



# Clapham Neighbourhood Development Plan 2015 to 2035

***Submission Plan*** (August 2015)

*With post-examination modifications (December 2015)*





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To be read in conjunction with the Evidence Base at  
<http://clapham.arun.gov.uk/claphamnnp>

# 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 Clapham Woods (111.3ha) 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).

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.

## 1.1 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 National Planning Policy Framework (NPPF) and local policy, in our case the 2003 Arun District Council 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 National Planning Policy Framework, the West Sussex Structure Plan, Arun District Council 2003 Local Plan and the emerging South Downs National Park 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, <http://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.

## 1.2 The 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 CNDP or 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.

### 1.2.1 Aims:

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

## 1.3 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.

## 1.4 How the Plan is organised

The Plan is organised into the following chapters:

- Chapter 1** Introduction; provides an introduction to the neighbourhood planning process and how the Plan has been formulated;
- Chapter 2** Context; provides planning policy context for the planned proposals;
- Chapter 3** About Clapham; information about the state of the Parish today;
- Chapter 4** Vision and Core Objectives;
- Chapter 5** 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>

## 1.5 Sustainability Appraisal

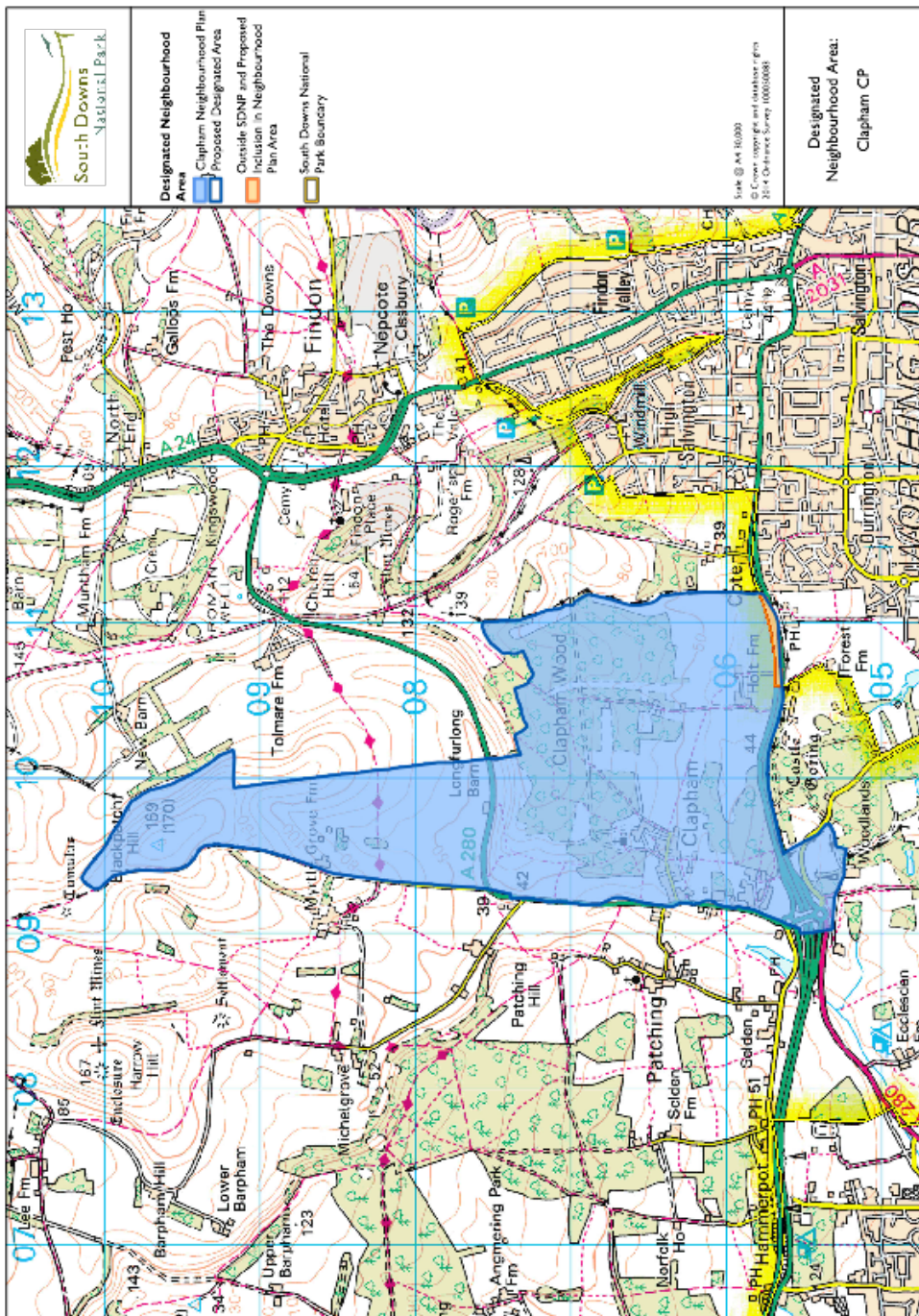
Neighbourhood Plans must be in line with European Regulations on Strategic Environmental Assessment and habitat regulations. The SDNPA has confirmed that a strategic environmental assessment (SEA) is required (see Evidence Base).

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, if successful at Referendum, from 2015 to 2035.

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). 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.

# 1.6 Designated Neighbourhood Area Map





# 2 Context

## 2.1 Introduction

This chapter sets out the planning policy context for the Plan, identifying existing planning policy 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 Government's 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 is also an important guide in the 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 (CNDP) must be in conformity with the strategic policies of the development plan. The CNDP currently complies with the saved policies of the adopted 2003 Arun Local 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 this has proved difficult as their policies have been evolving during the final stages of this Plan. The CNDP therefore focuses on being in conformity with the relevant saved policies of the 2003 Arun Local Plan.

### **2.2.3 2003 Arun Local Plan**

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

- 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
- 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 an 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 Authority became the organisation with 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 wellbeing 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.

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?

This chapter sets out social and demographic statistics about the Parish, and information about the local community today such as housing issues, transport and movement patterns, local employment, environment and heritage and flood risk.

## 3.1 The built areas of the Parish



## 3.2 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, Church House and Clapham Farm (now called Tudor Barn) 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 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; in 2011 it was 275.

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 Village Hall building, in Patching Parish, 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 (see Evidence Base for further details).

There are many prehistoric flint mines in the Parish, as well as a number of Bronze Age barrows. In 2006 '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](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 in operation until 1978. In 1920 the Brick and Tile Works occupied 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'.

## 3.3 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

## 3.4 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.

### **3.4.1 Habitats**

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'.

### **3.4.2 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 Sanicle, Wild Strawberry and Early Purple Orchid. Tuberous Comfrey is also recorded from the site; it is a rare species in the county'.

### **3.4.3 Tree Preservation Orders**

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

### **3.4.4 Character and Heritage**

The Parish contains just 137 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. The Parish is characterised by its rural aspect, historic buildings and walls, and the use of local materials (principally brick and flint), and is enhanced by the clear demarcation between the settlement and the fields and rural area beyond.

### **3.4.5 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).

### **3.4.6 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).

### **3.4.7 Conservation Areas**

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

### **3.4.8 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).

### **3.4.9 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).

### **3.4.10 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 on Brickworks Lane and, at the end of the lane, by the West Sussex County Council Highways Depot. Part of the land to the north, known as Wyatt's Copse, where clay had been excavated historically, was later used as a landfill site and is now registered as a former landfill site. In 1965 a licence 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.

### **3.4.11 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.

## **3.5 Getting Around**

### **3.5.1 Buses**

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

### **3.5.2 Trains**

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

### **3.5.3 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 of the Parish, with only three clients from Clapham Lodge and 2 other residents using it during 2014. This may be due to lack of publicity.

### **3.5.4 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).

### **3.5.5 Roads and traffic**

Traffic is a major concern to the residents of Clapham. The main route into and out of Clapham Village (The Street) 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 car park 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 (See Evidence Base).

The busy A280 runs to the west of the village and then crosses from west to east before heading towards Findon. This stretch of road has wonderful views of the South Downs in one direction and towards the sea in the other.

### **3.5.6 Street Lighting**

Clapham is largely free from light pollution, 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. The Parish has signed up to the SDNP Dark Skies initiative and values its status as an unlit village.

### **3.5.7 Cycling**

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

## **3.6 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.

### **3.6.1 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 26 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 up to 60+, depending on the season. The key employment areas lie outside the village in Worthing, Littlehampton, Chichester and beyond, with consequent high levels of commuting.

### **3.6.2 Tourism**

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

- The Church of St Mary the Virgin (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.

### **3.6.3 Public Houses**

The village does not have any public houses.

### **3.6.4 Restaurants/Cafés**

The village has no restaurants and one café.

## **3.7 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.

### **3.7.1 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 caters for 4-11 year olds, and currently educates sixty-seven pupils. Many of the pupils do not reside in the Parishes of Clapham or Patching. The latest Ofsted report ranks the overall effectiveness as Good; the Ofsted Data Dashboard evidences continued improvement in performance year on year.

## **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.

### **3.7.2 Churches**

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

### **3.7.3 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 free delivery service for prescriptions.

### **3.7.4 Care Homes**

Clapham Lodge Care Home, located in Woodland Close at the end of The Street, caters for up to 26 elderly residents. Permission has recently been granted for 10 additional rooms.

### **3.7.5 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 membership charity, of which the members are the adult residents of both Parishes. It 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.

### ***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); Arun DC 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; 62.5% 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. Only 20 of 123 respondents (16.26%) felt that providing allotments was very important, moderately important, or slightly important.

### ***Mobile Library***

The mobile Library comes to Church Lane every other week on a Wednesday from 11.25 am to 12 noon.

### ***Police***

The community has a Police Community Support Officer, who also covers Angmering, Findon and Patching.



# 4 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 or adjacent to the Parish boundary, 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;
- Ensure 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 Neighbourhood Plan Policies

## 5.1 Introduction

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

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

Each topic has its own section. Each of these sections is broken down into sub-sections relating to each objective and containing policies relating to that objective. Each policy is set out in a box, followed by text providing the rationale for it.

## 5.2 General

### **Policy G1 The Presumption in Favour of Sustainable Development**

Planning applications which accord with the policies of the Neighbourhood Plan will be approved unless material circumstances dictate otherwise.

Planning permission will also be granted where relevant policies of the Plan are out of date or silent unless:

- Other relevant policies in the development plan for Arun or the South Downs National Park indicate otherwise; or
- Any adverse impacts of the policies would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole; or
- Specific policies in the NPPF or other material considerations indicate that development should be restricted.

**G1.1** The NPPF and other legislation and guidance require that planning applications which accord with the policies and phasing of the Plan will be approved. The Parish Council recognises that the community needs to grow and provision must be made to meet local needs. External pressures may change priorities in the future and it will be important to review and update policies regularly.

The Parish Council will take a positive approach to its consideration of development, and this policy will incorporate the key principles from the NPPF into the Plan. Where planning applications are to be considered against the policies of the 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.

Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas, and should be given great weight in National Parks and the Broads.

## 5.3 Getting Around

### Objectives

- Support sustainable forms of transport (walking, cycling and public transport) and work with SDNP and landowners to create new bridle/cycle ways and connections within the South Downs National Park;
- Support initiatives that reduce the CO<sub>2</sub> 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.

**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 Community Infrastructure Levy (CIL) funds accordingly.

**GA1.4** Existing community transport will be preserved and, where appropriate, be enhanced as demand increases.

### **Policy GA2      Footpath and bridle/cycle path network**

Support will be given to proposals that improve and extend the existing footpath network and which provide bridle/cycle paths, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside, subject to compliance with other Plan policies. 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.

**GA2.2** The use of existing footpaths by cyclists is a constant issue in the Parish, causing danger to walkers. Working with the landowners and WSCC, the Parish Council will seek both to upgrade the status and surface of some existing footpaths to bridle/cycle ways, and to investigate the creation of additional routes.

## **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 unless the proposal would cause unacceptable harm to the amenities of local residents.

**BT1.1** Encouraging businesses to remain in Clapham is important, given the limited amount of employment opportunities. Proposals to upgrade or extend should be encouraged (see Evidence Base for map of sites).

**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 other 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.

**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 not unacceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) for units of over 500 sq. m. will be resisted.

Use of the piece of land shown on the Proposals Map (at 5.10) will be permitted for small light industrial units.

**BT3.1** Light industrial uses will be supported. However, general industrial use (B2) and distribution and storage (B8) in units of over 500 sq. m. are considered inappropriate for the Parish due to the heavy goods traffic they can generate. The current level of heavy goods traffic has a highly detrimental effect on Clapham Common (see Evidence Base). Any increase in such traffic would have a further detrimental effect on the Parish and on existing businesses.

**BT3.2** The current use of the WSCC depot site causes issues of noise and traffic and is felt to be inappropriate in this location. The site is brownfield land, and is expected to close in the lifetime of the plan. If the site were to become available, use for small light industrial units would reduce the size and volume of traffic, and provide opportunities for local people to start new businesses (a need for which has been expressed in the survey - see Evidence Base).

#### **Policy BT4      The Village Shop/Café**

Loss of the village shop/café will be resisted. 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. Any proposal to alter or extend the current shop will need to show that it will preserve and enhance the Conservation Area.

**BT4.1** The village shop/café is important both to residents and to visitors; 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 are appropriate to their surroundings and do not add to signage 'clutter'. Illuminated shop-front signage will not normally 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      Sustainable 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 recognised village envelope (as shown on the map at Schedule A) will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape character.

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      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., subject to them not having an undue impact upon the landscape of the National Park.

**BT7.1** 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. Fibre is currently being supplied to The Street and will be extended to Clapham Common in the near future.

### **Policy BT8      Sustainable Commercial Buildings**

All new commercial development shall, where possible, be designed to provide:

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

**BT8.1** The Arun DC Energy Efficiency Strategy 2009-2013 actively encourages the use of renewable energy schemes, and the Parish Council supports this approach.

## **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 site falls within the recognised village envelope (as shown on the map at Schedule A), 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 highly residents value the Village Hall (this is a shared facility located within Patching Parish) and the former BMX track. 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 has been 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.

**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. Each asset furthers the social well-being of the local community.

**CFW3.2** The loss of the shop/café, Church or School would have a significant impact on the village community. Each asset is a feature of daily life for residents and each plays a central part in the vitality of the Parish and its sense of community (see Evidence Base for description of the rules relating to Assets of Community Value).

### **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, such as where the development meets specific necessary utility infrastructure needs and no alternative feasible site is available.

**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 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 Housing mix**

All applications for new housing will need to demonstrate how the proposal meets the specific housing needs of the current and future households within the Parish.

**HD1.1** The housing needs survey undertaken in 2014 identified a need for local housing to meet the needs of both young and old.

**HD1.2** The Housing Needs survey identified a need for affordable housing to give our younger people a chance to remain in the Parish. Residents told us through the Parish Survey that they wanted all new development to be in keeping with the surrounding area and to include bungalows for the elderly and affordable housing.

### **Policy HD2 Housing Density**

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

**HD2.1** To ensure that new development does not harm the established character and appearance of the local area.

**HD2.2** Clapham Common is built at 24 units to the hectare; Woodland Close at 14 units to the hectare. For development to be in character with the locality, the density should be maintained at approximately the same level.

### **Policy HD3      Housing site allocation**

Permission will be granted, within the Plan period, for approximately 30 new homes on the land identified on the Proposals Map (5.10).

The development will be expected to provide a housing mix to meet the specific housing needs of the existing and future residents of the Parish in terms of house types and tenures, including an appropriate level of affordable housing.

**HD3.1** The Parish does not have a housing allocation; however, the Housing Needs Study identified a local requirement for homes. The site is brownfield land; it is currently being used as a Builders' Merchants, which causes issues of noise and traffic, and is felt to be inappropriate in this location. The site is expected to close in the lifetime of this Plan.

**HD3.2** Prior to planning permission being sought for any development at Site HD3, a design brief shall be prepared and shall then be submitted as part of the evidence in support of the planning application. The design brief should be prepared in consultation with relevant parties including the SDNPA and Clapham Parish Council.

**HD3.3** The policy proposes approximately 30 new homes. The development site is just over 1 hectare; for the development to be in character with the locality, the density should be in keeping with the surrounding settlement.

### **Policy HD4      Windfall sites**

Permission will be granted for residential developments on infill and redevelopment sites within the recognised village envelope (as shown on the map at Schedule A), subject to the following conditions being met:

- i) The development complies with the other relevant policies of the adopted Plan;
- ii) The scale and design of the development is appropriate to the size, character and role of the settlement;
- iii) The character of the landscape and built environment 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;
- v) Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable;
- vi) Wildlife must be conserved or enhanced.

**HD4.1** 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 HD5 Outdoor space**

Proposals for new housing development should include good quality outdoor amenity space - either private gardens or a shared amenity area. 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.

**HD5.1** 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.

**HD5.2** The SDNP Local Plan Policies on Landscape Character, Design, and Trees, Woodlands and Hedgerows will support the aspirations intended by this policy.

### **Policy HD6 Attention to detail**

The design of new housing should give full consideration to the following items:

- 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.

**HD6.1** 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. In addition to the larger-scale features of country lanes, grass verges, hedgerows and historic cottages and farmhouses, the rural character of the village is influenced by the absence of such items of visual clutter or suburban character and by the distinctive style of the minor features, for which this policy provides a management tool.

**HD6.2** Lighting schemes must also comply with policy CFW7.

### **Policy HD7      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 or with a Clapham connection, meeting one of the following criteria:

- (a) a person who currently lives in the Parish and wishes 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.

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.

**HD7.1** Evidence gained through the Housing Needs Survey indicates a requirement for local homes, to enable local people to stay in the village. NPPF para 74 allows neighbourhood plans to contain a local approach distinct from 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.

**HD7.2** ADC Housing Policy makes an exception for Clapham to allow 75% of affordable housing to be allocated for local connection.

### **Policy HD8      Car parking**

Development proposals will be supported only if they include the maximum level of off-street parking consistent with the current standards. New development must consume its parking requirements on-site so as not to add to the existing congested roads, unless evidence can be presented by the applicant that sufficient on-street parking is available.

**HD8.1** 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.

**HD8.2** Current standards are the County Council's Guidance on Car Parking in Residential Developments and Revised County Parking Standards and Transport Contributions Methodology.

### **Policy HD9 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.

**HD9.1** 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. There is a need for a safe crossing point from Clapham Common to the wider village facilities.

### **Policy HD10 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.

**HD10.1** 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 as a school for as long as this is viable. 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 20-year 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, apart from small residential and commercial extensions, will not be approved unless it can be demonstrated that the development will not increase the risk of flooding either to itself or to other land, arising from the carrying out and the use of the development.

Any planning permission for new development will be subject to a condition requiring that full details of the proposed surface water drainage scheme (including details of its route, design and specification and details of its management and maintenance) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage scheme has been implemented in accordance with the agreed details.

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

**ES1.2** Consideration should be given to the use of Sustainable Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate, but infiltration techniques may not be suitable 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 Local Planning Authority (SDNPA) prior to the commencement of development, and must confirm to the recommendations of the SUDS Manual produced by CIRIA. All approved sustainable drainage systems shall be recorded on the flood risk register and maintenance arrangements identified for the lifetime of the development.

## **Policy ES2      Protection of trees and hedgerows**

Development that damages or results in the loss of ancient trees/ancient woodland/trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and irreplaceable habitat will be resisted unless the need for, and benefits of, the development in that location clearly outweigh the loss. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals which affect sites with existing trees or hedgerows 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 amenity 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 movement 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 be encouraged not to take land out of woodland use and will be encouraged to plant trees in farmed areas susceptible to flooding.

### **Policy ES3      Renewable Energy**

Proposals for energy-generating infrastructure using renewable or low carbon energy sources will be supported provided that:

- (a) 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;
- (b) The siting of the energy-generating infrastructure and its scale and design minimise the impact on landscape character, heritage assets, views and wildlife, do not compromise public safety, and allow 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 Micro-generation 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.

**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** The 'Micro-generation Certification Scheme' (MCS) is an internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. The MCS certifies micro-generation 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 for the biodiversity it supports.

#### **Policy ES4 Buildings and structures of special character**

The Plan identifies the following buildings and structures as locally important heritage assets which contribute to the distinctiveness of the Parish:

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

The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application, in order to avoid or minimise conflict between the conservation of the heritage asset and its contribution to the distinctiveness of the Parish, and any aspect of the proposal.

**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 to the detriment of that character.

**ES4.2** Article 4 Directions will be sought to remove permitted development rights to further ensure that the character of the buildings are maintained.

#### **Policy ES5 Protecting the Setting of the 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 (For a description of the character of the Conservation Area, see the Evidence Base.)

### **Policy ES6      'Unlit village' status**

Development proposals which detract from the unlit environment of the Parish will not be supported. Street lighting will be discouraged even within the core village until such time as the majority of the community within the village demands it, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use, including floodlighting at equine establishments and on sports fields or sports grounds.

**ES6.1** 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: <http://darkskydiscovery.org.uk>) and has signed up to the SDNPA's Dark Night Skies initiative.

### **Policy ES7      Old Flint and Brick Walls**

Development proposals which seek to remove or replace the flint and brick walls shown in Schedule C will not be supported (see Evidence Base).

**ES7.1** The flint and brick walls contribute to the character of the Parish and its architectural history; they should be maintained and conserved.

## 5.8 Appendix – Aspirational policies for consideration by the Parish Council

While not relating directly to land use and development, the following items were considered of sufficient importance to be referred to the Parish Council for future consideration.

### **AP1 School Travel Planning**

Working with the school community and the Local Highway Authority, school travel plans will be reviewed/developed and promoted. Safer routes to the school and bus stops may be identified as part of these plans, and the necessary improvements or additions will be provided, including discouraging access to Clapham school by car. Measures, including traffic calming, to ensure that appropriate traffic speeds are achieved as part of overall schemes that fit within the landscape of the SNDP, and which improve cycling and walking opportunities for students and their families, will be supported.

**AP1.1** Children travelling from Clapham Common or from outside the village to the village school, or catching the bus to secondary schools outside the Parish, have to negotiate the busy A280. Improvements to provide a defined safe route would be supported.

**AP1.2** 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 of the car park at the Village Hall as the drop-off point and to provide a 'Safe Walk to School' route from that point.

**AP1.3** Speed of traffic was identified as a key issue in the residents' survey.

### **AP2 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, cycling and horse riding within the Parish.

**AP2.1** In order to improve health and wellbeing and to improve access between settlements, the Parish Council will work with landowners to provide permissive paths which offer circular routes, and to access grant schemes with the aim of helping landowners reduce problems caused by people seeking unauthorised access.

**AP2.2** Any permissive paths must be adequately signposted, to prevent problems with unauthorised access onto farmland and woodland.

A further list of 'Community Concerns' has been compiled and is included in the Evidence Base – this is, however, a live document to which items may be added or deleted at the Parish Council's discretion in future.

## 5.9 Supporting Evidence/Background Documents

The following were used in the creation of the Plan:

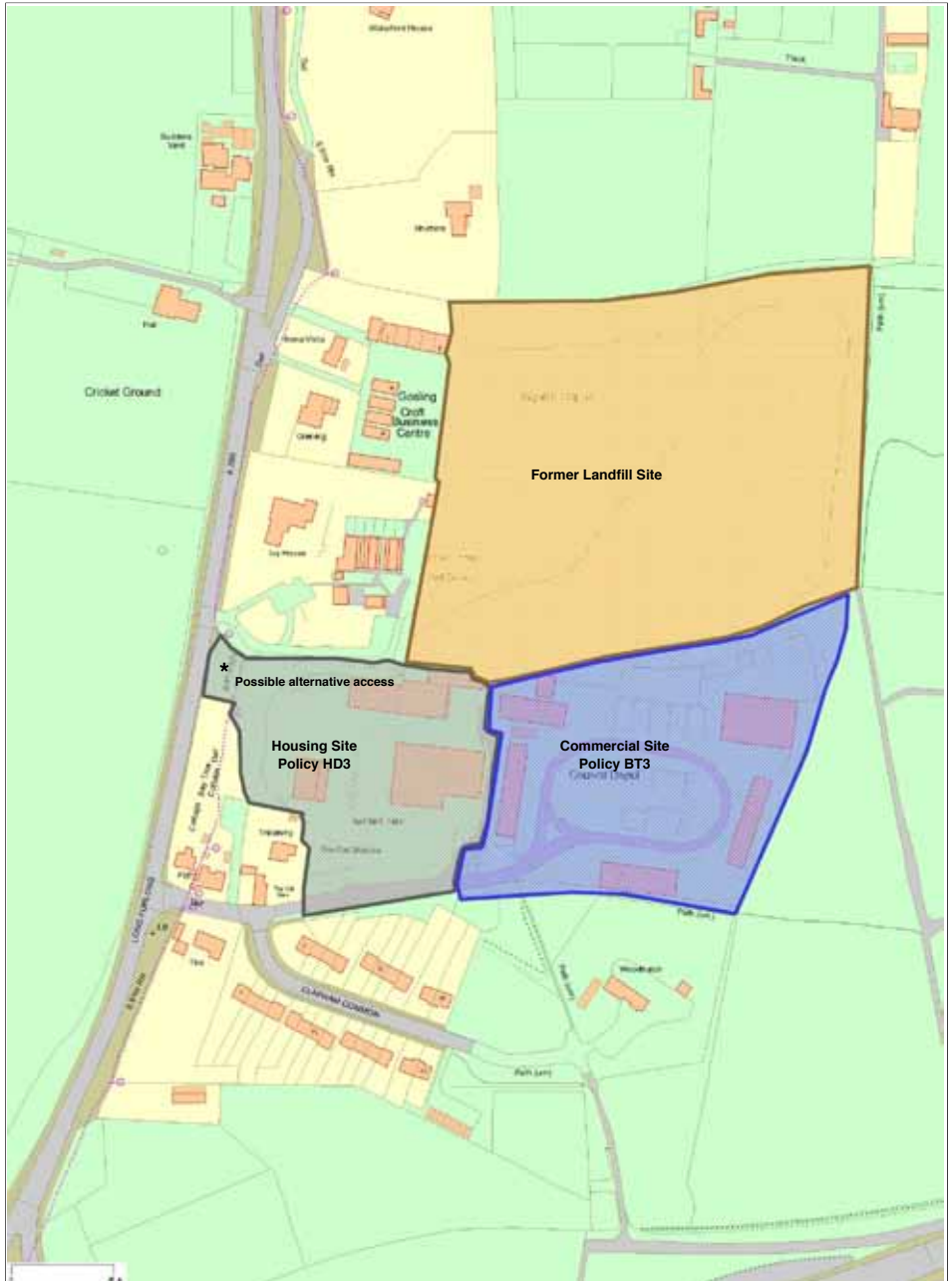
### Supporting Evidence

Residents' Survey 2014  
Business Survey 2014  
Children's Survey 2014  
Community Engagement Events 2014 and 2015  
Clapham Listed Buildings  
Clapham TPOs  
Action in Rural Sussex - Community Profile  
Natural England Designations  
Clapham Conservation Area  
State of the Parish Report 2014  
Housing Site Appraisal Report 2014  
Sussex Biodiversity Centre - Desktop Biodiversity Report  
Dept. of Transport Accident Reports 2005-2013

### Background Documents

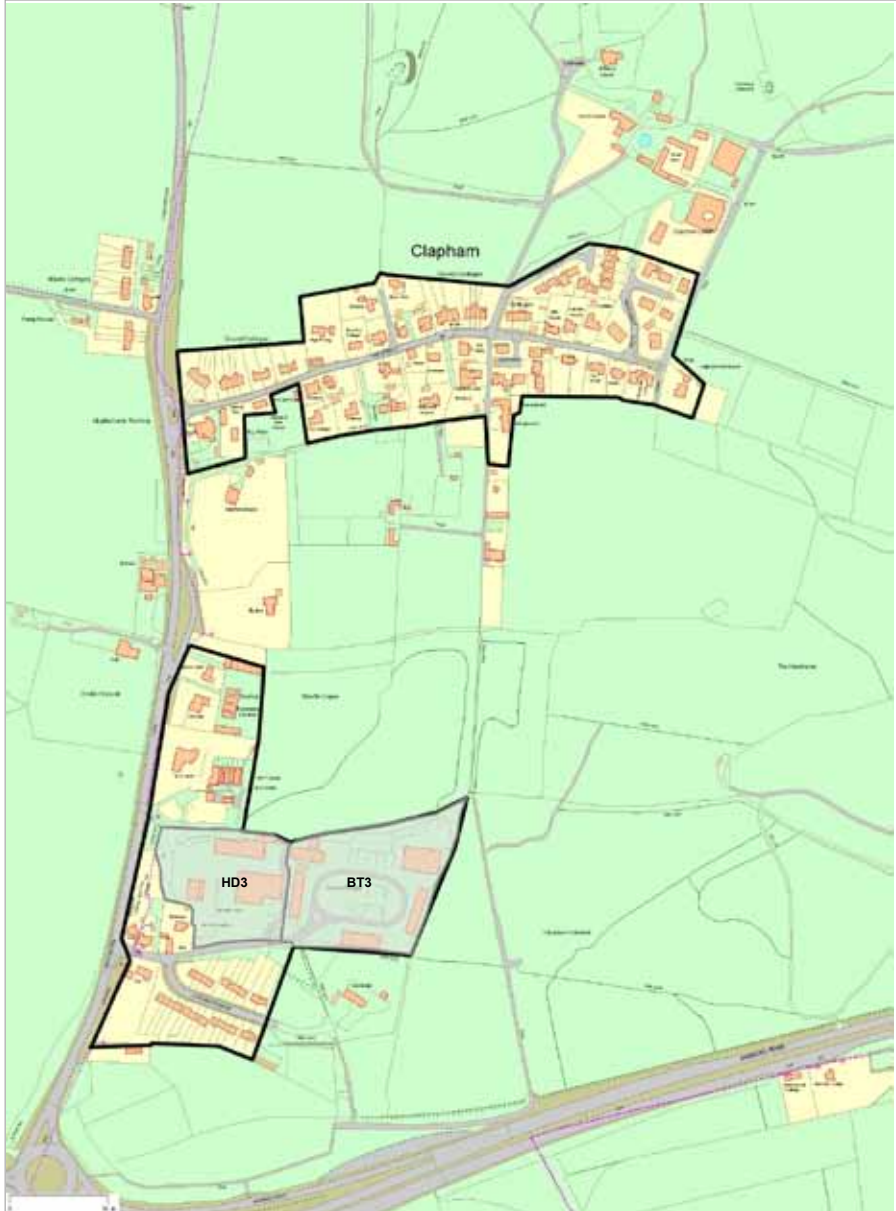
South Downs Integrated Landscape Character Assessment  
South Downs National Park Access Network and Accessible Natural Greenspace Study 2014  
South Downs National Park emerging Local Plan (Preferred Options)  
South Downs National Park Management Plan  
Flood and Water Management Act (2010)  
Arun 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  
West Sussex Minerals Local Plan (July 2003)  
West Sussex Waste Local Plan (April 2014)  
Report to Clapham Parish Council 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

# 5.10 Proposals Map



# Schedule A – Recognised Village Envelope

The following map indicates the area described in Policies BT6, CFW1 and HD4 as the 'recognised village envelope'.



## **Schedule B - Assets of Community Value (Policy CFW3)**

The following 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 C - Local Green Spaces (Policy CFW4)**

### **1. Clapham Recreation Ground ('The Rec'), The Street**

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

### **2. The former BMX track**

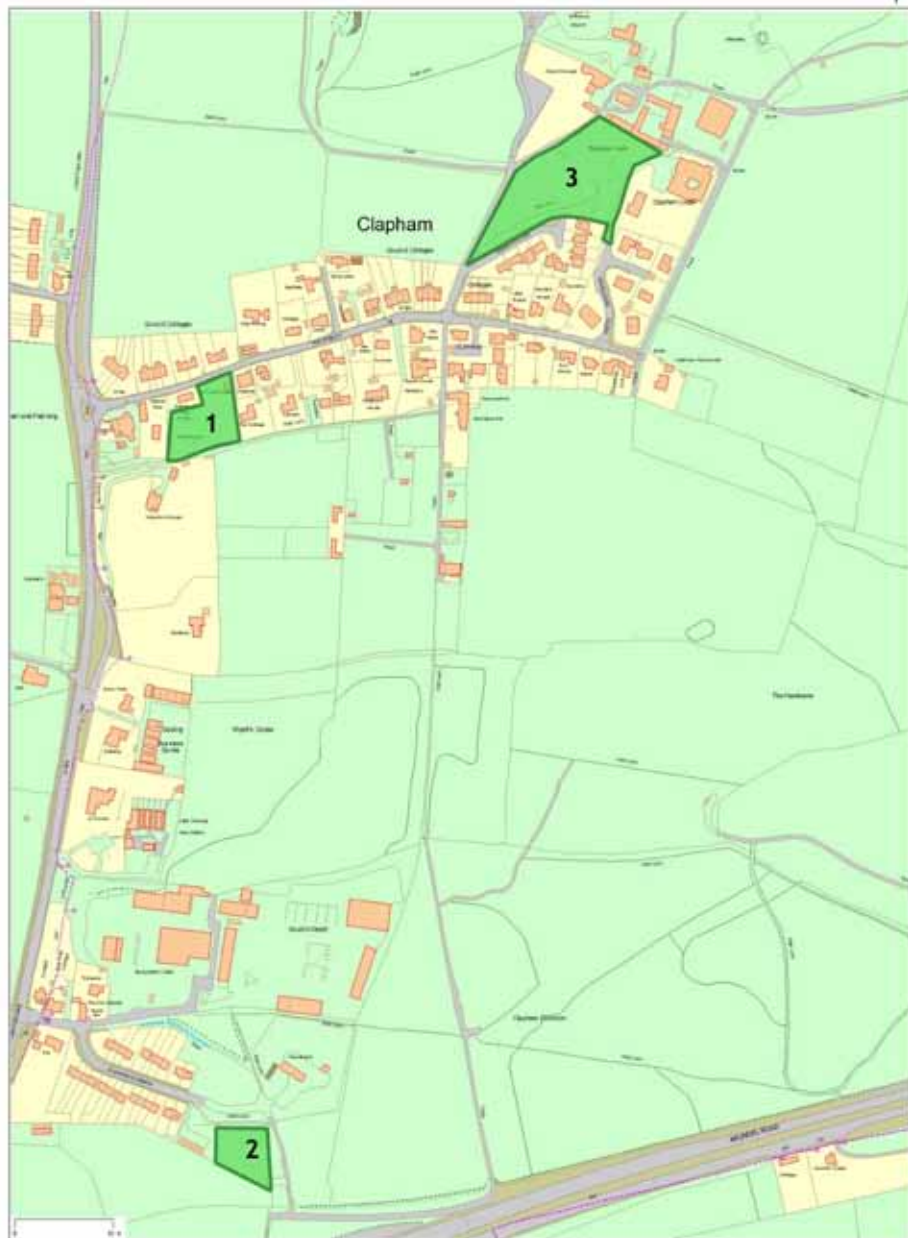
Area of land left to grow wild which provides a natural quiet space and is appreciated for the wildlife it supports.

### **3. Church Field**

Tract of land providing excellent views toward the Church, Church House and Tudor Barn (formerly Clapham Farm) to the north, and across the valley towards Patching to the west (see Character Assessment in the Evidence Base).



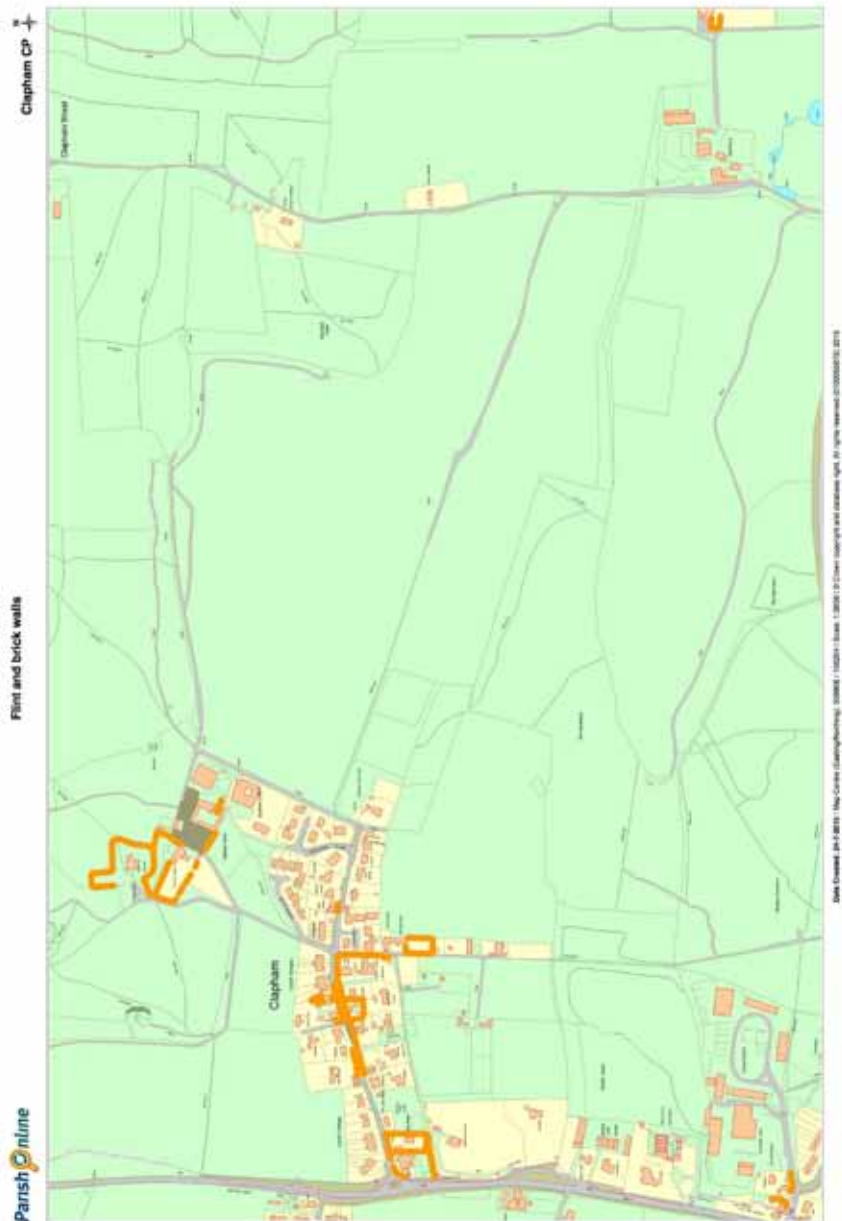
# Local Green Space Map (read in conjunction with Schedule C).



Date Created: 12-2-2015 | Map Centre (Easting/Northing): 509495 / 106126 | Scale: 1:3308 | © Crown copyright and database right. All rights reserved (0100055672) 2015

## Schedule D - Flint Walls

The following map shows the locations of the flint and brick walls covered by policy ES8.



Full-sized maps can be found in the Evidence Base.



Clapham  
Neighbourhood  
Development Plan