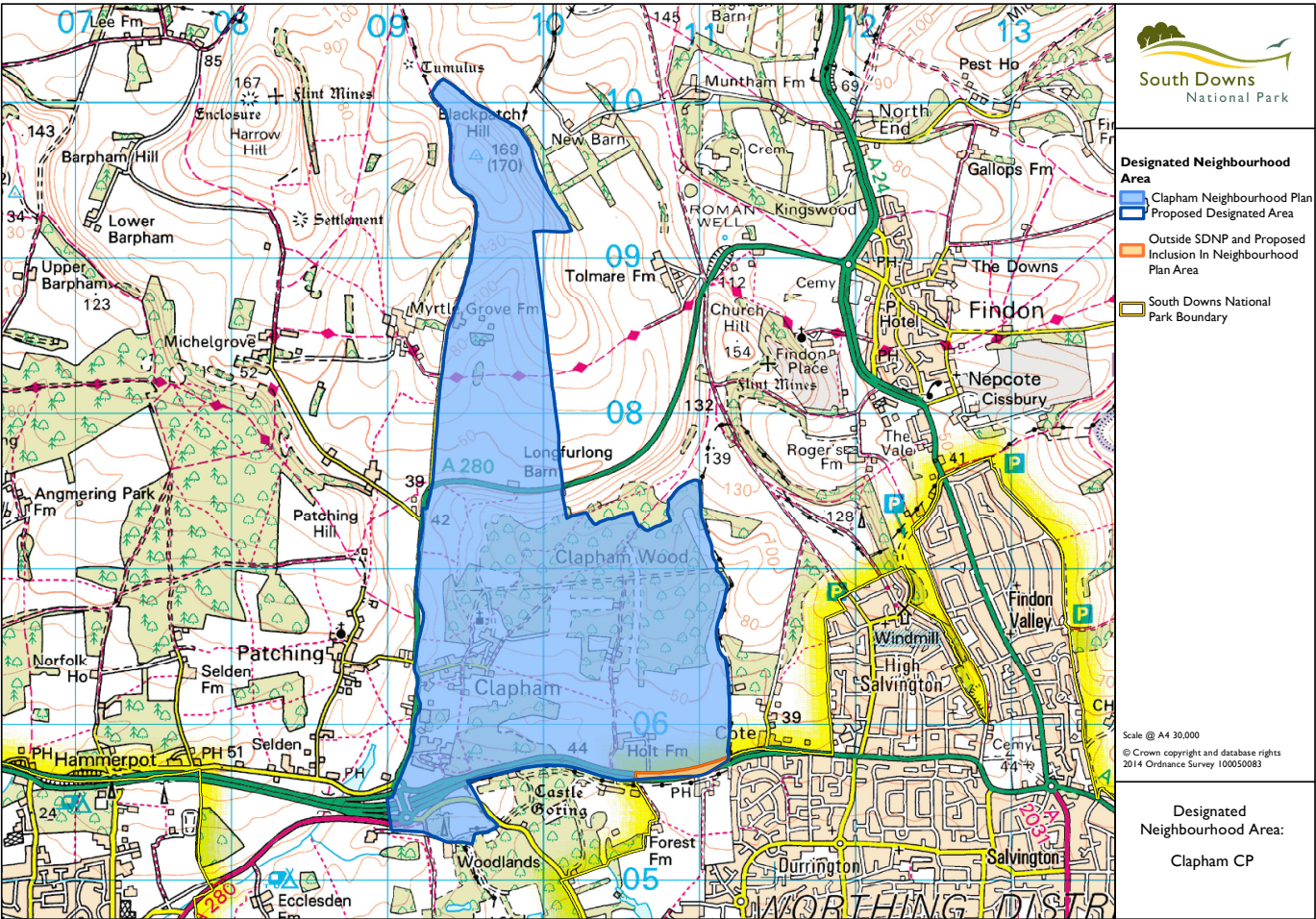
Neighbourhood Plans must be in line with European Regulations on Strategic Environmental Assessment and habitat regulations. *The SDNPA has confirmed that a strategic environmental assessment (SEA) is not/is required.*

The Plan is the statutory Clapham Neighbourhood Development Plan (CNDP) that covers the whole of the Clapham Parish Neighbourhood Area, as designated under the Neighbourhood Plan (General) Regulations 2012 (see map at 1.6). It will have effect from 2015 to 2029.

The whole of the Plan area lies within the South Downs National Park (SDNP) with the exception of a very small area of hard standing in front of the Coach and Horses pub (itself not part of the parish), which has been excluded from this plan. On the 1st of April 2012 the statutory responsibility for planning policy for the National Park area transferred from Arun District Council (ADC), to the South Downs National Park Authority (SDNPA), which is now responsible for Development Management and Planning Enforcement as well as Planning Policy.

The emerging National Park Local Plan will set out how this part of the parish and the National Park will develop into the future.

The National Park Local Plan is intended to be formally submitted to the Secretary of State in 2016 and adopted in 2017. It will set the planning policy framework for the National Park for a minimum fifteen year period from the date of adoption. The precise time period for this Plan has not been confirmed.



Designated Neighbourhood Area Map

2. Context

2.1 Introduction

This chapter sets out the evidence base that supports the plan proposals, drawing on existing planning policy, social and demographic statistics and information about the local community today such as housing issues, transport and movement patterns, local employment, environment and heritage, flood risk and strategic development constraints.

2.2 Planning Policy Context

This section provides an overview of the planning policy context affecting Clapham.

2.2.1 National Guidance

The National Planning Policy Framework (NPPF), published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development and is a material consideration in determining applications. A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs need positively to seek opportunities to meet their area's development needs.

2.2.2 Local Planning Policy

The Parish falls within the planning authority area of the South Downs National Park.

The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in preparation of local plans and neighbourhood development plans. At examination, the submitted CNDP must demonstrate that it is consistent with the policies and intent of the NPPF.

The development plan for Clapham currently comprises the saved policies of the adopted 2003 Arun Local Plan. The CNDP must be in conformity with the strategic policies of the development plan. The South Downs National Park Local Plan will replace the remaining saved policies of the 2003 Arun Local Plan that apply in its area once it is adopted, scheduled for 2017. SDNPA published an Options Consultation Document in February 2014. The forthcoming Local Plan will replace the saved policies once adopted.

The CNDP is being prepared in anticipation of the adoption of the new SDNP Local Plan, but focuses on being in conformity with the relevant saved policies of the 2003 plan.

2.2.3 2003 Arun Local Plan

The adopted Local Plan contains a number of saved policies that are specific relevance to the CNDP:

GEN2 Built Up Area Boundary – defining the urban area in relation to the countryside and identifying it on the Proposals Map

GEN3	Protection of the Countryside – constraining development to specific uses and needs
GEN7	Form of New Development – the key design principles of development
GEN11	Inland Flooding – discouraging development in areas at risk
AREA1	Areas of Special Character – defining areas of local interest for additional design control
AREA2	Conservation Areas – restating the key principles of conservation area development management and identifying the Clapham Conservation Areas on the Proposals Map
AREA5	Protection of Open Spaces – defining important spaces to protect from harmful development
AREA9	Areas of Outstanding Natural Beauty - constraining development to specific uses and needs that reflect the special character of the AONB (now South Downs National Park)
DEV17	Affordable Housing – establishing the requirements of development schemes and updated by a ADC Policy Statement in 2010

Although the weight attached to each policy will differ according to its alignment with the NPPF, these policies provide the framework by which the general conformity of the CNDP to the development plan will be assessed.

2.2.4 South Downs National Park Local Plan

The South Downs National Park became the organisation with the statutory responsibility for writing planning policy for the National Park Area on the 1st of April 2011. Its first Local Plan is currently in preparation, with the Options Consultation Document published in February 2014.

Its vision of the Park is that:

“By 2050 in the South Downs National Park:

the iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures; people will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape; opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly; its special qualities will underpin the economic and social well-being of the communities in and around it, which will be more self-sustaining and empowered to shape their own future. Its villages and market towns will be thriving centres for residents, visitors and

businesses and supporting the wider rural community; successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities".(p16)

The Options Consultations Document contains no policy options that indicate any change in Clapham Parish.

In due course, the Local Plan will set out how the National Park will develop into the future. The Authority intends to submit it to the Secretary of State in 2016 for examination and then to adopt in 2017. It will set the planning policy framework for the National Park for 15 to 20 years. It is likely to continue to evolve over time to meet the changing needs and aspirations of the National Park.

3. About Clapham

Understanding Clapham is the starting point for producing a good Plan. This is because the Clapham Neighbourhood Development Plan presents a valuable opportunity to plan the future of the Parish. What are the problems that the Plan could address? What are the opportunities that the plan could make the most of?

Clapham is a very small village on the edge of the South Downs; it features in the Domesday Book. It has the ancient woodlands of 111.3ha Clapham Woods to the north and the smaller Hareham Woods (14ha) to the South; both are privately owned, but are criss-crossed by a network of public footpaths. The village is otherwise surrounded by rolling farmland (mostly sheep, cattle and arable, as well as a few horses and a small-holding with poultry). With the exception of a very small area of hard standing in front of the Coach and Horses pub (itself not part of the parish), which has been excluded from this plan, the whole of the parish falls within the South Downs National Park.

3.1 History of the Parish of Clapham

The first element of the name Clapham probably means 'hill', and the second may indicate early Saxon settlement. Clapham village consists of a single street climbing eastwards out of the valley and levelling out, with a drop to the south and a slight drop to the east of the settlement. The church and Clapham Farm are on rising ground a little to the north, but were probably once linked with the village; there are disturbances in the ground in that area, and the surviving network of paths might indicate former streets. There are several timber-framed buildings in the village, some of the 17th century, and some mid-19th-century flint and brick cottages built for the Norfolk estate. Council houses were built in Clapham in the 1920s and 1930s.

In the east part of the parish the settlement of Holt, called a vill in 1415, lay to the north of the modern Holt Farm. In the 13th century Holt had 21 proprietors, but land-holding was gradually consolidated in succeeding centuries, and after 1816 virtually the whole area was part of the Michelgrove estate. Holt Farmhouse is converted from three brick cottages dated 1851. Further north lie two timber-framed houses, one of which is 17th-century or earlier.

The parish is crossed at its southern end by the Chichester-Brighton road, the A27, which is of great antiquity. Another east-west road further north, however, was more important in the Middle Ages and later. Crossing the northern tongue of the main part of the parish from the east it proceeded to Michelgrove, turning south to climb Patching hill, and then west along the crest. During the 18th century the part between Michelgrove and the Findon boundary was under the control of the Shelleys, who from time to time closed it to the public, on one occasion levying a toll of one penny. In the early 19th century R.W.Walker of Michelgrove, attempting to set up a coach service from Littlehampton to London in opposition to the commercial one via Arundel, made a private turnpike road along the dry valley called Long Furlong to take advantage of the Worthing turnpike road. The castellated toll-house near the boundary between Clapham and Findon, which still survives, may have been built contemporaneously, or may have been converted from an existing lodge. The scheme was a failure, however, and in 1823 the Long Furlong road was incorporated in the public turnpike road between Findon and Littlehampton, Walker's right to the tolls on his section of the road being protected. At the same time the

Michelgrove-Findon road was closed as a public carriage road. The Long Furlong road was dis-turnpiked in 1878.

Another north-south road, described as a public carriage-road in 1812, led through the hamlet of Holt towards Findon. Within the parish two tracks connected Clapham and Holt, one, a footpath to this day, leading east from the village street and the other, mentioned in 1415, leading from Clapham church along the south side of the modern Clapham Woods.

Thirteen inhabitants were enumerated in Clapham in 1086. Twenty inhabitants were taxed in 1296, and 31 in 1378. In 1524 19 inhabitants were assessed for subsidy. Forty-nine adult male inhabitants, excluding some of Michelgrove, were recorded in 1642. In 1676 there were 110 adults in the parish, and in 1724 21 families. The population was 197 in 1801, and thereafter rose, fluctuating around 250 for most of the 19th century and reaching a peak of 320 in 1961, despite the loss of the two detached parts [Michelgrove and Lee Farm] to other parishes. In 1971 the population was 264.

Cricket may have been played at Clapham in the late 18th century. An institute and reading room for Clapham and Patching was built in the village street by Mrs Joad of Dulaney House, Patching, c. 1882, but burnt down in 1973. A new building, in Patching, was opened c. 1975.

[from British History Online - corrected]

The Church of St Mary the Virgin was built in the 12th century, replacing an earlier Norman building. There are continuous records of the Rectors of Clapham from 1257, when William de Radenore was appointed; the parishes of Clapham and Patching were combined in 1875, and then joined with that of Findon in 1982. Although Clapham appears in the Domesday Book, the church itself is not mentioned; the earliest document which names the Church of the Blessed Virgin Mary at Clapham is dated 1405.

The church is small, with a plain exterior. It has a low-pitched roof on the tower; it used to have a spire, but this was removed in 1790. The church has undergone many changes over the centuries; you can just see the last remains of the older, Norman church in the walled-in window on the North side of the nave. The only remaining 12th-century structure is the South wall of the tower. The outside walls are 13th-century.

From the outside, there are signs on the South side of what may have been an additional side chapel; there is also the remains of a low window, which legend has it was a 'leper window', through which lepers could watch the service without infecting the congregation. It is certainly true that Lee Farm was a leper settlement in the Middle Ages, and the path from the church to Lee Farm used to be called the 'leper path'.

On the inside, the chancel is not in a straight line with the nave; one theory goes that this was deliberate, and was supposed to imitate the angle of Christ's head on the cross. An extremely ancient gravestone with a cross carved on it, which may be 12th-century or even earlier, has been moved from the churchyard to the floor of the vestry.

There were many changes in the 15th century - Clapham must have been a prosperous parish in those days! All the windows were replaced, the original door on the South side was blocked up and new West and North doors made. The church was restored by Sir Gilbert Scott (architect of St Pancras station and restorer of many churches) in 1873-4, and many details were put back to their original state. He also found an early 17th-century painted inscription of the Ten Commandments, covered with layers of whitewash, above the chancel arch. There was also a 19th-century gallery at the West end, which he removed.

The tower - which has no staircase - contains three bells. Each of the bells has a name: Jacobus, Catalina and Margarita Katerina. It is thought that they were probably originally

cast in about 1315. However, they have been repaired many times; the wheels on which they turn date from the 16th century, and were repaired in the 19th. In 1982 the bells were found to be in danger of cracking; they had to be sent to Loughborough to be repaired, but they were back in full working order by 1986. They have even been rung by a single person - one for each hand, and one on the right foot!

The Church has an exceptional collection of 16th-century brasses and monuments, in memory of the de Michelgrove and Shelley families; many generations of children from the school have enjoyed making brass-rubbings of these. Some of the brasses show religious symbols which would have infuriated the reformers during the Commonwealth; they were probably buried for safe keeping, otherwise they would not have survived. Robert Hutchinson F.S.A. has written a short account of the brasses and monuments in Clapham Church, which have been described as 'the best collection in West Sussex'. The booklet, which is for sale at £5.00, is published by the Friends of Clapham and Patching Churches. The other pride and joy of the church - though of much later date - is the set of tiles behind the altar, depicting the four Archangels. These are from the workshop of William Morris, and are believed to have been made by Morris himself.

[From Clapham and Patching website, claphamandpatching.arun.gov.uk]

There are many prehistoric flint mines in the parish, as well as a number of Bronze Age barrows. In 2006 BBC's 'Time Team' did an archaeological dig on Blackpatch Hill, at the northernmost point of the parish, in order to investigate some of these and to try to identify two supposed Stone Age settlements which had originally been found by a young man called John Pull in 1922. Unfortunately the ground had been bulldozed and ploughed in more recent years, and no conclusive evidence of settlement could be found. (See http://www.wessexarch.co.uk/files/59465_Blackpatch%20Arundel.pdf)

In 1731 Sir John Shelley of Michelgrove granted a license to Thomas Colebrook, a local brickmaker, to enclose one acre on Clapham Common and dig clay for making bricks and tiles, mainly for the purpose of supplying the Estate. This was the start of the Clapham Brick and Tile Works which continued until 1978. In 1920 the Brick and Tile Works was some 8 acres of land bounded by the road on the South side.

A full history of Clapham including the Brick and Tile Works can be found in 'Bricks and Water - 100 Years of Social History in Clapham and Patching Villages'.

3.2 Community Profile

Key Statistics (taken from the Community Profile 2013 compiled by ACRE)

Population 275 in 130 households
10.2% aged under 16 years old (national average 18.9%)
35.6% aged over 65 years old (national average 16.3%)
16.3% single pensioner households (national average 12.4%)
84% satisfied with the local area as a place to live
62% feel they belong to the neighbourhood
7.8% living in income deprivation
13.2% of children living in 'out of work' households
14.8% have a limiting long-term illness (national average 12.8%)
47.4% of homes are detached (national average 22.3%)
75.2% of homes are owner occupied (national average 64.1%)
14.7% of homes are social rented

3.1% living in overcrowded conditions
7.8% living without central heating (national average 2.7%)
8.5% estimated to be in fuel poverty
6.5% work from home
8.5% do not own a car
6.3% travel more than 40km to work
It is 4.5km to the nearest Secondary School (national average 2.1km)
It is 3.8km to the nearest GP (national average 1.2km)
It is 3.4km to the nearest Post Office (national average 1.0km)
Population density (people per hectare) 0.53 (national average 4.1 per hectare)
27% feel they can influence decisions in their locality

3.3 Environment and Heritage

“The attraction of the village of Clapham is principally based on its geographical location at the foot of the South Downs and the attractive woodlands which surround it. Within the built-up area of the village and adjacent to it are green open spaces which provide a range of habitats and which link the village with the surrounding countryside ensuring that all residents are able to access Natural Greenspace” (Natural England 2010).

Although Clapham Common and much of Clapham Village is architecturally unprepossessing, it is still relatively quiet and unspoilt, mainly due to the fact that both parts of the village are accessed via culs-de-sac and thus there is no through traffic.

3.3.1 Habitats

The Sussex Biodiversity Partnership describes Clapham as a Biodiversity Opportunity Area lying on chalk, silt and sand along the southern edge. It supports diverse plant, bird and animal species including some whose population and range has rapidly declined in recent years.

Within the built-up area of the village, despite development and in-filling, green spaces have been retained for community use. These support a range of habitats for wildlife and, most importantly, connect them and the countryside providing foraging lines for bats and shelter for small mammals and amphibians; they are also a great food source for insects and birds. In terms of the local human population all residents are readily able to access ‘Natural Greenspace’.

3.3.2 Ancient Woodland

More than 30% of the Parish is designated ancient woodland (see Evidence Base). Clapham Wood is a Site of Nature Conservation Interest recorded by the Sussex Biodiversity Partnership as ‘extensive ancient, semi-natural woodland with a rich ground flora including Sanical, Wild Strawberry and Early Purple Orchid. Tuberous Comfrey is also recorded from the site, it is a rare species in the county’.

3.3.4 Tree Preservation Orders

The Parish has six Tree Preservation Orders in place, one of which covers the whole of Clapham Woods (see Evidence Base).

3.3.5 Character and Heritage

The Parish contains just 130 households. The majority of these are in Clapham Village, a few on the Long Furlong and north of the Long Furlong at Long Furlong Farm, and the remainder in nearby Clapham Common. In addition there are four households east of the village in Holt Lane.

3.3.6 Listed Buildings

The Parish has 14 listed buildings, of which the Parish Church of St Mary the Virgin has a Grade I listing. The church, built in the 12th Century, replaced an earlier Norman building. (see Evidence Base).

3.3.7 Scheduled Ancient Monuments

The Parish does not have any Scheduled Ancient Monuments but there is a Prehistoric flint mine and part of a barrow cemetery at Blackpatch on the border with Patching Parish. (see Evidence Base).

3.3.8 Conservation Areas

The Parish has one Conservation Area centred on the main village (see Evidence Base).

3.3.9 Buildings or Structures of Character

The Parish has one building listed in the ADC Supplementary Planning Document (Sept 2005) as Buildings or Structures of Character (see Evidence Base).

3.3.10 Flooding and Drainage

The village, whilst not experiencing the major flooding issues of some of its neighbours, does suffer from flooding largely caused by run-off from fields. In Clapham Common the run-off is attributed to the large amounts of hard surfaced areas at the Travis Perkins and WSCC sites (see Evidence Base for full details).

3.3.11 Contaminated Land

The site of the old Clapham Common Brick and Tile Company brickworks is now occupied by a branch of the Travis Perkins builders merchants company and at the end of Brickworks Lane there is West Sussex County Council Highways Depot. Due to the historic activity, part of the land to the north, known as Wyatt's Copse, is registered as a former landfill site. In 1965 a license was granted to excavate clay and other materials, following which the pit was filled with waste materials. Regular gas monitoring of the site is undertaken by Arun DC who consider that there is no risk to health from the site. The land is not registered as contaminated.

3.3.12 Housing

The village has a mixture of building styles – there are about 30 attractive houses over 100 years old, as well as more recent houses. Council houses were built in both Clapham and Clapham Common in the 1920s and 1930s. Additional houses (mainly bungalows or small houses, including the small developments of Clapham Close, Woodland Close and more recently Church Close) were mostly built in the second half of the 20th century.

With 47.4%, the Parish has more than double the national average of detached houses. The majority of homes are owner-occupied (75.2%). Nine properties in The Street and ten in Clapham Common are owned by ADC.

The high level of home ownership should not be allowed to mask the 3.1% of families living in overcrowded accommodation and the 7.8% living without central heating.

Clapham does not have a housing allocation designated by SDNP.

A housing needs survey identified 12 adults who need but cannot obtain a home in Clapham, and 15 young people who may need a home in the future. It also identified 24 people who may wish to move to more manageable housing in the future.

3.4 Getting Around

3.4.1 Buses

Bus services are limited and 95% do not use the bus service, citing inconvenient bus times and starting points.

3.4.2 Trains

The nearest rail stations are at Arundel and Angmering (7 and 5 km respectively). It is difficult for people from Clapham to access the rail network because there is no local station and no bus services to the nearest stations.

3.4.3 Community Transport

Arun Co-Ordinated Community Transport is a registered not for profit charity based in Ford near Littlehampton. Founded in 1996 it became a registered charity in 2000. The organisation offers a wide range of transport solutions for clients (around 4,000 a month) to visit doctors, dentists, hospital or other appointments, but who have difficulty using public transport due to a mobility or visual disability, illness, frailty, age or other impairment. The service includes minibuses, wheelchair accessible vehicles and volunteer car schemes. As well as conveying clients to their respective appointments, the charity also organises weekly minibus trips to local visitor attractions, restaurants and shopping centres. It is not widely used by residents with only three clients from Clapham Lodge and 2 other residents using it during 2014. This may be due to lack of publicity.

3.4.4 Footpaths

The parish has an extensive network of footpaths which take residents out into the South Downs and into Patching as well as areas of Open Access Land (see Evidence Base).

3.4.5 Roads and traffic

Traffic is a major concern to the residents of Clapham. The main route into and out of the village is a narrow single road, without pavements. It is bounded by houses and many residents have no alternative but to park in the road, which increases the access problems.

With the primary school located in the heart of the village, concern has been expressed for the safety of the children, especially as there are few roadside footpaths or pavements in that area.

There is no provision for public car parking within the village (although there is a carpark at the Village Hall, which lies in Patching parish but serves both villages) and visitors, keen to enjoy the area and its facilities, only serve to make the problem worse.

Clapham Common experiences similar issues with road access due to cars parked outside properties, limiting access; in addition, lorries entering and leaving the Travis Perkins and WSCC sites can cause major obstruction and impede visibility at the exit from the village.

The busy A280 runs to the west of the village and then crosses from west to east before heading towards Findon. This is recognised as the most picturesque stretch of road in the District with wonderful views of the South Downs in one direction and towards the sea in the other.

3.4.6 Street Lighting

Clapham is largely free from light pollution. It is officially registered as an unlit village, with only a handful of street-lights to impact upon excellent night-time skylines. There is a strong view by most residents that general street lighting would be inappropriate and would spoil the rural setting of Clapham.

3.4.7 Cycling

There is only one cycle path in Clapham; this causes many issues as cyclists try to access the South Downs using public footpaths.

3.5 Employment and Enterprise

Clapham Parish has a population of 275, of whom 145 (54.2%) are of working age. 57 are in full-time employment, 29 are in part-time employment and 35 are self employed. Retail is the largest employment sector with health and social work the second largest.

3.5.1 Businesses

The only sources of employment in the village are the school, the shop/café (The Junction), the two working farms (Holt Farm and Long Furlong Farm), the managed woodland, the small estate of 10 light industrial/storage units (Gosling Croft), the old people's home (Clapham Lodge - currently with 25 single rooms, but applying to increase this by a further 10); a wedding venue in a converted barn (Long Furlong Barn); a boarding kennels/cattery (Little Furlong Kennels and Cattery - currently applying to replace this with 5 houses); a small number of holiday lets (with more being created in a converted farmyard) and bed and breakfast accommodation; a builders' merchant's yard (Travis Perkins) employing around 15; and a West Sussex Highways depot employing over 60. The key employment areas lie outside the village in Worthing, Littlehampton, Chichester and beyond, with consequent high levels of commuting.

3.5.2 Tourism

There are several natural and other attractions located either in or close to the Parish, including:

- Clapham Parish church (12th Century)
- The South Downs Way (popular with cyclists and hikers)
- Public footpaths and bridleways

The Parish attracts visitors for a variety of reasons, including:

- Visitors to the village café and shop
- Church weddings
- As a starting point for walkers and cyclists using the public footpaths and bridleways around the Parish
- Walkers visiting the woodland areas

3.5.3 Public Houses

The village does not have any public houses.

3.5.4 Restaurants/Cafés

The village has no restaurants and one café.

3.6 Community Facilities and Wellbeing

Clapham Parish has a limited range of community services and facilities which support the health and wellbeing of the local community.

The community profile showed that 84% of residents were satisfied with the local area as a place to live and 62% felt that they belonged to the neighbourhood.

3.6.1 Schools

Clapham and Patching C of E Primary School

The school has occupied its current building since the 1830s, with various improvements over recent years - the school finally gained indoor toilets in 1990. The building (and the adjacent School House, formerly the headmaster's house) is listed Grade II.

In 1976, with fewer than thirty children being educated at the school, the West Sussex Local Education Authority recommended its closure. The school was at the time the smallest in the county, but a protest by staff, pupils and parents resulted in the County Council narrowly voting against closure. The school currently educates sixty seven pupils. Children of secondary school age are educated at The Angmering School in nearby Angmering. The school caters for 4-11 year olds. Many of the pupils do not reside in the Parish.

Pre-School

There is no Pre-School in the village.

Secondary School

Children of secondary school age are mostly educated at The Angmering School in nearby Angmering.

3.6.2 Churches

The Parish Church of St Mary the Virgin is picturesquely located in the woods to the North of the The Street. It has a Grade I listing. The church, built in the 12th Century, replaced an earlier Norman building.

3.6.3 Medical and Care facilities

There is no medical centre in Clapham and residents need to travel to Findon Valley, Angmering or Arundel. However, the local surgeries do offer a delivery service for prescriptions.

3.6.4 Care Homes

Clapham Lodge Care Home is located in Woodland Close at the end of The Street and caters for up to 26 elderly residents.

3.6.5 Recreation

Clapham and Patching Village Hall

Clapham shares a Village Hall with the adjacent village of Patching – the hall is situated in Patching parish. The hall and adjacent grounds belong to a charity, which is run by a Management Committee; the charity's objectives are:

(1) ... in the interests of social welfare, to improve the conditions of life of the inhabitants of the area of benefit without distinction of political, religious or other opinions by the provision and maintenance of:

(a) a village hall for use by the inhabitants, including use for:

(i) meetings, lectures and classes and

(ii) other forms of recreation and leisure-time occupation; and

(b) a recreation ground for use by the inhabitants.

The Village Hall was opened in 1977, and since that time has remained in constant use. In addition to the main hall it has a small but well equipped kitchen and refreshment serving area, toilets, and hard standing for parking. The facilities are small to medium capacity and are frequently fully booked and thus unavailable to villagers.

Clapham Recreation Ground ('the Rec')

This open green space is located at the heart of the Parish; it is owned by a Trust (to which it was given in the 1930s for the benefit of the village residents) but leased to Arun DC,

who carry out regular grass cutting. It contains a small playground as well as the village shop and café. 22% of the residents are aged under 16 and the range of play equipment is quoted by some children as being inadequate for older children (see Evidence Base for Children's Survey results). Arun DC, as part of their recently adopted Play Strategy, have stated that they can no longer maintain the play equipment. Once it becomes unsafe, it will therefore be removed; 62.50% felt that the community should raise funds for new equipment on-site.

The former BMX track

An area of land was gifted by the landowners to Arun DC, who set it up as a BMX track. However, due to lack of use this had fallen into disrepair. Arun DC has now decided to return the land to its natural state and will only maintain it on an occasional basis.

Allotments

There are no allotments in the Parish and no demand has been expressed to the Parish Council. The survey showed that 40.52% did not believe that having allotments was important.

Mobile Library

The mobile Library comes to Church Lane every other week on a Wednesday from 11.15 to 11.45am.

Police

The community has a Police Community Support Officer who is shared between Angmering, Findon, Clapham and Patching.

4.0 Vision and Core Objectives

4.1 Vision Statement

The vision for Clapham in 20 years' time has sought to capture the community's views and aspirations for the Parish. It therefore forms the basis on which the strategic objectives and proposed policies have been formulated.

In 2035 Clapham Parish will continue to be an attractive place to live. It will maintain its intrinsic rural character whilst allowing for sustainable development to ensure the health/survival of the school, shop/café, church and other such services.

The Parish will be connected to the wider South Downs National Park and its neighbours through a network of footpaths and cycleways. The local shop/café will flourish within the Parish (or very nearby), providing an important part of daily community life. Local businesses and those working from home will benefit from an enhanced broadband Internet service with the ability to expand to local small start-up business premises.

4.2 Core Objectives

The vision statement is underpinned by a clear set of core objectives that seek to make a positive contribution to sustainable growth within Clapham Parish, economically, environmentally and socially.

These core objectives should:

- Provide new residential development which complements the current character and cultural heritage of the village, and which is also sustainable in terms of the infrastructure of the village in general;
- Maintain an attractive mixture of green spaces and residential properties;
- Contain appropriate infrastructure, including health, transport and community facilities, to meet the needs of all in the community;
- Ensure new development does not increase flood risk to existing properties or land within the boundary of the parish or within that of its immediate neighbours;
- Provide new housing which supports a variety of solutions to identified needs;
- Provide for a range of living, working and leisure needs;
- Maximise usage of green spaces in the area, ensuring they are well maintained and provide net gains in wildlife habitats

5.0 Neighbourhood Plan Policies

5.1 Introduction

The preceding chapters set out the overall vision for Clapham. The following chapters set out the policies to support and deliver the vision. The policies are grouped under the following topics:

- Getting Around
- Business and Tourism
- Community Facilities and Wellbeing
- Housing and Design
- Environment and Sustainability

Each topic has its own Chapter. Each chapter is broken down into sections relating to the objectives and containing policies relating to that objective. Each policy is set out in bold type, followed by text providing a justification for it.

5.2 The Presumption in Favour of Sustainable Development

Planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Planning permission will also be granted where relevant policies in the NDP are out of date or silent unless:

- other relevant policies in the Development Plans for SDNP indicate otherwise
- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the NPPF taken as a whole
- specific policies in the Framework or other material considerations indicate that development should be restricted

Clapham Parish Council will take a positive approach to its consideration of sustainable development.

This policy incorporates the key principles from the NPPF into the Plan. Where planning applications are to be considered against the policies of this Plan, then this policy will underpin the approach the Parish Council and the local planning authority will adopt in delivering sustainable development in the Parish.

5.3 Getting Around

Objectives

- Support sustainable forms of transport (walking, cycling and public transport) and work with SDNP and landowners to create new cycle ways and connections within the South Downs National Park.
- Support initiatives that reduce the CO2 emissions and other airborne pollutants associated with road traffic.
- Promote and support initiatives that improve pedestrian safety and safer routes to local schools.
- Support reductions in road side signage and highway furniture and measures to create a more attractive streetscape.
- Promote and support measures, including traffic calming, to ensure appropriate traffic speed throughout the Parish
- Seek opportunities to improve the parking situation in The Street and Clapham Common

Policy GA1 Connection to sustainable transport , local networks and green infrastructure

New developments shall, where practicable, connect to walking and cycling routes, public and community transport and integrate with the current green infrastructure network to provide access to the social, community and retail facilities in the village. Existing community transport will be preserved and, where appropriate, be enhanced as demand increases.

GA1.1 Connections within the Parish are important if residents are to be able to access the limited community facilities.

GA1.2 Improvements to public and community transport will be encouraged, particularly in view of the age profile of local residents and the need for traffic reduction. It is difficult for people from Clapham to access the rail network because there is no local station and no bus services to the nearest stations, and 95% do not use the bus service citing inconvenient bus times, all of which cause people to use cars instead of public transport for journeys.

GA1.3 The parish will, after completion of the Neighbourhood Plan, adopt a Community Action Plan which will identify infrastructure priorities within the parish and target CIL funds accordingly.

Policy GA2 Footpath and cycle path network

Support will be given to proposals that improve and extend the existing footpath network and which provide cycle paths, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open

countryside, while also supporting the prevention of improper use of existing footpaths. The loss of existing footpaths will be resisted.

GA2.1 There is much movement within the Parish and reasonable access to the surrounding countryside, but improving the network of footpaths and providing cycle paths would encourage walking and cycling for both utility and leisure purposes. If this could be more safely achieved there would be health benefits as well as a reduction in traffic levels. Access within and to the SDNP would be improved.

Policy GA3 Safe walk to school routes

Working with the local schools and the Highway Authority school travel plans will be reviewed/developed and promoted. Safer routes to the school and school bus stops will be identified as part of these plans and the necessary improvements or additions will be provided, including resisting access to Clapham school by car. Measures, including traffic calming, that seek to ensure appropriate traffic speeds without unnecessarily increasing signage throughout the Parish will be supported.

GA3.1 Children travelling outside of the Parish to school have to negotiate the busy A280. Improvements to provide a defined safe route would be supported.

GA3.2 The traffic generated at school drop off and pick up times causes major inconvenience and potential danger in the small cramped environs of The Street. Working with the school, Village Hall Management Committee and WSCC we will seek to maximise use the car park at the Village Hall as the drop-off point and to provide a 'Safe Walk to School' route from that point.

GA3.3 Speed of traffic was identified as a key issue in the residents' survey.

5.4 Business and Tourism

Objectives:

- Support and improve the village shop/café and safeguard and develop the range of services available to residents to meet their daily needs
- Ensure car parking in the Parish supports the viability of the shop/café, businesses and tourism
- Market the Parish as an attractive destination by developing publications and website information and improved signposting
- Maintain and increase the provision of small business/retail units to increase local employment opportunities
- Retain existing employment and increase employment opportunities

Policy BT1 Support for business

Proposals to upgrade or extend existing employment sites will be supported provided that the impact on the amenities of surrounding properties is acceptable.

BT1.1 Encouraging business to remain in Clapham is important given the limited amount of employment opportunities. Proposals to upgrade or extend should be encouraged.

BT1.2 The village shop/café in Clapham is an essential part of the fabric of life for many residents. Out of town shopping makes it hard for small local shops to compete. The Plan seeks to support and promote the local shop/café and businesses.

Policy BT2 Retention of employment land

Proposals for the redevelopment or change of use of land or buildings currently in employment or service trade use to non-employment uses will not be permitted with the exception of the site identified at policy HD5, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.

Existing businesses will be protected from closure or relocation due to noise nuisance caused to new residential development.

BT2.1 Opportunities for employment within the Parish are limited, which contributes to the large amount of commuting out of the Parish each day. Small scale employment sites contribute to the liveliness of and activity in the Parish, and also support trade in the village shop/café.

BT2.2 New residential development should be located to ensure there is no adverse impact from existing commercial uses by way of noise, smell or traffic.

Policy BT3 Support for new commercial uses

Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is acceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) will be resisted.

Use of one or other of the pieces of land shown on the Proposals Map will be permitted for small light industrial start-up or retail units. Any such proposal would be expected to make improvements to the access into the site.

BT3.1 Light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) are considered inappropriate for the Parish due to the heavy goods traffic they can generate. Any increase in heavy goods traffic will have a detrimental effect on the Parish and on existing businesses.

BT3.2 The current use of the Travis Perkins site as a builders' merchant causes issues of noise and traffic and is felt to be inappropriate in this location. The other site is brownfield land currently being used as a works depot for WSCC. The site is expected to close in the lifetime plan. If either site were to become available, use for small start-up units would reduce the size and volume of traffic, and provide opportunities for local people to start new businesses.

Policy BT4 The Village Shop/Café

Any change of use of the village shop/café, or any proposals to extend, improve or relocate the facility, will be supported provided that it can be clearly demonstrated that any such proposal both satisfies an identified community need and demonstrates a tangible community benefit.

BT4.1 The village shop/café is important to the residents and tourists and its loss would be a major blow to this small rural community.

Policy BT5 Improving signage

Proposals for the improvement of signage for local facilities will be supported, provided that they enhance their surroundings and do not add to signage 'clutter'.

Illuminated shop front signage will not be permitted.

BT5.1 Improving signage to promote the facilities available in Clapham will support the shop, businesses and tourism. Illuminated signage is not appropriate in a rural Parish.

Policy BT6 Recreational and tourism activities

Sustainable tourism development proposals, and/or extensions to or expansion of existing tourism and recreation uses, will be supported in principle.

Proposals relating to land outside the settlement boundary will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape, but will promote the unique characteristics of the area.

In all cases appropriate levels of parking facilities must be provided.

BT6.1 Sustainable tourism which is appropriate to the overall character of the village will benefit the local economy but must be balanced against the need to protect the existing character of the built environment, the rural landscape and biodiversity.

Policy BT7 Rural Buildings

The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported in principle subject to the following criteria:

- **The building is structurally sound and capable of conversion without substantial reconstruction.**
- **The use proposed is appropriate to a rural location.**
- **The conversion/adaptation works respect the local character of the surrounding area and/or buildings**
- **The use proposed will not have an adverse impact on any archaeological, architectural, historic or environmental features**
- **The local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site.**

BT7.1 There are a number of farms within the area with buildings which could be suitable for a variety of uses which would be appropriate to a rural location. These could include the following:

- Small businesses - craft or artisan related workshops, studios and small shops, farm shops, micro breweries
- Recreation - Health or exercise studios, rural educational centres, artist studios
- Tourism - niche market holiday accommodation, specialist interest holiday bases

Whilst seeking to reuse existing buildings, it is important to retain and protect the existing character of the buildings and ensure that the proposals do not require substantial re-building works.

Policy BT8 Communications infrastructure.

All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole.

BT8.1 Clapham recognises the importance of high quality communications connectivity to allow access to online services, build businesses, improve educational opportunities and for simply keeping in touch with family and friends. The West Sussex County Council Better Connected Broadband Delivery Plan supports the need for high quality

communications infrastructure within the county area. The Parish is currently being surveyed to supply fibre to all properties.

Policy BT9 Sustainable Commercial Buildings

All new commercial development shall be designed to provide:

- **secure parking and storage of bicycles for customers and employees**
- **energy generating infrastructure using renewable or low carbon energy sources**

BT9.1 The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

Policy BT10 Agricultural/Horticultural/Horsicultural employment

Proposals for the redevelopment or change of use which takes land, currently in Agricultural/Horticultural/Horsicultural employment use, out of any of that class of uses will not be permitted other than in exceptional circumstances.

BT10.1 The Parish is a rural area with employment in this sector which it is important to protect.

5.5 Community Facilities and Wellbeing

Objectives

- Promote a safe and cohesive community with access to a wide range of local facilities.
- Retain and improve existing children's play facilities
- Promote new play provision within the Parish for older children and teenagers.
- Ensure that valued green space, outdoor sport and recreational land is protected from development.
-

Policy CFW1 Support Independent Living

New, converted and extended independent living and care homes will be supported provided that the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.

CFW1.1 35% of the community are aged over 65 compared to a national average of 16% (source Community Profile). Provision of services for the elderly is limited and not considered sufficient to meet the demands of the ageing population within the Parish.

Policy CFW2 Recreation facilities

The provision of recreational facilities will be supported provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable.

CFW2.1 Surveys have shown how well valued the Village Hall is to residents (this is a shared facility located within Patching parish). Proposals to revitalise the old BMX track will be supported.

Policy CFW3 Protection of assets of community value

Proposals that will enhance the viability and/or community value of any property that may be included in the register of Assets of Community Value will be supported. Proposals that result in the loss of such a property or in significant harm to its community value will be resisted, unless it can clearly be demonstrated the continuing operation of the property is no longer economically viable. Typically this would mean the site has been marketed at a reasonable price for its current or any other suitable employment or service trade uses for at least a year, and no interest in acquisition has been expressed.

CFW 3.1 The buildings in Clapham currently proposed for inclusion in the Register of Assets of Community Value are : The Church of St Mary the Virgin, Clapham and Patching

C of E School and The Junction shop/café. They are recognised as significant in the economic and social viability of the village.

CFW3.2 The loss of the shop/café, Church and School building in the village would have a significant impact on the community. Each asset is a feature of daily life for residents and each plays a central part in the vitality of the Parish and the sense of community.

Policy CFW4 Designation of local green spaces

The Parish Council has designated the areas shown in Schedule B as Local Green Space. Proposals for development of these areas will not be permitted except in special circumstances.

CFW4.1 Clapham is a rural parish defined by its open spaces. Maintaining existing green spaces encourages biodiversity and reinforces village identity.

5.6 Housing and Design

Objectives

- Small scale limited housing development will be supported where the development has demonstrated that it meets a local need and/or is provided in a suitable and sustainable location.
- Ensure that new housing development includes a range of house types including affordable housing which is integrated and inclusive within the overall development.
- Ensure that all new development is designed to maintain the character of its surroundings
- Maintain the open countryside setting and preserve the existing rural character and setting.
- Ensure that agricultural land is protected from development.

Policy HD1 Grade 1, 2 and 3a Agricultural Land

No development will be permitted on land Graded 1, 2 and 3a of the Agricultural Land Classification

HD1.1 In order to safeguard future food production and in turn future employment in the locality and to maintain the rural aspect of the parish.

Policy HD2 Quality of Design

Proposals for new housing, or extension or alteration of existing housing, must be of high quality and designed to reflect the local character. Plans must demonstrate how they meet the policies set out in this Plan, and should be subject to a design brief which demonstrates how the character of the parish will be reinforced.

HD2.1 To ensure that development and materials respect the local character and location.

Policy HD3 Housing mix

Proposals for new housing must deliver a range of house types and tenures including family houses, bungalows, sheltered accommodation and shared equity properties. Proposals that involve the provision of housing for Buy to Let investment opportunities will not be supported. Applicants will be expected to provide a report with their planning application detailing a Clapham-specific dwelling mix (including provision of affordable housing), clearly demonstrating how the development addresses the needs of current and future households. A proportion of the housing proposed is required to meet Lifetime Home standards in order that homes are suitable for households whose needs change over time. Affordability will be secured through provision of rental and shared equity housing via a Parish Council approved social housing provider. Affordability will be assured in perpetuity through a Community Land Trust or other means.

HD3.1 The housing needs survey undertaken in 2014 identified a need for local housing to meet the needs of both young and old. Lifetime Home standards will assist with the needs of our ageing population and affordable housing will give our younger people a chance to remain in the Parish.

Policy HD4 Housing Density

The density of new developments shall be appropriate to its location.

In general a maximum density of 24 units per Ha shall apply to small infill development within the settlement boundary. A maximum of 40% affordable housing provision will be sought on all sites coming forward under this policy unless exceptional circumstances can be demonstrated.

HD4.1 To ensure that it does not harm the established character and appearance of the local area.

HD4.2 The Housing Needs survey identified a need for affordable housing in the Parish.

Policy HD5 Housing site allocation

Permission will be granted, within the Plan period, for a maximum of 30 new homes on one or other of the pieces of land identified on the Proposals Map.

The development will provide a housing mix as defined in policy HD3; it will also redevelop the former BMX track site to a recreation/leisure site and provide a new community facility development either on the existing shop/café site or adjacent to the Village Hall. Any such development proposal would be expected to provide alternative, safe access to the site.

HD5.1 The parish does not have a housing allocation, however, the Housing Needs Study identified a local requirement for homes. One of the sites is brownfield land currently being used as a works depot for WSCC. The site is expected to close in the lifetime of this Plan. The other brownfield site is currently used as a builders merchant, causing issues of noise and traffic, and felt to be inappropriate in this location.

HD5.2 In seeking to bring this site forward for development the Parish wishes to secure the future of the village shop/café and improve play provision for Parish children.

Policy HD6 Windfall sites

Permission will be granted for small residential developments on infill and redevelopment sites within the Parish, subject to the following conditions being met:

- i) The development complies with the other relevant policies of the adopted Neighbourhood Development Plan.**
- ii) The scale and design of the development is appropriate to the size, character and role of the settlement. In deciding whether the scale is appropriate, account will be taken of the cumulative impact of extant unimplemented permissions within the**

Parish as a whole.

iii) The Parish and landscape character is conserved or enhanced, especially where the character of the area is specifically recognised, such as the SDNP, Conservation Area and Listed Buildings.

iv) The proposal creates safe and accessible environments that offer good access via a range of transport modes. Sites where it is possible to walk easily to local facilities will be considered preferable to sites that are further away, thus making car journeys to shops and schools more likely.

v) A maximum of 40% affordable housing provision will be sought on all sites coming forward under this policy unless exceptional circumstances can be demonstrated.

vi) Land is demonstrated to be used effectively and comprehensively. Arbitrary sub-division of land or piecemeal development will be considered unacceptable.

vii) The proposal is demonstrated to be deliverable and viable, having regard to the necessary contributions towards local infrastructure and affordable housing within the parish.

viii) All development will be expected to use brownfield sites within the settlement boundary.

viii) Wildlife must be conserved or enhanced.

HD6.1 Small residential developments on infill and redevelopment sites will come forward during the life of this plan. It is important to the residents that the integrity and character of the built environment is maintained.

Policy HD7 Outdoor space

Proposals for new housing development should include good quality outdoor amenity space - either private gardens or a shared amenity area - and should contribute to providing native tree cover and improved biodiversity. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

HD7.1 Good quality outdoor space improves recreation opportunities for young and old, contributes to the open feel of the village and provides opportunities to increase biodiversity.

Policy HD8 Attention to detail

The following items must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards;**

- **Meter boxes need not be standard white units: a bespoke approach will be encouraged that fits in with the materials used for the remainder of the building. Positioning should be unobtrusive;**
- **Flues and ventilation ducts should be carefully positioned, ensuring that they are as unobtrusive as possible. Good quality grilles should be used that fit in with the approach to materials for the building as a whole;**
- **Gutters and pipes should fit into the overall design approach to the building and aim to minimise their visual impact;**
- **Lighting schemes should prevent light spillage/pollution and glare and face inwards away from open landscapes.**
- **Satellite dishes must be positioned carefully and as inconspicuously as possible. Telephone lines must be placed underground.**

HD8.1 These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the design requirements outlined above.

Policy HD9 Local Connection

Affordable housing delivered as part of policies HD5 and HD6 will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Clapham with a Clapham connection meeting one of the following categories:

- (a) a person who currently lives in the Parish and wishing to move to a smaller property in order to release larger accommodation**
- (b) a person who currently lives in the Parish and has an appropriate housing need because their family size has increased**
- (c) a person who currently lives in the Parish and wishes to transfer to a similar sized property**
- (d) a person from the Parish who is subject to a planned management transfer based on medical grounds**
- (e) a person who has previously lived in the Parish for 5 or more years up to the age of 16**
- (f) a person who has for 5 years prior to such acquisition or occupation been in continuous full or part-time employment (excluding seasonal employment) in the Parish or has accepted an unconditional offer of employment in the Parish.**

Purchase or rental shall be made available in the first instance only to persons fulfilling the above criteria. If after three months no such person has expressed the wish to purchase or rent the property, the qualifying conditions shall be extended for a further three months to include persons living or working in the parishes of

Patching and Findon. If there is still no potential purchaser or renter, the property may thereafter be offered on the open market.

In the case of essential agricultural dwellings, these are to be occupied by person(s) employed or last employed in agriculture.

HD9.1 Evidence gained through the Housing Needs Survey indicates a requirement for local homes to enable local people to stay in the village. NPPG para 74 allows neighbourhood plans to contain a distinct local approach to that set out in strategic policy and this is being used to try to ensure that the local community has the best possible chance to benefit from new affordable homes.

Policy HD10 Car parking

Development proposals will be supported only if they include the maximum level of off street parking consistent with the current standards under the Local Plan. Developments that reduce the amount of off- street parking currently available will only be supported if they make enforceable provision for equivalent off- street parking nearby. Parking spaces provided in connection with such proposals will be required to be made available in perpetuity.

HD10.1 Parking in Clapham is a constant issue with traffic flows interrupted, blocked driveways and parking on pavements. New development must seek to ensure that these problems are not exacerbated.

Policy HD11 Integration of new housing

Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.

HD11.1 It is important that any new housing is fully integrated to the community so that residents are readily able to access existing village facilities, such as the Church, via footpaths, roads etc.

Policy HD12 Clapham and Patching School

Proposals for conversion of the buildings at the current Clapham and Patching School site into sheltered/assisted accommodation for elderly residents will be supported.

HD12.1 The School is a Listed Building within the Conservation Area and as such any change to the building would need to be sensitively handled. We fully support the continuing use of the building at school. However, given the size of the School and the expectation that new, larger schools will be built nearby, it is possible that it may close during the life of the Plan. If this should happen the building could be converted to provide new homes, preferably sheltered and/or assisted housing for elderly residents, for which a demand has been shown in the Housing Needs Survey.

5.7 Environment and Sustainability

Objectives:

- Retain and increase hedgerows, woodlands and trees
- Conserve trees of special character/amenity value
- Conserve historic buildings and buildings of special character which contribute to the heritage value and setting of the Parish
- Maintain the rural nature and identity of the village
- Ensure that flood risk and water pollution is minimised throughout the Parish
- Support and promote viable and sustainable forms of energy generation

Policy ES1 Surface water management

New development should aim to reduce the overall level of flood risk from surface water run off in the area:

- **Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased. No development shall commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE Digest 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.**
- **Consideration should be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternative to conventional drainage where appropriate, but not where the winter water table is less than 0.7 of a meter below ground level. Sustainable drainage systems on private property, whether they are private or adopted, must be approved by the relevant SUDS Approval Body (SAB) prior to the commencement of development and conform to the recommendations of the SUDS Manual produced by CIRIA. All approved sustainable drainage systems shall be recorded on the flood risk register.**
- **The site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall. Any proposed mitigation measures proposed as part of the Flood Risk Assessment must be deliverable and sustainable, including details for the provision of long term maintenance and management of any new feature for the lifetime of the development.**

- **The Parish Council supports the goal of ensuring that the environment and water quality within the catchment is either maintained or improved to its highest possible level including seeking to enforce riparian responsibilities. There is a presumption against culverting and the constricting of watercourses and their immediate environs.**

ES1.1 Flooding from surface water in The Street is an issue for the Parish but it is also considered important that any development does not exacerbate the problems experienced in neighbouring Parishes.

Policy ES2 Protection of trees and hedgerows

Development that damages or results in the loss of ancient trees/trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and habitat will be resisted. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals should be accompanied by an independent survey that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained.

ES2.1 Trees and hedgerows contribute to the open and pleasant feel of the Parish, its play areas and residential properties. The removal of trees to make way for development can completely change the amenities of an area and must be resisted. Loss of areas of ground cover and habitat can have a significant effect on wildlife.

ES2.2 Green Infrastructure corridors such as woodland and well maintained hedgerows provide important wildlife habitats and cover for migration of wildlife. The Parish of Clapham has a number of small copses, mature hedgerows, woodland and similar habitats hosting a variety of wildlife. These have potential to enhance biodiversity within the parish. Planting with native species to reduce gaps in cover would be encouraged.

ES2.3 Woodland and permanent grassland absorbs and retains more water than arable land, and arable land retains more water than developed areas with hard surfaces. In order to help protect housing, roads and farmland from flooding, farmers and landowners will not be permitted to take land out of woodland use and will be encouraged to plant trees in farmed areas susceptible to flooding. Development on agricultural land will not normally be permitted.

Policy ES3 Renewable Energy

Proposals for energy generating infrastructure using renewable or low carbon energy sources, to serve individual properties or groups of properties, will be supported provided that:

- The energy generating infrastructure is located as close as practicable to, and is in proportion to the scale of, the existing buildings or proposed development it is intended to serve**
- The siting, scale, design and impact on landscape, views and wildlife of the energy generating infrastructure is minimised and does not compromise public safety and allows continued safe use of public rights of way**

- (c) **Adjoining uses are not adversely impacted in terms of noise, vibration, stroboscopic effect, or electromagnetic interference**
- (d) **Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme or equivalent standard.**
- (e) **Proposals for energy generating infrastructure on land in agricultural production or on Grade 1 or 2 agricultural land will not be supported. Such equipment placed upon industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.**

Notwithstanding the above, schemes which can be proven to provide benefit to the community will be considered upon their merits.

ES3.1 The Arun DC Energy Efficiency Strategy 2014-2019 actively encourages the use of renewable energy schemes and the Parish Council supports this approach.

ES3.2 Microgeneration Certification Scheme (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources.

ES3.3 Maintaining the agricultural land uses surrounding the parish is of paramount importance to this rural parish, not just for the employment but also the biodiversity it supports.

Policy ES4 Buildings and structures of character

The following properties should be included in the SDNP list of Buildings and Structures of Special Character as they are of significant local interest and contribute to Clapham's distinctiveness:

North House, The Street (this property is designated in the ADC Supplementary Planning Document)

The Old Rectory (now divided into South House and North House

Springbourne and Summerfold, Rectory Lane (including small barn belonging to Springbourne)

Tudor Barn and adjoining buildings (previously Clapham Farm)

The Old Post Office and 158 The Street

Flint Cottage and Bramble Cottage, The Street

Holt Farm House, Holt Lane

Bay Tree Cottage, Brickworks Lane, Clapham Common

The Old Barn and The Old Stables, Brickworks Lane, Clapham Common

Clapham Lodge, Woodland Close

Development proposals relating to the buildings of local character listed above will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use. Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings are maintained.

ES4.1 Such buildings and structures contribute to the rich history and character of the Parish. The use of 'permitted development' rights can lead to key features being removed or inappropriate extensions being added which detract from that character.

ES4.2 The buildings and structures considered worthy of inclusion in the list will be put forward to the LPA.

Policy ES5 Conservation Area

Proposals that adversely affect the setting of the Conservation Area will not be supported.

ES5.1 The Conservation Area is important both historically and visually. It is important that developments that might affect views into and out of the Conservation Area or the setting of buildings are strictly controlled.

ES5.2 Work on the Neighbourhood Plan has identified two areas possibly worthy of designation as a Conservation Area. Historical data is now being assembled to present to the relevant authorities for consideration.

Policy ES6 Open Access and Permissive Paths

Clapham Parish Council will seek to negotiate further open access and permissive paths, bridle and cycleways with local landowners to open up access for walking within the Parish.

ES 6.1 In order to improve health and wellbeing and improve access between settlements Clapham Parish Council will work with landowners to provide permissive paths which provide circular routes, and to access grant schemes with the aim of helping landowners reduce problems caused by people seeking unauthorised access.

ES6.2 Any permissive paths must be adequately signposted to stop problems with unauthorised access onto farm and woodland.

Policy ES7 'Unlit village' status

Development proposals which detract from the unlit environment of the Parish will not be supported.

ES7.1 Clapham has a number of areas where light pollution is minimal and the full night sky can be seen. Clapham will seek to develop this status as part of its tourism offering (reference darkskydiscovery.org.uk). SDNPA is actively encouraging parishes to protect their dark skies.

Policy ES8 Old Flint and Brick Walls

Development proposals which seek to remove or replace the flint and brick walls shown on Maps Flint 1-4 will not be supported (see Evidence Base).

ES8.1 The flint and brick walls contribute to the character of the Parish and its architectural history; they should be maintained and conserved.

5.8 Supporting Evidence/Background Documents

The following were used in the creation of the Plan:

Supporting Evidence:

Residents Survey 2014

Business Survey 2014

Children's Survey 2014

Community Engagement Events 2014 and 2015

Clapham Listed Buildings

Clapham TPO's

Action in Rural Sussex - Community Profile

Natural England Designations

Clapham Conservation Area

State of the Parish Report 2015

Housing Site Appraisal Report 2015

Sussex Biodiversity Centre - Desktop Biodiversity Report

Dept. of Transport Accident Reports 2005-2013

Background Documents

South Downs National Park Access Network and Accessible Natural Greenspace Study 2014

South Downs National Park Management Plan

Flood and Water Management Act (2010)

Arun District Local Plan 2003

Arun District Draft Local Plan (2011-2031)

Arun District Strategic Housing Land Availability Assessment, SHLAA (2012)

Arun District Housing Strategy 2010-15

Arun Play Strategy 2011-16

Arun DC Energy Efficiency and Fuel Poverty Strategy 2014-29

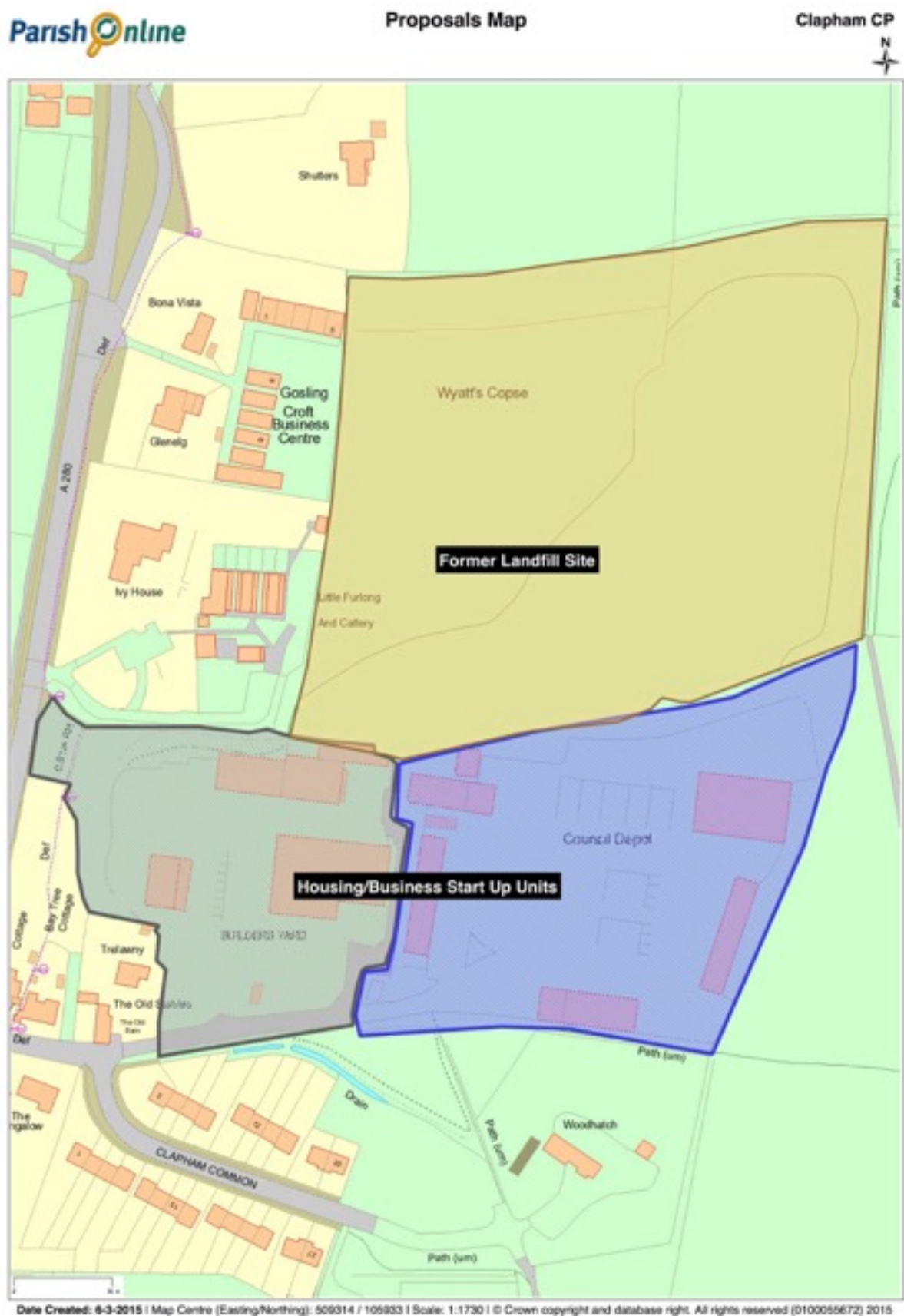
Report on June 2012 Flood Event

Flood and Water Management Act (2010)

National Planning Policy Framework (NPPF)

ADC - SPD - Buildings or Structures of Character Adopted September 2005

5.9 Proposals Map



Schedule A - Assets of Community Value

The following building have been put forward to SDNP for inclusion on the Register of Assets of Community Value:

The Church of St Mary the Virgin

Clapham and Patching C of E School

The Junction shop/café.

Schedule B - Local Green Spaces

1. The Rec, The Street

Play area in the village heart used by residents for play and social gatherings.

2. The former BMX track

Area of land left to grow wild which provides a natural quiet space and is appreciated for the wildlife it supports.

3. Church Field

Tract of land in the heart of the village much enjoyed as a place of tranquility and wildlife.

