

**Agenda Item 7**  
**Report PC22/23-12**

Report to	<b>Planning Committee</b>
Date	<b>10 November 2022</b>
By	<b>Director of Planning</b>
Title of Report	<b>Adoption of Clapham Parish Design Statement as a Supplementary Planning Document</b>
Purpose of Report	<b>To recommend the adoption of the Clapham Parish Design Statement as a Supplementary Planning Document</b>

**Decision**

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**Recommendation:** **The Committee is recommended to approve the adoption of Clapham Parish Design Statement as a Supplementary Planning Document.**

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**Executive Summary**

- This report presents the Clapham Parish Design Statement (CPDS) to Planning Committee for adoption as a Supplementary Planning Documents (SPD).
- The CPDS provides further detail to policies SD4: Landscape Character and SD5: Design of the South Downs Local Plan and HD6: Attention to Detail of the Clapham Neighbourhood Plan for the parish of Clapham.
- The CPDS has been prepared by local volunteers and there has been considerable community input into the document. The CPDS has nine Design Guidelines to assist applicants make successful planning applications; they reflect local characteristics and are in keeping with existing design and characteristics of Clapham.
- Both the Parish Council and the SDNPA have consulted on the document. Representations have supported the CPDS and proposed only minor amendments to the document.
- Once adopted the CPDS will form a material consideration in the determination of planning applications in the parish of Clapham.

**I. Summary**

- I.1 This report presents the CPDS to Planning Committee for adoption as an SPD. The CPDS provides further detail to policies SD4: Landscape Character and SD5: Design of the South Downs Local Plan and HD6: Attention to Detail of the Clapham Neighbourhood Plan for the parish of Clapham.
- I.2 Village Design Statements describe the character of the landscape and built environment of an individual parish and include guidelines to help ensure that this character is conserved and enhanced by any new development in the area. They are eligible for adoption as SPDs, which once adopted form a material consideration in the determination of planning applications.

- 1.3 If approved, the CPDS would be the eighth Community Led Plan to be adopted as an SPD by the SDNPA and the first to be adopted in the District of Arun.

## **2. Background**

- 2.1 The SDNPA has set out its commitment to support the development of high quality Community Led Plans in the South Downs Partnership Management Plan (PMP). The South Downs Local Plan (SDLP) reinforces the importance of Community Led Plans, particularly Local Landscape Character Assessments and Village Design Statements. Paragraph 5.10 of the SDLP requires development proposals to be informed by community led plans when there is one in place. The recently adopted Design Guide SPD reiterates the importance of Village Design Statements and their role in ensuring locally distinctive design.
- 2.2 SPDs can be prepared by the Local Planning Authority or local community to provide more detail on policies in adopted development plan documents (DPDs). As their name suggests, they are intended to supplement rather than replace policies. SPDs should align with policy contained in the DPD. They should also be consistent with national planning policy.
- 2.3 A recent update to the National Planning Policy Framework (NPPF) has placed more emphasis on good design and the importance of design codes and guidance. Paragraph 129 of the NPPF supports the preparation of design codes or guidance. The NPPF is clear that design guidance can be prepared at the neighbourhood level. Guidance should be based on effective local community engagement and reflect local aspirations for development.
- 2.4 While a community can prepare the material required for a SPD, the administrative process must be led by the Local Planning Authority to ensure that the Regulations relating to the preparation of an SPD are met.
- 2.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements necessary for a Local Planning Authority (LPA) to adopt a document as SPD and these have all been met.

## **3. Clapham Village Design Statement (Appendix I)**

- 3.1 The Parish of Clapham has been actively engaged in community led planning since 2014, initially preparing a Neighbourhood Development Plan (NDP). The Clapham Neighbourhood Area was designated in 2014, and extensive community engagement was carried out to support the Clapham Neighbourhood Development Plan (CNDP) policies and community aspirations. The CNDP was adopted by the SDNPA in May 2016.
- 3.2 The CNDP includes a policy to ensure new development considers important design matters as set out in Policy HD6 – Attention to Detail. This policy identifies a number of specific design matters such as the positioning of bin stores, meter boxes, flues or ventilation ducts. Following the adoption of the CNDP the Parish Council began the process of preparing the CPDS to provide further guidance on locally distinctive design and prepare a series of design guidelines to inform development locally.
- 3.3 The CPDS, splits the Parish into four distinct areas. The CPDS describes the key features of each area including the landscape setting, important views, open spaces and the built environment, identifying features which are valued by the local community. The CPDS has nine Design Guidelines to assist planning applicants to make planning applications, which reflect local characteristics and are in keeping with existing design and characteristics of Clapham. The design guidelines are set out in section 3 of the CPDS at Appendix I. The appendices to the CPDS include a detailed description of the landscape setting of the Parish as well as a comprehensive analysis of the settlement.
- 3.4 The CPDS has been informed by extensive community engagement carried out in the preparation of the CNDP. Following a review of the CNDP survey findings the public consultation for the CPDS was launched with a series of volunteer led and independent walks. The walks encouraged the wider community to identify positive and negative aspects of design across the Parish. The findings from the walks were presented to the community at an event in February 2017, where further feedback was gathered using post-it notes and comment forms. The findings of all events were classified according to the topic and informed the development of the design guidelines. The guidelines were drafted by the

CPDS steering group and circulated to the wider community for comment in 2017, and then again in 2020 in the form of a community survey.

- 3.5 A final draft of the CPDS was submitted to the SDNPA for comment. The draft was circulated internally at SDNPA and comments compiled and submitted to Clapham Parish Council. The Parish Council and CPDS working group considered these comments and make a number of amendments to the draft CPDS. The draft CPDS was then presented to the Parish Council and formally submitted to SDNPA in October 2021 for consultation and adoption as an SPD.

#### **4. Statutory consultation and adoption**

- 4.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 (part 5) require Local Planning Authorities to consult on SPDs for a minimum of four weeks. The SDNPA Statement of Community Involvement states that the preparation of SPD requires two formal stages of public consultation. The first stage requires SDNPA to publish the CPDS for a period of eight weeks. This consultation was carried out from 13 June 2022 to 08 August 2022. One representation was received which supported the CPDS and urged SDNPA to adopt the CPDS as a SPD.
- 4.2 The second stage of consultation commenced on 19 August 2022 and ran for a period of six weeks to 30 September 2022. A total of 10 representations were received. The majority of representations supported the CPDS, requested minor typographical amendments to correct mistakes or proposed minor amendments to design guidelines to improve their implementation through the planning system.
- 4.3 The adoption version of the CPDS, which can be found at Appendix I, has been modified to take account of representations made to the formal consultations carried out by SDNPA.
- 4.4 The CPDS will add further detail to policies SD4: Landscape Character and SD5: Design of the South Downs Local Plan and Policy HD6: Attention to Detail of the CNDP.
- 4.5 The CPDS is in general conformity with National Planning Practice Guidance, and National Planning Policy Framework.

#### **5. Other implications**

<b>Implication</b>	<b>Yes*/No</b>
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	There are no direct resource implications arising from this report. Officer time and staff resources have been used in the production of the CPDS.
Have you taken regard of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010. An Equalities Impact Assessment was prepared for the South Downs Local Plan and this SPD relates to Policies SD4 and 5 of that document.
Are there any Human Rights implications arising from the proposal?	None
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety	None

Implication	Yes*/No
implications arising from the proposal?	
Are there any Sustainability implications based on the 5 principles set out in the SDNPA Sustainability Strategy?	The CPDS has been prepared under the governance of Clapham Parish Council. Appropriate consultation with the wider community has been carried out in line with the NPPF.

## 6. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
The content of the CPDS could conflict with the National Park purposes and/or duty.	Low	Medium	SDNPA officers have reviewed the CPDS on several occasions and made appropriate recommendations to the Parish Council; these amendments have been agreed by the Parish Council.
Potential reputational risk for the SDNPA associated with not adopting the CPDS.	Low	Medium	SDNPA to adopt the CPDS as an SPD.

### TIM SLANEY

#### Director of Planning

#### South Downs National Park Authority

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Appendices 1. Clapham Parish Design Statement

2. Appendices to Clapham Parish Design Statement

SDNPA Consultees Director of Planning; Monitoring Officer; Legal Services,

External Consultees None

Background Documents [South Downs Local Plan](#)

[SDNPA 15 October 2013 Agenda item 9 Report 34/13](#)

[Adoption and/or Endorsement of Community-Led Plans](#)

[Policy 34 of the Partnership Management Plan states that the Authority will support CLPs](#)

[National Planning Policy Framework](#)

[Town and Country Planning Act](#)



# **Clapham Parish Design Statement**

# Clapham Parish Design Statement

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## 1 Introduction

This document is intended to provide a helpful framework for anyone considering any kind of development in Clapham Parish, whether planning permission is required or not – from a new wall or a modest extension to a group of new houses. In close consultation with residents, the working group has drawn together a ‘baseline’ description of the character of the various parts of the Parish today, and guidelines on the aspects which should be taken into account in any new building.

Clapham Village and its neighbouring hamlets have grown, developed and changed over many centuries – that is part of what gives the Parish its varied and unpretentious charm. All the built areas of the Parish will no doubt continue to change over future years, which is as it should be; indeed, a modest increase in the number of houses would be a very good thing for the vitality of the village and the viability of its services (such as the Church, the School, and the Shop/Café). That is why the Clapham Neighbourhood Development Plan (CNDP) allows for a small development of some 30 houses at Clapham Common, at some point in the next 20 years.

The idea is not to limit development to a specific style – after all, Clapham has changed throughout its history, with new types of building to meet new needs. Instead, we hope to ensure that the character of the Parish, and its relationship to its lovely rural setting, is positively enhanced by any new buildings. This should mean that planning applications have the best possible chance of being accepted first time around, or that changes proposed under ‘Permitted Development’ are well supported.



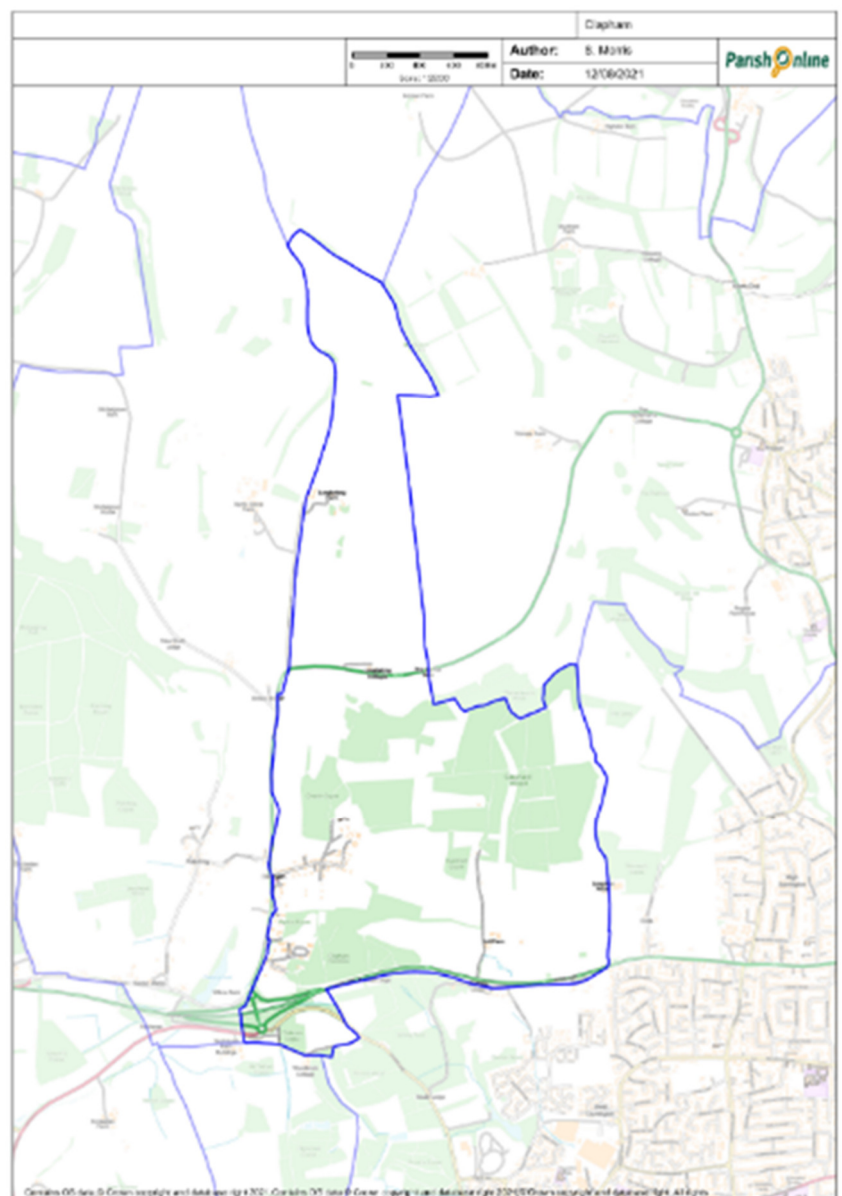
*Aerial view of Clapham  
(Friends of Clapham &  
Patching Churches)*

## 1.1 What is a Parish Design Statement?

The aim of a Village (or Parish) Design Statement is to record the features of the built and natural environments of a village/parish that are valued by its residents, in order to produce an advisory document which can be formally adopted by the Local Planning Authority (in our case, South Downs National Park Authority) for use as 'Supplementary Planning Guidance'.

A Village/Parish Design Statement should:

- describe the visual character of the village or parish;
- demonstrate how local character and distinctiveness can be protected and enhanced in new development;
- involve a wide section of the parish community and be representative of the views of the parish as a whole;
- be compatible with the statutory planning system and the local planning context;
- be suitable for approval as supplementary planning guidance;
- be applicable to all forms and scales of development;
- be about managing change in the village or parish, not preventing it.



**Map of Clapham Parish  
(Parish Online)**



## 1.2 What is the Clapham Parish Design Statement for?

The Clapham Neighbourhood Development Plan was formally adopted in May 2016; this means that it is now a legally binding document, which SDNPA must take into account in considering any planning applications. As the next stage, the Parish Council felt that – although a number of the CNDP’s policies do address design-related issues – it would be helpful to supplement these policies with more detailed guidance for householders and developers. Once this document is accepted by SDNPA, it will become ‘Supplementary Planning Guidance’; this means that, while it is not legally binding on the planning authority, they must still bear it in mind when considering any application.

The aim of Clapham’s Parish Design Statement is to set down guidelines on how development – whether an extension to an existing house, a single new house, or a larger group of houses – can be designed to complement both the existing built environment and the precious rural setting of downland, woods and open fields. We hope that these guidelines, rather than being restrictive or discouraging good new design, will help both householders and developers to submit planning applications which are successful at the first attempt. With this in mind, we have matched up each of our planning guidelines with the relevant section of the planning application form (as well as with the policies of both the emerging South Downs National Park Local Plan and Clapham’s own Neighbourhood Development Plan).

### 155-156 The Street (old postcard)



### **1.3 How was the Parish Design Statement created?**

The Parish Design Statement has been researched and put together between 2016 and 2021 by a working group of Clapham residents. The following have been members of the working group for all or part of this extended period: Kate Elliott, Gilly Gale, Andrea Hardisty, Sally Morris and Jeff Klückers (representing the Parish Council). In addition, the team's work has been greatly helped by the energetic input of a large number of volunteers, including David Crockford, Terry Gale, Mike Hatton, Jane Klückers, John Morris and Siân Fletcher. Valuable information on different aspects of the Parish was provided by individual residents and members of village organisations – Clapham & Patching Horticultural Society, The Friends of Clapham & Patching Churches, and Clapham & Patching Women's Institute - as well as by local landowners and employers. Chris Paterson of SDNPA provided helpful guidance and advice throughout.

In putting together this document and the guidelines that it supports, we have taken into account the views of Clapham residents at every stage. We initially analysed all the planning-related feedback from the original survey carried out in 2014 for the CNDP (see Appendix 5.2). We organised a series of walks for residents, visiting both the surrounding countryside and each of the built areas, to gather their ideas on what was important and worth safeguarding, and to share our own impressions; these walks were run twice, once in the winter of 2016 and again in spring 2017, and maps were also produced for those who preferred to walk independently. The findings from each set of walks were then incorporated in a display of maps and photographs at a well-attended open meeting in the Church in February 2017 at which further feedback was invited via post-it notes; a similar display was exhibited at the Spring Show, where further comments were collected. All of the planning-related comments both from the original Neighbourhood Plan survey and from the above events were then classified according to topic and summarised (see Appendix 5.2); these were used as the basis for eight suggested guidelines.

A survey, with supporting notes, was then distributed to all households to seek approval or otherwise for these guidelines. The first distribution, in 2017, elicited a disappointingly low response because of other events in the village; the Parish Council decided it was best to put the project on hold temporarily, and the survey was repeated (with a covering letter from the Council) in late February 2020. 35 responses were received, representing approximately 25% of households in the Parish. The guidelines were reviewed in the light of comments received, and modified not only by rewording for greater clarity, but also by separating out those which addressed more than one issue; further amendments were made following SDNPA advice. The revised versions were approved by the Parish Council in September 2021, and the final guidelines are shown in Section 4.

## **2. The Settlements**

### **2.1 Introduction**

Clapham is a small roughly triangular-shaped parish on the south-facing edge of the South Downs. There are two modest-sized settlements, Clapham Village and Clapham Common, both in the south-west corner of the parish, together with other small clusters and individual buildings along the A280 and elsewhere. The main settlements of Clapham Village and Clapham Common, and the smaller clusters at Holt and Long Furlong, are each discussed in detail below, covering the aspects of general character, access, landscape setting, open spaces, views, shape and boundary of the built area, number and density of buildings, and any special features.

Much of the area of the parish is taken up with ancient woodland; the settlements are mostly surrounded by open fields, with good views from many points, including views north to the South Downs, and south towards the sea. When parish residents were surveyed in the course of producing the Clapham Neighbourhood Development Plan, the rural setting stood out as the most important aspect of the Parish for many residents – see summary of feedback in Appendix 5.2.

### **2.2 Clapham Village**

#### *2.2.1 General Character*

Clapham Village is characterised by a wide variety of sizes and types of buildings (reflecting its long history and varied demographic), which is an important part of its charm to residents. It was originally mainly a linear development along The Street, with a mixture of old cottages, inter-war Council houses (mostly now in private ownership), newer individual houses, two much larger houses set back from The Street, and three closes of newer one and/or two-storey dwellings. Many of the houses have been extended over the years. On the southern side, several of the originally large gardens have been subdivided and newer houses built beside or, more usually, behind the original dwellings.

Since the village is built on a slope, some (higher) sites are inevitably much more prominent than others; their visibility, both from within and outside the village, should be borne in mind when proposing new buildings or extensions. It would also be undesirable for the curtilage of any new or extended buildings to extend beyond the existing line (as shown in the map at Appendix 5.6.1).

Dense on-road parking along the first part of The Street is frequently commented upon as a safety hazard, as well as detracting from the generally attractive atmosphere. Similarly, despite the best efforts of the Parish Council there are still a few poorly maintained hedges which spoil the visual appearance and overhang the roadway (also reducing available space for parking).



Much of the settlement falls within the Clapham Conservation Area (see map at [https://www.southdowns.gov.uk/wp-content/uploads/2018/10/515\\_Clapham-Conservation-Area.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2018/10/515_Clapham-Conservation-Area.pdf)). The South Downs Local plan places emphasis on 'preserving and enhancing the special interest, character and appearance of conservation areas' (Policy SD25: Conservation Areas).

See Appendix 5.4 for a detailed inventory of buildings.

### 2.2.2 Access

There is only one vehicular access route to Clapham Village, along The Street from the busy A280; the main road is much used by lorries and other fast traffic, and accidents on the A280 are a frequent occurrence.

The Street is crossed, about 2/3 of the way from the A280, by Church Lane running north and Rectory Lane running south. Church Lane leads past Church Close to the Church of St Mary the Virgin, Church House, and Tudor Barn; Rectory Lane leads to a low former agricultural building now converted into the attached dwellings of Summerfold and Springbourne, and in the field beyond there are various agricultural buildings including the remains of a piggery. Both Church Lane and Rectory Lane are public footpaths along private roads. A further public footpath runs south of and parallel to The Street between Rectory Lane and the A280; another continues the line of Rectory Lane across the field beyond, to The Harehams and thence to Clapham Common woods and the settlement of Clapham Common.



***Public footpath parallel to  
The Street (S.Morris)***

Other private tracks run northwards to the field beyond Martlets and Son's View; and from the eastern end of The Street past the back of Clapham Lodge and Tudor Barn to Mill Meadow (this is also a public right of way).

The continuation of Church Lane branches into several different routes through Clapham Woods (the meadows on the steep west-facing slope above the Long Furlong are, in part, open access land); the continuation of the track behind Tudor Barn runs northwards into the woods; another footpath crosses the fields from the eastern end of The Street to the settlement of Holt. None of these is a bridleway or cycle path, although cyclists sometimes attempt to use them; however, Holt Lane itself, and its continuation northwards through the woods, is a bridle path. Possible extension and connection of the bridle/cycle path network is very desirable and could increase the use of local facilities such as the café; the matter is under discussion between the Parish Council and the landowner.

### *2.2.3. Landscape Setting*

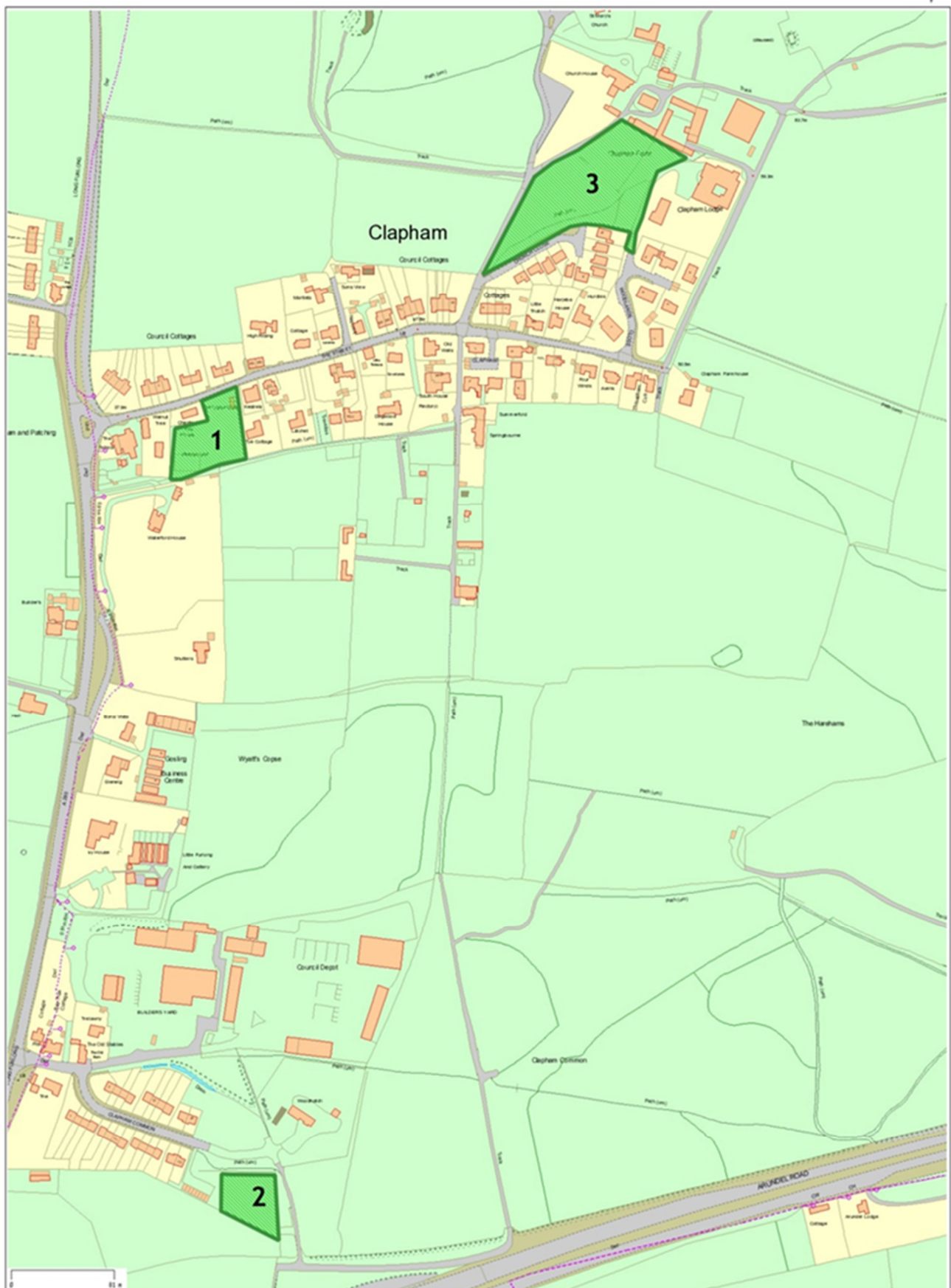
The village sits within the landscape character area B4 (Angmering and Clapham Wooded Estate Downland - see map at Appendix 5.6.3) and is surrounded by gently undulating farmland, with Clapham Woods to the north. The Street rises sharply from the junction with the A280, then rises more gently from west to east. The land also slopes up to the north towards Clapham Woods, so that the houses on the northern edge of the settlement are the most prominent.

### *2.2.4 Open Spaces*

About a third of the way up the Street, to the south, lies the Recreation Ground, which was given for the benefit of the village residents in the 1930s. This land has been designated, and was recently re-registered, as Local Green Space, protecting it from future development. It provides the site for a wide variety of community events; it also houses a children's playground (recently refurbished), and 'The Junction @ Clapham' café and shop (which is much valued by residents, and has been registered as an 'Asset of Community Value'). The land is currently managed by the Parish Council, under the terms of a lease from the Trustees who legally hold the land on the residents' behalf. Until recently it contained a mature Chestnut tree – held in great affection by villagers - which was planted to commemorate the Silver Jubilee of King George V and Queen Mary in 1935, but this has had to be felled owing to disease.

The field at the end of Rectory Lane (crossed by the public footpath to Clapham Common) is known as Rectory Field. It contains a well maintained kitchen garden to the south of Springbourne's boundary wall, with an impressive Victorian glasshouse, now sadly in poor repair following vandalism. Further south lie the remains of a former piggery (one of the sties occasionally still in use) and yard, with a low modern concrete barn with corrugated roof beyond.

The field separating – and providing attractive views of - the cluster of old buildings, consisting of the Church, Church House and Tudor Barn, from Church Close (Church Field) has also been listed as Local



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## 2.2.5 Views

From Clapham Village there are beautiful open views to the north and/or west, mainly across open rolling farmland towards the downs, from most of the properties on the north side of the Street and from the entrance to the street itself. There are also attractive glimpses of these views from between some of the buildings and from the track leading to Son's View and Martlets.

From the western end of The Street, northerly views extend to Blackpatch Hill and the rolling downs beyond. Looking west, one looks across the dry valley to the woodlands beyond Patching village. From the eastern end of the village, there are views eastward across the fields to Holt; from further up the foot-path, one can see across to Worthing and the sea beyond. Many of these views can be enjoyed not only from and between individual houses, but also along the lanes leading between them. The rural views are greatly valued by residents.



*Glimpse of the Downs  
from The Street*



### 2.2.6 Shape and Boundary of the Built Area

Clapham Village developed as a classic linear settlement along The Street, with the original domestic plots oriented north-south, at right angles to the roadway. There is a very distinct building line on the northern edge of The Street, which gives way to open fields and pasture (this boundary is closer to the street behind 1-12 The Street, and then moves slightly northward at Martlets and Son's View). This settlement edge is highly visible from the Long Furlong, approaching from the north, and from Patching and much of the surrounding countryside. Any extension to the building line would be extremely obvious.

All the buildings on the western two-thirds of The Street lie between this northerly boundary and the line of the footpath to the south. Most buildings are set back from The Street, and are also some distance from the outer boundary.

To the east of the crossing with Rectory Lane and Church Lane, the built area expands somewhat to the north, with the building of Church Close (which is bounded by Church Field, now registered as Green Open Space to preserve its iconic view across to the Church and surrounding buildings), and Woodland Close (which leads up to Clapham Lodge, now an old people's home). To the south of The Street, none of the houses, including those in Clapham Close, extends beyond a line slightly north of the continuation of the line of the footpath. Springbourne, in Rectory Lane, with its southerly extension, is the only dwelling to extend south of the footpath line, bearing witness to its agricultural origins.

To the north, Church House (with its interesting outbuildings) and the recently restored Tudor Barn, with its farm buildings, form an attractive slightly separated cluster.

***Clapham Church (J.Jeffers)***



### 2.2.7 Number and Density of Buildings

There are 90 dwellings in Clapham Village. All are set within their own gardens, most of which are of good size (although some have been reduced either by the building of extensions, or by subdividing to build additional houses). The front gardens abut directly onto the roadway as there is no footway along The Street. Almost all of the houses have a side garden; whilst some of these are quite small, some are wide enough to allow glimpses through to the countryside views behind. Some of the gardens are bound-  
ed by original flint walls, others by hedges (many of evergreen Lonicera or mixed shrubs) or low fencing.

The former council houses are attached; most of the remainder are detached, although there are several attractive pairs of estate cottages, and the former rectory is divided into two dwellings. Almost all are set back from the road; those on the south side of The Street have off-street parking, whereas the majority of those on the north side (particularly at the narrower western end) do not. Of the three closes, Woodland Close is the most spacious, with approximately 14 units to the hectare; the houses in Church Close are considerably closer together. The dwellings in all three closes have at least some off-street parking.



*Window detail, Clapham School (S.Morris)*

### **2.2.8 Special Features**

The attractive Victorian building of Clapham & Patching C of E School dominates the entrance to the village; the building has been listed as an Asset of Community Value.

The small and attractive church of St Mary the Virgin, Clapham (listed Grade I) has also been listed as an Asset of Community Value. Somewhat isolated from the main part of the village, it forms an attractive cluster with two large old buildings, Church House and Tudor Barn, and their respective outbuildings. The whole group is the focus of fine views across Church Field and from Church Lane.

There are 13 listed buildings within Clapham Village, and 10 more have been listed in the Clapham Neighbourhood Development Plan as 'Buildings and Structures of Special Character' (see Appendix 5.7.2).

## **2.3. Clapham Common and Southern Long Furlong**

### **2.3.1 General Character**

The entrance to the separate hamlet of Clapham Common, Brickworks Lane, passes between a group of older buildings on the north side, and a single detached bungalow to the south. The main residential area of the settlement lies along the road, also confusingly called Clapham Common, which branches off to the south. This area is largely made up of solid red brick-built houses in terraces of four, on either side of the road, with four small semi-detached brick bungalows beyond them. The terraced and semi-detached housing was originally local authority-built (c. 1920-30) for workers at the Clapham Common Brick and Tile Company, which operated from 1731 to 1958; approximately 50% is now privately owned. A large detached house, with outbuildings, is set in woodland beyond Clapham Common road to the east.

Another large detached house (built in 1924 for Mr Frisby Jordan, the owner of Clapham Common Brick and Tile Works) stands on the north side of Brickworks Lane; beyond it are a commercial premises and a council works depot. A group of five small houses in two attached groups, in sympathetic style, has recently been constructed just to the south of the main settlement, with access from the A280 road.

Between the entrance to Clapham Common and The Street a ribbon development lies along the eastern side of the A280, consisting of several large detached houses of varying style, a pair of bungalows, and a small business park, all set back somewhat from the main road.

See Appendix 5.4 for a detailed inventory of buildings

**Houses in Clapham Common  
(Friends of Clapham &  
Patching Churches)**



### 2.3.2 Access

Vehicular access to Clapham Common is via a single carriageway road (Brickworks Lane) from the west, off the busy A280; there are two public footpaths from the eastern end of the settlement. A private lane runs northwards between Bay Tree Cottage and The Old Barn. Between the builders' merchants and the The 5 dwellings of Brickyard Cottages are accessed by an entrance directly off the A280 just to the south of Brickworks Lane. All but one of the houses (and a light industrial business park) on the A280 between Brickworks Lane and The Street are accessed via a section of the old road, which branches off the modern road opposite the Village Hall.

### 2.3.3 Landscape Setting

Clapham Common lies within the landscape character area R1 (South Downs Upper Coastal Plain - see map at Appendix 5.6.3). It is situated approximately 50m north of the A27 and is bounded on the western side by the A280. To the east is woodland. The buildings lie on the gently rising ground to the east of the A280, mainly in the area between two folds of the scarp which rise up towards The Street to the north and to the Harehams and Clapham Common in the east.

### 2.3.4 Open Spaces

The settlement is separated from the A27 to the south by open paddocks. A small open space to the east of the Common, formerly used as a BMX track for local children, is now maintained on an occasional basis by the local authority who own the land; this land has been registered as Local Green Space (see map, page 8). From here, a footpath leads into an area of woodland and scrub known as The Chestnuts and the Harehams. A footpath along a stretch of the former A27 borders the southern side of this woodland for approximately 800 yards.





***View to Blackpatch Hill from Clapham Common (S.Morris)***

Behind the houses along the Long Furlong itself is an area of land known as Wyatt's Copse, consisting of open fields with some woodland at the southern end; south of this, and north of the WSCC depot, is a grassed area of landfill. There is a small area of grass on either side of the remaining section of the old Long Furlong Road, with a small natural pond on the eastern side.

### ***2.3.5 Views***

The group of cottages at the entrance to Brickworks Lane forms an eye-catching feature from the A280; the backs of the houses on the southern side of Clapham Common road are visible from the A27. The new development at Brickyard Cottages is also visible from the A280. The larger houses along the A27, though set back from the road, are visible from Patching and from Clapham Village, particularly in winter, and some have obtrusive security lighting; the lighting on the WSCC depot is also visible from Clapham Village.

From the west of the settlement of Clapham Common there is an extensive view of the rise towards Patching village. the houses on the southern side of the Common have views of the Highdown ridge, while those of the houses along the A280 that are set further back also have views across the fields to the east.

### *2.3.6 Shape and Boundary of the Built Area*

The built area of Clapham Common forms an irregular rectangle. Its western boundary is formed by the A280, to the east by woodland, and to the south by paddocks. The buildings along the Long Furlong constitute a linear settlement.

### *2.3.7 Number and Density of Buildings*

There are 28 dwellings in Clapham Common, and 5 additional dwellings in the small new development, Brickyard Cottages, to the south of Clapham Common. There are five dwellings in total along the southern Long Furlong north of Brickworks Lane; planning permission has been granted for one additional dwelling beside the Business Centre.

Most of the houses and bungalows in Clapham Common are grouped closely with small front open spaces, but in most cases larger back gardens; the density on Clapham Common road itself is 24 units per hectare. Few of the dwellings have off-street parking. A small number of individual properties are sited in more extensive plots with off-street parking. The plot sizes of the houses along the A280 vary, but are generally large, and all have off-street parking.

### *2.3.8 Special Features*

The entrance to the hamlet, Brickworks Lane, is notable for an attractive small group of older cottages and a pair of converted agricultural buildings on the north side. The housing in Clapham Common road itself is of unusually uniform character, in varied tones of red local brick and tile construction; this has been enhanced by the absence of any discordant modifications by residents.

There is a large old Yew tree outside the bungalows on the Long Furlong. A row of fine Lime trees, which have been pollarded over the years, runs along the footpath just outside the northern fence of Waterford House. Waterford House's garden also contains a number of specimen trees.

The natural drainage pond outside the entrance to Shutters is one of very few examples of permanent water within Clapham. This is probably very significant for wildlife within the area.

## 2.4 Holt

### 2.4.1 General Character

Holt is an extremely rural area of the Parish, with four widely dispersed houses and some agricultural buildings, set among undulating open fields and areas of woodland. The isolated rural nature of this widely dispersed settlement is greatly valued by its residents; all the buildings sit comfortably in their surroundings and in many cases are barely visible from any distance.

See Appendix 5.4 for a detailed inventory of buildings

### 2.4.2 Access

Three parallel, unmade roads run northwards from the A27, leading to (i) Holt Farmyard, Wood Cottage and Keeper's Cottage, (ii) Holt Farm House and (iii) Longdean House and Stud. The most westerly of these is somewhat sunken, testimony to its ancient role as the road to Findon and thence to Horsham and London; it was formerly known as Packhorse Lane. There are also east-west connections between the three; all appear to be known as Holt Lane.

A public footpath runs from the eastern end of Clapham Street across the fields to the westernmost unmade lane, and then on the other side to Holt Farm House. The westernmost lane also continues northwards, as a public footpath and bridleway through the woods; it intersects with 'Grub Ride', which bisects Clapham Wood from West to East, and continues north to the brow of the ridge above the east-west section of the Long Furlong; the track crosses the Findon Parish boundary shortly before leaving the woods.



**Holt Farm House**  
(C.Tomkins)

### *2.4.3 Landscape Setting*

Holt is set on the southward slope of the downs, below the eastern end of Clapham Wood, within the landscape character area R1 (South Downs Upper Coastal Plain—see map at Appendix 5.6.3). The land here is gently undulating.

### *2.4.4 Open Spaces*

Open fields predominate, and the houses have large gardens; there is also an open green space (cut across by a large drainage channel) opposite Keeper's Cottage.

### *2.4.5 Views*

Although hedges, trees and woodland obscure the more distant views in some places, from numerous points there are good views north to Clapham Wood across open fields; west to the edge of Clapham Village; south to Castle Goring and Highdown; and south-east to Worthing and the sea.

### *2.4.6 Shape and Boundary of the Built Area*

There is no single built area – the houses and the farmyard are all separated by open fields.

### *2.4.7 Number and Density of Buildings*

Four houses, together with one fairly large complex of agricultural buildings at the farmyard, and traditional stabling plus a large modern stable building at the stud. All are widely separated.

### *2.4.8 Special Features*

Three of the houses are old and of attractive, traditional style; the farmyard also incorporates several old flint buildings. There are good flint and brick walls at the farmyard and at Holt Farm House.

## **2.5 Long Furlong Farm and Northern Long Furlong**

### *2.5.1 General Character*

The farm and cottage form a small isolated rural community, with extensive views of the surrounding landscape. The barn, cottages and old tollgate are all in an isolated setting on the busy main road.

See Appendix 5.4 for a detailed inventory of buildings.





**The Old Tollgate  
(Friends of Clapham and Patching Churches)**

### *2.5.2 Access*

Long Furlong Farm is accessed from Long Furlong lane and is approximately one kilometre from the A280 Long Furlong road. Long Furlong Lane, which runs northwards along the Parish boundary from the bend in the Long Furlong, is a roadway as far as the turning to Michelgrove; beyond that point it is a private road, but also a public footpath and bridleway which eventually leads to the South Downs Way at Chantry Post. Opposite the Michelgrove turning, the Monarch's Way long distance path (footpath and bridleway) runs eastward towards the brow of the Long Furlong. The field at the top of Blackpatch Hill is open access land.

Longfurlong Barn and cottages lie on the northern side of the Long Furlong; the Old Tollgate lies on the southern side, a little further east and at the point where the Parish boundary intersects with the Long Furlong. A footpath leading to Clapham village starts opposite the barn.

### *2.5.3 Landscape Setting*

The farm is set on the south side of Blackpatch Hill, surrounded by arable fields to the south and down-land to the north. It lies within the landscape character area A3—Arun to Adur Open Downs (see map at Appendix 5.6.3).

The area is mostly farmland, with small patches of woodland. The top of Blackpatch Hill is Open Access land.

#### 2.5.4 Open Spaces

To the North of the Long Furlong a small area of setaside exists, beyond which is arable with Blackpatch hill on the summit. To the South is open access meadow.

#### 2.5.5 Views

Blackpatch Cottage is visible from the south, as is the small caravan site in front of it. Long Furlong Farm house is well concealed in a small depression, with nearby trees. There are extensive views from the farm and cottage looking southwards along the line of the Long Furlong towards Highdown and the sea. From the top of Blackpatch Hill there are magnificent, far-ranging views in all directions.

Looking south from the settlement along the Long Furlong are extensive views of Clapham Woods and beyond to the sea at Worthing. To the north are views of Blackpatch Hill. There are also extensive views west to Patching Hill and east towards Tolmare Farm and the South Downs.

#### 2.5.6 Shape and Boundary of the Built Area

Long Furlong Farm is a small loose cluster of agricultural buildings with two dwellings.

The cottages and the adjacent Longfurlong Barn, with its outbuildings, form a small cluster adjacent to the north side of the A280; the Old Tollgate stands separately a little to the east, on the parish boundary.

The farm, cottage and farm buildings are set well apart from each other; the houses have good-sized gardens.

#### ***Long Furlong Barn (J.Bevan)***



### *2.5.7 Number and Density of Buildings*

Two houses, plus farm buildings, livery stables and a small caravan site at the farm. Three houses and barn complex (recently restored and extended for use as a wedding venue) on the northern stretch of the Long Furlong.

Longfurlong Cottages are semi-detached with rear gardens and are adjacent to the barn complex; one belongs to Long Furlong Farm and is rented, the other is privately owned. The Old Tollgate is approximately 400 metres to the East, and has a good-sized garden running up the slope. All are surrounded by open fields, with good views in all directions.

### *2.5.8 Special Features*

One kilometre to the north of the settlement, on the edge of Clapham parish, is the top of Blackpatch hill (169m), which is the highest point in the parish. This has a trig point, dew pond and burial mounds. The site was excavated in the 1920s, when various flint mines were discovered. This is open access land.

The large red-brick barn is a very striking feature alongside the A280, as is the Old Tollgate just to its north, on the other side of the road.



### 3 Issues and Opportunities

#### 3.1 What matters to residents

It has been very clear, from the initial Neighbourhood Development Plan surveys onwards, that residents particularly value Clapham's rural setting, with countryside all around and frequent views and glimpses from the settlements towards fields, woods, downs and the sea. While we recognise that no individual has a 'right' to a view, these form an important part of the character of Clapham; the preservation of key views is also emphasised in the South Downs Local Plan (Policy SD6 – Safeguarding views).

Respondents also frequently mentioned the 'village feel' of Clapham. While this has as much to do with the community itself as its buildings, the scale of buildings - the predominantly smaller size and low roof heights of most of the dwellings – and the locally characteristic materials used, also contribute significantly to this aspect of the parish.

In addition, residents appreciate the varied nature of building styles within Clapham and Clapham Common; while the more picturesque older buildings and traditional brick-and-flint boundary walls are enjoyed, the mixture of sizes, shapes and materials that has arisen through centuries of organic growth is another key part of Clapham's character. There was clearly no desire artificially to reproduce a 'traditional' look to future buildings or extensions; however, many respondents suggested that design elements and materials could be used to reflect, rather than imitate, local style and that this would help to ensure that new additions did not jar with their surroundings.

A detailed analysis of the feedback received from both the CNDP survey and the CPDS consultations will be found in Appendix 5.2.



***Coppicing and  
bluebells, Clapham  
Woods (S.Morris)***



### 3.2 Areas of planning concern

The (planning-related) issues reflected in the feedback fall into five general areas, and guidelines have been put forward to address each of these areas.

#### 3.2.1 Design and materials (Guidelines 1a-1c)

##### **1a High quality contemporary design will be supported provided that it does not detract from the village feel.**

There was no objection to modern design per se, provided that it sits sympathetically in its setting. While this is clearly partly a matter of personal taste, it is nevertheless an important consideration and one where local consultation is very important. South Downs Local Plan Policy SD5: Design also places emphasis on the expert input of the Design Review Panel and Design Officers.

National Planning Policy Framework, Para 131, states: 'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

##### **1b New buildings or extensions, if built in traditional style, should reflect aspects of existing buildings such as traditional shapes, features or materials, so as to harmonize with the surrounding buildings. Where appropriate, they should incorporate typical local materials (ideally locally sourced) such as brick, flint, tiles and timber, or modern materials which are visually compatible with these.**

While there was no insistence from residents on the use of traditional construction materials for new buildings, a nod to the appearance of surrounding buildings was felt to be highly appropriate. The new development at 'Brickyard Cottages', just south of Clapham Common, is a good example of how the tasteful use of brick can reflect, without directly imitating, the predominant local style of the adjacent settlement.



**Brickyard Cottages  
(Cooper Adams)**

**1c Any new development should contain a variety of styles and sizes of housing that reflects the current diversity of the village. New buildings/extensions should not exceed two storeys in height.**

This will be particularly relevant if or when the development of c. 30 houses, envisaged in Policy HD3: Housing site allocation of the Clapham Neighbourhood Development Plan, takes place.

The generally low roof-lines in the settlements contribute to the ‘village feel’; an increase in the number of taller dwellings would look out of keeping with the surrounding buildings.

### *3.2.2 Space (Guidelines 2a-2b)*

**2a Spacing between new buildings, and between new buildings and existing adjacent buildings, should - at a minimum - reflect the spacing between existing buildings in the adjacent area, as specified in Policy HD2 of CNDP.**

Policy HD2: Housing density states that ‘The density of new developments shall be appropriate to its location’; the supporting notes cite the density of Clapham Common road (24 units/hectare) and Woodland Close (14 units/hectare). Any significant increase would result in a greater feeling of crowding, as well as reducing opportunities for views and glimpses of the surrounding countryside.

In addition, the SDNPA draft Design Guide (10.4 – Privacy and Daylight) stipulates a minimum distance between facing rear windows, for privacy reasons, of 22m from a window in an existing dwelling, or 20m between new homes.

**2b New buildings and extensions to existing buildings should retain adequate outdoor space as specified in policy HD5 of CNDP.**

Policy HD5: Outdoor space states that ‘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.’ The amount of open space (primarily private gardens) within the settlements both contributes to their visual attractiveness and also provides ample and well connected space for wildlife. An area of space covering less than the footprint of the related building could be considered inadequate.

The SDNPA draft Design Guide (10.1 – Private Gardens) suggests an ideal minimum rear garden area of 60% of the internal floor area of the building.

**2d New buildings/extensions should not be closer to the roadway than adjacent properties.**

Hardly any dwellings in the settlement are built hard against the street; the presence of space between houses and street (generally front gardens, though in many cases converted for parking) avoids the village streets feeling narrow or crowded; sight-lines for motorists and pedestrians are also improved.

### 3.2.3 Scale (Guidelines 3a-3b)

**3a New buildings/extensions should not exceed the height of, nor overlook, overshadow or in any way appear overbearing to, neighbouring properties.**

New structures should not impinge on their neighbours' privacy, or have the effect of crowding adjacent properties.

The FAQ on the Planning Portal states: 'Material considerations can include ... overlooking/loss of privacy, loss of light or overshadowing...'. The Planning Portal defines 'overbearing' as: 'A term used to describe the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect'.

**3b Conversions of existing roof space into living accommodation should not raise the existing ridge line of two-storey or taller buildings.**

Numerous bungalows and 2-storey buildings in the parish have been successfully extended into the roof space; in all cases this has been achieved without altering the overall roof height.

### 3.2.4 Parking (Guideline 4a)

Parking in both Clapham Common and The Street is an intractable problem, occasionally making the roads impassable to emergency vehicles, although it has been argued that parked cars have the effect of slowing down traffic, particularly in The Street. Possible traffic calming measures are under consideration by the Parish Council.



*Parking in The Street  
(C.Tomkins)*

The Clapham Neighbourhood Development Plan already covers off-street parking provision for new houses (Policy HD8): '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.' The South Downs Local Plan also covers Parking Provision (for residents as well as for visitors and businesses) in Policy SD22. Design Guideline 4a goes further:

**4a Provision of parking spaces should reflect the higher than average car ownership resulting from lack of access to public transport and limited availability of on-street parking.**

## **5 Summary of Planning Guidelines**

### **1 – The design and materials of new buildings or extensions**

- 1a High quality contemporary design will be supported provided that it does not detract from the village feel.
- 1b New buildings or extensions, if built in traditional style, should reflect aspects of existing buildings such as traditional shapes, features or materials, so as to harmonize with the surrounding buildings. Where appropriate, they should incorporate typical local materials (ideally locally sourced) such as brick, flint, tiles and timber, or modern materials which are visually compatible with these.
- 1c Any new development should contain a variety of styles and sizes of housing that reflects the current diversity of the village. New buildings/extensions should not exceed two storeys in height.

### **2 – The amount of space around new buildings or extensions**

- 2a Spacing between new buildings, and between new buildings and existing adjacent buildings, should - at a minimum - reflect the spacing between existing buildings in the adjacent area, as specified in Policy HD2 of CNDP.
- 2b New buildings and extensions to existing buildings should retain adequate outdoor space as specified in policy HD5 of CNDP.
- 2d New buildings/extensions should not be closer to the roadway than adjacent properties.

### **3 - The height and massing of new buildings or extensions**

- 3a New buildings/extensions should not exceed the height of, nor overlook, overshadow or in any way appear overbearing to neighbouring properties.
- 3b Conversions of existing roof space into living accommodation should not raise the existing ridge line of two-storey or taller buildings.

### **4 – Parking provision for new dwellings**

- 4a Provision of parking spaces should reflect the higher than average car ownership resulting from lack of access to public transport and limited availability of on-street parking.





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## 5.1 Context

### 5.1.1 The Landscape

#### 5.1.1.1 Geology and Geography

Some 90 to 75 million years ago this was an area of warm shallow seas, some 30 degrees north of the equator, in which thick layers of plankton skeletons were deposited. These gradually solidified into chalk, a fine-textured limestone in which nodules of flint formed. Around 50M years ago, the African plate collided with the more northerly European plate. This caused the formation of the Alps, as well as crumpling the area of what is now northern France and Southern England. The strata of what we now know as the Weald were gradually raised in a dome; over succeeding millennia, the upper layers were eroded from the dome, and now the remains of the chalk strata form the South and North Downs, with their cliff-like scarps facing each other across the Weald.

North of the A280, the chalk rises towards the main South Downs scarp above Storrington. Erosion has reshaped this slope into a series of southward-extending fingers separated by dry valleys. The northern third of Clapham Parish contains the greater part of one such finger, Blackpatch Hill. Clapham Parish lies mostly to the east of this valley, facing across it to the nearby village of Patching. The land slopes gently upwards to the north and east, from its lowest point (44m) at the A27 to its highest point at Blackpatch Hill (169m).

Clayey fields at the southern foot of the northern ridge overlie a band of chalk, which is tilted up to the north. This band has a well-wooded south-facing dip-slope and a north-facing scarp overlooking the east-west portion of the A280. This dip and scarp can be considered an outlier of the Angmering Park formation and vegetation, just to the west across the dry valley. Clapham Village sits on the

*Looking West from the scarp slope (J.Morris)*







*Sheep in Strawberry Field (S. Morris)*

western end of this chalk band. At the southern edge of the parish, a layer of geologically-recent deposits (clays, sands and gravels) forms a low ridge. the western end of which is the site of the hamlet of Clapham Common.

In Clapham Village, The Street rises steeply eastward from the Long Furlong, and then more gently to its eastern end at Clapham Farmhouse. The village is immediately surrounded by fields on all sides (separated, on the western side, by the A280); beyond the fields lie the extensive and largely ancient Clapham Woods to the north, and the semi-open woodland (some of it ancient), known as The Harehams and Clapham Common, to the South. The settlement of Clapham Common rises gently towards the east, with the two industrial areas and Brickworks Lane forming the highest part; the land drops to the south to the open fields which separate the houses from the A27. To the north of the A280, Blackpatch Hill forms the highest point of the parish.

South Downs chalk, with its characteristic forms and vegetation, is at or near the surface in all of Clapham Parish except for the southern ridge, where the chalk is overlaid by later deposits of sands and clays and by areas of landfill. Particularly on the chalk band underlying Clapham Village and the wooded areas to the east, drifts of flint are a feature of the surface where the surface chalk has eroded away.

The A280 (the 'Long Furlong') provides the western boundary of the Parish until it turns eastward at Longfurlong Lane; from that point, the boundary runs roughly northward to Blackpatch Hill. From



there the boundary runs east through the ancient woodlands of Clapham Wood, at the top of a dramatic chalk scarp, and then south to the A27.

The Parish lies on the southern edge of the South Downs National Park, and has the potential to provide an attractive gateway to the Park. There is a good network of footpaths, and (to the west and north of the A280) bridle/cycle paths; the Monarch's Way crosses the Parish just south of Blackpatch Hill. Unfortunately, however, there is at present no adequate provision for visitor parking.

#### *5.1.1.2 Land Use*

The ridge to the north of Clapham Common once supported a brick-making industry. The brick-pit, now waste-filled, was on the north-facing face of the ridge. The former brickworks site, on the top of the ridge, now hosts two low-density industrial operations: Travis Perkins (a retail and wholesale DIY supplier), and a WSCC Highways depot leased to their current service contractor.

There are no heavy industrial or extractive operations. Gosling Croft, off the A280 between Clapham Village and Clapham Common, provides premises for service and small-scale light engineering operations.

#### ***Coppicing in Clapham Woods (S.Morris)***



The primary industry today is agriculture. There is some arable land and, particularly on the areas of traditional pasture, sheep and cattle are reared, with additional grazing on the areas of open downland. On the upper parts of the chalk dip-slope in the centre of the parish there is a more extensive area of deciduous woodland, roughly 1.5 km from west to east and 1.0 km from south to north. The western third is largely given over to grazed parkland and actively managed coppice; the coppicing continues an established tradition, for which the surrounding hazel woods were created and maintained. The rest of the woodland is managed for game shooting. There is no extensive woodland north of the A280 (E-W section).

On the clay/sand ridge east of Clapham Common, there is an area of mixed (mainly deciduous) woodland and scrub. Public footpaths cross the (chiefly scrubby) western and southern parts. The remainder is managed for recreation, with areas allocated for (pedal) cyclists and tactical wargames enthusiasts.

#### 5.1.1.3 *Biodiversity and Wildlife*

As is shown on map 5.6.4, the central part of the parish is rich in sites of importance for nature conservation, which are all also denoted as local wildlife sites. The parish is readily accessible to wildlife both on the ground and in the air, although the only permanent water is in the small pond formed by the flooded drainage ditch near the entrance to Shutters, beside the southern stretch of the Long Furlong; there is a seasonal pond just east of the footpath gate between Rectory Lane and The Harehams. However, the large Patching Pond, which attracts a variety of wildfowl, is very close by on the other side of the A280 at its southern end.

There are continuous unwooded fields linking the woods and fields to the north and east to farmland around Clapham Village, and eastwards to the fields of Holt Farm in the south-eastern corner of the parish. In general, wildlife can move freely within the parish and across its borders. Clapham Village itself, being little more than a linear cluster of houses in mature gardens along a cul-de-sac, presents no obstacle to wildlife; the only major areas which are inaccessible are the wire-fenced, concrete-surfaced compounds of WSCC Highways, Travis Perkins and Gosling Croft. However, the A27 and A280 may provide some sort of barrier, or at least a threat, to the movement of hedgehogs, rabbits, foxes, badgers, pheasant and deer.

There are two areas of open downland. One is on the scarp slope immediately south of the E-W section of the A280 - the Long Furlong. This area of traditional downland pasture, well-grazed throughout, extends southwards at its western end along the west-facing slope that falls toward the S-N section of the A280. The north-facing part of this area forms the western third of an Open Access area which extends eastwards along the scarp in Findon Parish. The second open downland area contains the summit of Blackpatch Hill. This is also grazed.

Mixed woodland, primarily deciduous, and traditional downland grazing provide a sound basis for diverse fauna and flora typical of the Sussex downland habitats. The steeply sloping chalkland meadows above the Long Furlong support interesting and varied chalk downland flora, including Rampion, Sheep's-Bit Scabious and Bee Orchid. In the woodlands and fields various orchids flourish, including Early Purple, Green-Winged and Pyramidal; unusual plants such as Sanicle and Tuberous Comfrey are also found. The woodlands contain a wide variety of trees, including an enormous beech tree which must be centuries old. Unfortunately the elms were all affected by Dutch Elm





*Ancient beech tree  
(S.Morris)*

Disease from the late 1960s; if not completely removed, the stumps regrow, but die again after 10-20 years, as shown by the many dead trees in the hedgerows along the Long Furlong. Sadly, Ash Dieback is also now affecting the woodlands.

Roe deer, foxes and badgers are all present in the woods; Roman Dormice are also found there, and are carefully monitored. Rabbits and the occasional hare are also seen in the fields. There are many species of both resident and migrating birds (more than 50 have been recorded from a single garden). An increasing raptor population, including Buzzard and Red Kite, suggests that there is a well-stocked food chain. Butterflies are also abundant, including such species as White Admiral. Less happily, bee-keepers report increasing mortality and colony failure; this may be connected with the insecticides used by farmers.

The main watercourse in the parish runs, usually below the ground surface, along the 'dry' valley whose line the A280 follows. When heavy rain causes the water-table to rise sufficiently, fields in the E-W section of the valley bottom are flooded. The A280 itself can be flooded at two points on the N-S section just north of Clapham Street.

The only regular appearance of surface water in Clapham parish is in a small ditch running from east to west at the northern foot of the Clapham Common ridge. The ditch has a large potential catchment area, so heavy rainfall on waterlogged ground can cause flooding here. If drains are not well maintained, the A280 can be flooded where this ditch crosses it, just north of the Village Hall. Prolonged rainfall can also lead to run-off problems in both Clapham Village – where the farm track leading down from the woods can become a torrent feeding into The Street – and Clapham Common – where rainwater from the paved industrial yards on the top of the ridge runs down through gardens and causes flooding of properties on the north side of Clapham Common.

The last severe flooding in Clapham occurred in June 2012. Many householders on the South side of The Street have since created low barriers at the entrance to their drives, to prevent the water which runs down The Street (as in the very wet Spring of 2020) from entering their property; West Sussex County Council also carried out works to improve drainage below the A280 from Clapham Common.

In Clapham Village, the row of lime trees along the western end of the southern footpath (on the boundary with the curtilage of Waterford House) is an important landmark. There are significant large trees which are visible from some distance in the grounds of South House (Cedar, Swamp Cypress, Lime and Holm Oak), North House (Magnolia Grandiflora) and Church House (including London Plane, Tulip Tree and Cut-Leafed Beech). The garden of Waterford House, on the A280 between The Street and Clapham Common, also contains many fine trees including Cedar of Lebanon, Eucalyptus, False Acacia, Coast Redwood, several Walnut, Scots Pine and Monterey Cypress.

#### 5.1.1.4 Views

Downland generally provides long vistas of gently rolling countryside. Particularly fine views can be enjoyed in a 270° arc from the pastures above the Long Furlong (A280)/Long Furlong Lane junction. The easy approach walk to this point from Clapham Church is a joy. Blackpatch Hill also has fine views all around the compass. The Monarch's Way enjoys good views south across the Long Furlong. From the public footpaths just north of Clapham Farm and Clapham Church there are good views of rural settlement and farmland around the southern half of the compass. The cluster of older brick and flint buildings at the top of the village – the Church, Church House and Tudor Barn (formerly Clapham Farm) – are attractive both individually and as a cluster in the foreground of this view. The field to the south of this cluster has been designated Open Green Space in recognition of the value of this view; the ADC Supplementary Planning Guidance, in its description of the Clapham Conservation Area, says:





*Tudor Barn and Clapham Lodge viewed across Church Field (C.Tomkins)*

St Mary's Church, Church House and Clapham Farm [now known as Tudor Barn]... form a very attractive, informal, traditional and loose group of buildings of particular architectural and historic interest; the Church dating from the 12th or 13th centuries and the Church House, originally a large farmhouse is a Grade II\* building of timber frame construction dating from the 17th century or earlier. The field to the south separates the group from the built up area based on Clapham Street and provides an open and rural setting and foreground to St Mary's Church, Church House and Clapham Farm.

From this point and from the upper storeys of houses in the village there are excellent longer views to the sea to the south-west and south-east.

The closer view south to the Clapham Common ridge and woods is also pleasant, with a Scots Pine standing proud of the surrounding trees; however, this aspect is occasionally spoiled by intrusive noise (in the daytime) or harsh lighting (at night) from the industrial sites.

The woodland interiors do not provide long views, but the seasons bring a sequence of pleasant near views, of bluebells, and other flowers in season, of mature trees, and of passing birds and animals. A particular feature of Clapham's woodland is the cycle of harvesting and regrowth of the hazel coppices (this is no longer a financially viable activity on its own – it is partially subsidised by other activities in the woods, particularly the shoot). The full cycle, taking 15 years or so, provides quiet pleasure and interest to longer-term residents.



### 5.1.2 History

The settlement of Clapham probably dates at least from Saxon times, and the manor of Clapham is listed in the Domesday Book of 1066. There is just one Scheduled Ancient Monument nearby, a prehistoric flint mine and part of a barrow situated just outside the Parish boundary at Longfurlong Farm; however, Clapham Woods contain numerous ancient chalk or flint pits, trackways and field boundaries. There are traces of pre-Roman settlement and/or industry on Blackpatch Hill, and the remains of Iron Age/Romano-British field systems and a probable Bronze Age round barrow have been identified in Clapham Woods. There are also signs of early terrace ways and field systems above the Long Furlong.

The A27 at the southern edge of the parish is a very ancient route, with signs of a Roman road. Records of the settlement of Holt (to the east of the Parish), originally called La Holt, go back to the 13<sup>th</sup> century, and there are still traces of the wells of the cottages that ran on the eastern side of the lane, from the farmyard to Keeper's Cottage; the original farmhouse is thought to have been just north of the farmyard. The first church was a Norman building, replaced in the 12<sup>th</sup> century; it and its neighbouring buildings - Church House and Tudor Barn – may originally have been part of the village; there are disturbances in the ground in that area, and the surviving network of paths might indicate former streets. The ecclesiastical parish was combined with Patching in 1890, and with Findon in 1982.

The parish belonged to the Duke of Norfolk from 1827 (the Norfolk crest appears on the pairs of estate cottages, and on Holt Farmhouse); however, in 1874 an area in the east and south was exchanged with the predecessors of the Somerset family for land in the north of Patching parish, and the remainder of the parish was transferred to them in the 1920s (they built Somerset Cottages in The Street) - they remain the primary landowners today.



Norfolk crest on Holt Farmhouse (S.Morris)

The parish originally also included two detached parts to the North-West, containing Michelgrove House and Lee Farm; these were transferred to Patching and Angmering respectively in 1933.

Apart from the 12<sup>th</sup>-century church, the oldest buildings in the parish are some 17<sup>th</sup>-century timbered cottages in Clapham Village and in Holt Lane. There are also later cottages, including three pairs of mid-19<sup>th</sup>-century flint and brick cottages built for the Norfolk estate.

Brick-built council houses, and houses for brickworks and estate employees, were built in Clapham Village and Clapham Common in the 1920s and 1930s. The large Victorian brick-built Clapham Lodge (now an old people's home), which stands near the highest point of Clapham Village, was originally built as a farmhouse for the Norfolk estate, but subsequently sold to the Somersets, who leased it out as a private home. The eccentric house numbering along The Street apparently reflects the order in which houses (or their predecessors) were added to the Norfolk estate roll.

The Parish contains 16 listed buildings (one other – Plantation Cottage – though located in Brickworks Lane, is technically in Patching); see Appendix 6.6.1. One 'building or structure of character' is designated in the Arun District Council Supplementary Planning Document (North House, the northern part of what remains of the Old Rectory). The CNDP put forward a list of a further 13 buildings (see Appendix 6.6.2).

There would seem long to have been a mill on the field known as 'Mill Meadow' north of the church. This may originally have been for grinding corn (as the square granary at Church House might suggest), but by the 1930s there was a windmill to pump water from the well (still just visible to the west of the footpath) which long served the whole village.



*Wind pump in the 1930s  
(Friends of Clapham &  
Patching Churches)*



*The  
Brickworks  
(Friends of  
Clapham  
& Patching  
Churches)*

In the early 19th century a Mr Walker made a private turnpike road along the Long Furlong valley to provide a coach route to London (there are two surviving toll houses, one north of Long Furlong Barn, and the other on the west, Patching side of the A280 at Coldharbour Lane. Tolls continued to be charged until 1878. Holt Lane (originally called Packhorse Lane) used to continue to Findon on the way to London; it was described as a public carriage-road in 1812. There also used to be a track (mentioned in 1415) leading from Clapham church, along the south side of Clapham Woods, to the settlement of Holt.

Bricks and tiles were manufactured in the village for centuries as there was a highly suitable seam of clay: the Clapham Common Brick and Tile Company operated from 1731 to 1978, and many of the local buildings are constructed in Clapham brick.

Cricket may have been played at Clapham as early as the late 18th century; in more recent years, the local Sussex game of stoolball was popular. The Recreation Ground was given in trust by the Somerset family, for the benefit of Clapham residents, in the 1930s (in exchange for moving the route of a footpath near Clapham Lodge); it is now leased to, and maintained by, the Parish Council.

A corrugated iron 'Institute and Reading Room' for Clapham and Patching was built in The Street (where Chestnut Tree House stands today) around 1882; it burned down in 1973. A new village hall building, in Patching Parish, was opened c. 1975.

Clapham Parish has never been large – just 13 inhabitants were listed in 1086. The population grew steadily; there were 110 adults in the parish in 1676, and 197 in 1801. There were around 250 for most of the 19th century, reaching a peak of 320 in 1961. In 1971 the population was 264, and in 2013 it was 275.

Further information on the history of the parish will be found in the Clapham Neighbourhood Development Plan (<https://www.clapham-wsx-pc.gov.uk/clapham-neighbourhood-plan/>) as well as



in the book *Bricks and Water - 100 Years of Social History in Clapham and Patching Villages* (Friends of Clapham & Patching Churches). A very comprehensive account is included in British History Online (<http://www.british-history.ac.uk/vch/sussex/vol6/pt1/pp10-21>). There is also a detailed history of the church on the Clapham and Patching website <https://www.claphamandpatching-westsussex.org.uk/clapham-church-history>).

### **5.1.3 Clapham Parish today**

This is a small rural parish, with about 140 households; of these, about 85 are in Clapham Village and about 35 in Clapham Common.

Clapham has a primary school (with 67 pupils, mostly children from outside the village – recently threatened with closure, but now to become part of an Academy group), a parish church (in normal times, holding services twice a month; the parish has been merged with those of Patching and Findon, and further mergers are on the cards), and a small shop/café (currently closed due to the pandemic, and normally with limited opening hours; currently privately owned and operated, with volunteer help, although it is hoped that in future this will become a community-owned business). The mobile library service is currently suspended, and seems unlikely to return. Bus services are few and far between, and used by very few villagers as times and locations are inconvenient; relatively few residents use (or, perhaps, are even aware of) the services of Arun Co-ordinated Community Transport. The nearest railway stations, at Angmering and Arundel, are 5km and 8km away respectively; Worthing station is 8.5km away.

The other businesses in the Parish consist of:

- A cat and dog kennels
- A builder's merchant
- An old people's home
- A wedding and events venue
- Two working farms
- Managed woodland
- A small estate of 10 light industrial/storage units
- A small number of holiday lets and bed and breakfast accommodation
- West Sussex Highways Depot
- A craft joinery business (its main premises are situated on the Patching side of the A280, but the business also occupies a large workshop on the Highways Depot side) – currently closed.

Statistics from the Community Profile 2013, compiled by ACRE, are given in Appendix 6.4.2.

## **5.2 Summary of Feedback**

Relevant feedback from the CNDP survey and from the CPDS consultations was combined, and grouped according to topic; very similar responses were omitted. The originally proposed guidelines were modified and re-worded in light of the feedback received.

### 1 – The design of new buildings or extensions

“I don’t have a particular feeling about any of the surrounding styles of property”

“I like the fact that everything is different, not like a new housing estate, but many different styles of architecture, materials etc. representing different time periods”

“Just good design in general: giving a representation of modern architecture”

“Clapham Common: any new homes to reflect the appearance and character of houses already in Clapham Common”

“Small additions in keeping and appropriate that respect the views and the South Downs values”

“I think each design for new development should be considered on its own merits. It doesn't need to use traditional materials”

“Always look to maintain the look and feel of the surrounding area. To source local materials. At all costs prevent low cost new builds!”

“All new build to be compatible with existing building”

“Do not want any ugly modern buildings that do not blend in or use Sussex building methods”

“Clapham has very diverse housing - if we try to keep everything the same there will be no progress”

“If new housing was possible on Travis Perkins site, they should, firstly be affordable; they should have gardens and be varied (e.g. some terraced and some semis at least - no flats)”

“Mixture of different types of housing is one of the things that makes Clapham special”

“I like the current mixture”

“There is no more room in Clapham village for new houses/flats etc. The Street is too busy already and Clapham would cease to be a village.”

“Traditional design”

“Amend wording [Guideline 1a] to ‘... design may be acceptable...’ Contemporary designs in general worry me.”

“This [Guideline 1a] is not appropriate for the existing village. This may be applicable if new development sites - e.g. Travis Perkins - as per the Neighbourhood Development Plan.”

“Depends where it is - should be in keeping with buildings around.”

### 2 – The amount of space around new buildings or extensions

“Design should ensure an openness of detached buildings and not be crowded, as we have in some of the more recent developments”

“Ensure open spacing of detached buildings”

“If new housing was possible on Travis Perkins site, they should, firstly be affordable; they should have gardens and be varied (e.g. some terraced and some semis at least - no flats)”

“Define ‘well spaced’”

“No definition of ‘adequate’ or ‘crowd’; most adjacent properties do not have a common frontage line”

“Perhaps clarify wording of last part [Guideline 2d], e.g. ‘New buildings/extensions should not be closer to the street than adjacent properties’”

### 3 – The height of new buildings or extensions

“Clapham Farmhouse, Clapham Lodge & barn behind Tudor Barn all stand out on E edge of village – any new building on this edge should be lower”

“Please keep the rural 'feel' of Clapham. New building material and height of new buildings should be in keeping with existing stock; natural materials to harmonize when possible”

“I would prefer houses' size to be in keeping with the surroundings - no more than 2 storeys above ground”

“The height of new buildings does not need to be exactly the same as the next one, but generally in keeping”

“For buildings to fit in, size and shape is more important than actual design”

“There should be a maximum height for new buildings”

“No flats or buildings above 2 storeys should be built”

“Does this [Guideline 3b] preclude loft extensions?”

“Adjacent buildings rarely have a common roof height. Clapham is intermixed with single and dual storey buildings; do attic conversions create a third storey?”

“With the current mix of bungalows, chalet bungalows and 2 storey houses, this may not always be feasible”

### 4 – The materials used

“Use of local brick (ideally in varied mixture of colours); tile-hung upper walls; timber facing – some or all of these aspects could be incorporated in modern buildings”

“Partial tile-hung upper storey (Wood Cottage) and sympathetic timber-faced extension with tiled roof, to match main house”

“Mixed (local?) brick, interesting brick detail, decorative bargeboards (Holt Farmhouse)”

“Use of brick, flint – local materials”

“The following would detract from the character of the village: use of inappropriate materials (e.g. concrete); apartments (purpose-built); building on green field sites”

“Those that incorporate natural materials and colours, but not necessarily to the exclusion of modern sympathetic materials”

“Please keep the rural 'feel' of Clapham. New building material and height of new buildings should be in keeping with existing stock; natural materials to harmonize when possible.”

“Clapham Common: nice brickwork, as houses on the Common were built using bricks from the brickworks. The Bungalow was built (1977) with virtually the last bricks before it closed.”

“Brickwork and not flint cladding”

“More wood and Sussex flint on show”

“To use local bricks or similar if possible.”



## 5 – Parking

“New buildings should have adequate parking”

“Off-street parking for new houses”

“The parking of cars on village roads detracts from the 'village' character of the settlement - a difficult one to solve. We all need private vehicles, particularly with the lack of public transport. However, I believe some kind of sensible landscaping of the roads - without the use of signs, yellow lines etc - would help to keep the roads tidier and make them more efficient”

“New buildings MUST include off-street parking”

**5.3 Table mapping Guidelines to relevant sections in Planning Application Form, as well as to Clapham Neighbourhood Development Plan and South Downs Local Plan policies.**

CPDS	Planning form	CNDP	SDLP
1a – High quality contemporary design may be acceptable provided that it does not detract from the village feel			SD5 – Design SD15 – Conservation areas
1b – New buildings or extensions, if built in traditional style, should reflect aspects of existing buildings such as traditional shapes, features or materials, so as to harmonize with the surrounding buildings		HD4 – Windfall sites	SD5 – Design SD15 – Conservation areas
1c – Any new development should contain a variety of styles and sizes of housing that reflects the current diversity of the village	Residential/dwelling units – supplementary information template	HD1 – Housing mix HD3 – Housing site allocation	SD27 – Mix of homes
2a – Spacing between new buildings, and between new buildings and existing adjacent buildings, should - at a minimum - reflect the spacing between existing buildings in the adjacent area, as specified in Policy HD2 of CNDP.		HD2 – Housing Density	
2b - New buildings and extensions to existing buildings should retain adequate outdoor space as specified in Policy HD5 of CNDP.		HD5 – Outdoor space	
2c - New buildings/extensions should not overlook, overshadow or appear overbearing to neighbouring properties.			
2d - New buildings/extensions should not be closer to the roadway than adjacent properties.			
3a – New buildings, or extensions to existing buildings, should not exceed the height of, nor in any way appear overbearing to, adjacent buildings.		HD4 – Windfall sites	SD31 - Extensions
3b - New buildings/extensions should not exceed two storeys in height.			
3c - Conversions of existing roof space into living accommodation should not raise the existing ridge line of two-storey or taller buildings.			

4a – New buildings and extensions should incorporate typical local materials (ideally locally sourced) such as brick, flint, tiles and timber, or modern materials which are visually compatible with these	7- Materials		
5a - Provision of parking spaces should reflect the higher than average car ownership resulting from lack of access to public transport and limited availability of on-street parking	9 – Vehicle parking	HD8 – Car parking	SD22 – parking provision
5b - Charging points for electric vehicles should be provided for every new dwelling.			



## **5.4 Detailed inventory of buildings**

### **5.4.1 Clapham Village**

Pairs and short rows of inter-war former council and estate houses of brick, with tiled roofs (24 dwellings in all).

Three pairs of Victorian estate cottages of brick and flint (or variegated brick), with slate roofs (6 dwellings).

5 old timber-framed cottages with painted render between the timbers, some thatched or part-thatched, others with tiled roofs.

Pair of late 19<sup>th</sup> or early 20<sup>th</sup>-century brick-built houses (probably originally a single dwelling) 3 closes of, in each case, similar housing dating from the 1960s/70s – two of bungalows (some of which have been significantly extended) and the third of two-storey neo-Georgian houses. Individual 20<sup>th</sup>-century houses, chalet bungalows and single-storey bungalows, mainly of brick with tiled roofs, many built in the subdivided plots of earlier houses. Some of these incorporate features reflecting the traditional local style (e.g. flint facings, brick quoins, diamond-paned windows, decorative plain and bullnose tile-hung walls, eyebrow windows, catslide roofs), but others do not. Most extensions have been built in a style to harmonise with the extended building, but not all - there is a striking modern extension to Trevellas on the southern side of the village, while an unprepossessing bungalow at Son's View on the northern side has been enlarged to create a modern, largely timber-faced rectangular building.

Two older and much larger properties: the Old Rectory (now subdivided into two dwellings), partly Victorian (of cement construction, rendered with slate roof) and partly earlier; and Clapham Lodge, an ornate Victorian red brick house with tiled roof, now extended and used as an old people's home.

Former agricultural buildings, converted into two dwellings.

Early 20<sup>th</sup>-century farmhouse.

Large 17<sup>th</sup>-century (or older) farmhouse.

Recently converted ancient barn and associated brick outbuildings.

The school, originally built in 1814, was replaced in 1873 by the present building, with its attached head teacher's house (now privately owned as Old School House); there are various old out-buildings around the playground behind the school, as well as some recent extensions. The building is set back from the road, with tarmac school yard and small garden (Old School House is at right angles to the school itself, and has its garden to the side). The building is of flint faced construction with brick quoins and tiled roof; it has an unusual pattern of decorative window panes, with curved timbers set into the wall above. Both the School and the house have off-street parking. The boundaries are well-maintained flint and brick walls. The sloping bank running from the side of the school playground to the A280 could be an attractive feature at the entrance to the village, but is currently somewhat neglected (although it was planted with bulbs some years ago).

The Recreation Ground is bounded by the footpath on the south side; by a flint and brick wall on the west; by a high close-board fence from the garden of Chestnut Tree House; and by a picket fence and thin hedge on the east. The northern boundary (along the side of The Street) consists of a rather decrepit split chestnut fence with one vehicular and two pedestrian gates. The bushes on the small garden plot to the north of the café/shop have to be regularly cut back to avoid obscuring the view of the road, and thus of oncoming traffic, for those exiting the small gate. The Recreation Ground also contains the Parish Council's official notice board (there is another at Clapham Common).

'The Junction @ Clapham' café and shop lies on the north-east corner of the Recreation Ground. While not in itself a prepossessing building (a timber-clad portakabin with a veranda along part of its length), it is valued by many in the village for the facilities it provides. There is a separate toilet in a wooden outbuilding to the north. The building has recently been substantially overhauled and is now in much better condition.

The Church of St Mary the Virgin lies to the north of the main settlement. The original Norman building was replaced in the of 12<sup>th</sup> century; it has a characteristic square turret with very short spire, and flint-faced walls. It is surrounded by the previously neglected churchyard, with its flint walls (in need of repair), and which is being refurbished by the Friends of Clapham & Patching Churches. The church lies in a rural setting on the edge of Clapham Woods, with fine views both from the churchyard and from Church Lane across the woods and fields, and to the interesting adjacent buildings. See Clapham and Patching Villages website for a more detailed history (<https://www.claphamandpatching-westsussex.org.uk/clapham-church-history>).

#### *5.4.2 Clapham Common and southern A280*

The six dwellings in Brickworks Lane are very varied; some were probably built in connection with the brickworks that existed at Clapham Common from at least the 18<sup>th</sup> century. On the north side there are two older, traditional, two-storey cottages (one of which is actually in Patching parish); a recently completed barn conversion forming two small semi-detached dwellings; and a large detached two storey house. A single storey, recently enlarged dwelling lies to the south of Brickworks Lane between Long Furlong and Clapham Common.

Clapham Common road consists of regularly spaced blocks of red brick-built inter-war terraced houses and semi-detached bungalows.

Five new 2- and 3-bedroom houses have recently been built just to the south of Clapham Common (Brickyard Cottages). Their materials (brick, tile-hung walls, slate roofs) and overall style pleasingly reflect the nearby buildings.

There is a large 20<sup>th</sup>-Century detached house, with annexe and associated outbuildings, set in the woodlands beyond the Eastern end of Clapham Common. This has been recently much enlarged and modernised. It is set within the wooded area to the east of the road, in an isolated position and out of sight of the other houses.

Along the A280 between Clapham Common and The Street there are two large later 20<sup>th</sup>-century bungalows and three larger detached houses; one of these is set well back from the road, but the two more recently constructed houses appear disproportionately large, and not sympathetic in style.

#### 5.4.3 Holt

Traditional farmyard and outbuildings, recently extended with the addition of modern barns

16<sup>th</sup>-century cottage, recently substantially rebuilt

17<sup>th</sup>-century thatched cottage (originally the coaching inn)

Farmhouse created out of three cottages dated 1851

Large modern stone-faced house, with stables and an associated barn used as stabling for a stud farm.

#### 5.4.4 Long Furlong Farm and northern Long Furlong

Longfurlong Farmhouse and Blackpatch Cottage are both modern red-brick buildings, built in a fairly traditional style.

Longfurlong Barn is an impressive red-brick building dating from the 1800s; it is one of only a few examples of a Medieval-style tithe barn in West Sussex, and has dramatic laminated beams. Its size is belied by the fact that it lies somewhat lower than the road; its associated quadrangle of buildings (a mixture of original outbuildings and modern additions) are also of red brick.

Longfurlong Cottages are a pair of attached red-brick 19<sup>th</sup>-century cottages.

The Old Tollgate is an early 19<sup>th</sup>-century building with castellated towers, originally added to reflect the design of nearby Michelgrove House.



## 5.5 Statistics

### 5.5.1 Table of Data from 2011 Census (from <https://www.nomisweb.co.uk/reports/localarea?compare=E34001374>)

Usual resident population		275
Of which:	Males	126
	Females	149
	Lives in a household	261
	Lives in a communal establishment (i.e. Clapham Lodge)	14
School child or full-time student aged 4 and over (at home address)		7
Area		25.25 hectares
Density (number of persons per hectare)		10.9

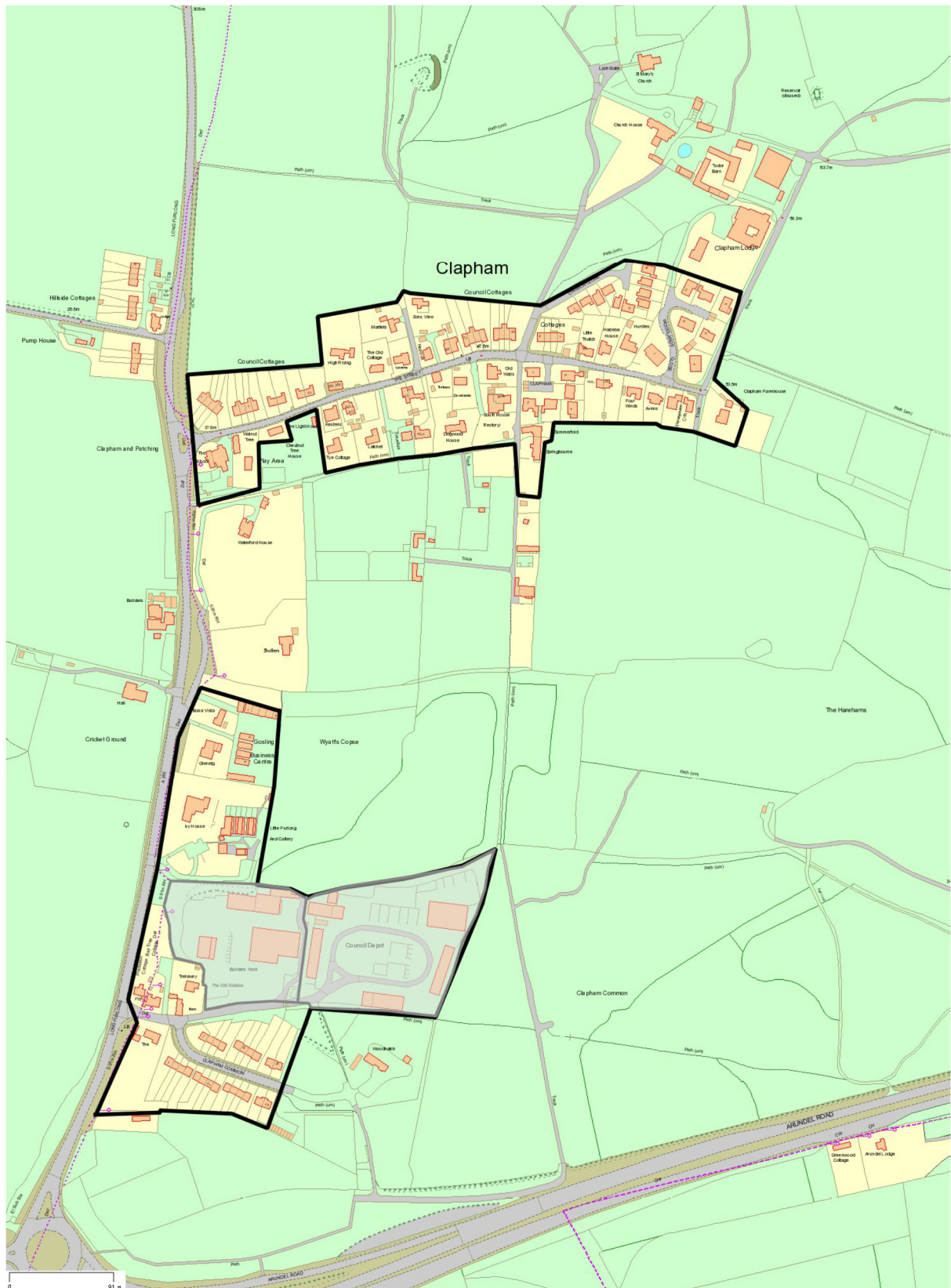
### 5.5.2 Table of Statistics and Demographic Information (from ACRE, Community Profile 2013)

Total population	275	
Total households	130	
Under 16	10.2%	National average 18.9%
Over 65	35.6%	National average 16.3%
Single pensioner households	16.3%	National average 12.4%
Living in income deprivation	7.8%	
Children in 'out of work' households	13.2%	
Living in overcrowded conditions	3.1%	
Estimated to be in fuel poverty	8.5%	
Without central heating	7.8%	National average 2.7%
Limiting long-term illness	14.8%	National average 12.8%
Detached homes	47.4%	National average 22.3%
Owner occupied homes	75.2%	National average 64.1%
Social rented homes	14.7%	
Population density per hectare	0.53	National average 4.1
Work from home	6.5%	
Travel more than 40km to work	6.3%	
Do not own a car	8.5%	
Distance to nearest Secondary School	4.5km	National average 2.1km
Distance to nearest GP	3.8km	National average 1.2km
Distance to nearest Post Office	3.4km	National average 1km
Satisfied with the local area as a place to live	84%	
Feel they belong to the neighbourhood	62%	
Feel they can influence decisions in their locality	27%	

## **5.6 Maps**

### *5.6.1 Map of Parish showing 'Recognised Village Envelope'*

Clapham does not have a settlement policy boundary (i.e. an officially recognised 'built up area'), as it is too small and too rural. However, in the course of preparing the CNDP we developed the concept of a 'recognised village envelope' to define those areas which are significantly built up (by rural village standards) and thus the most suitable for further (mainly infill) development. This concept was accepted by the Examiner and the Local Planning Authority; the area so designated is shown in the map below.

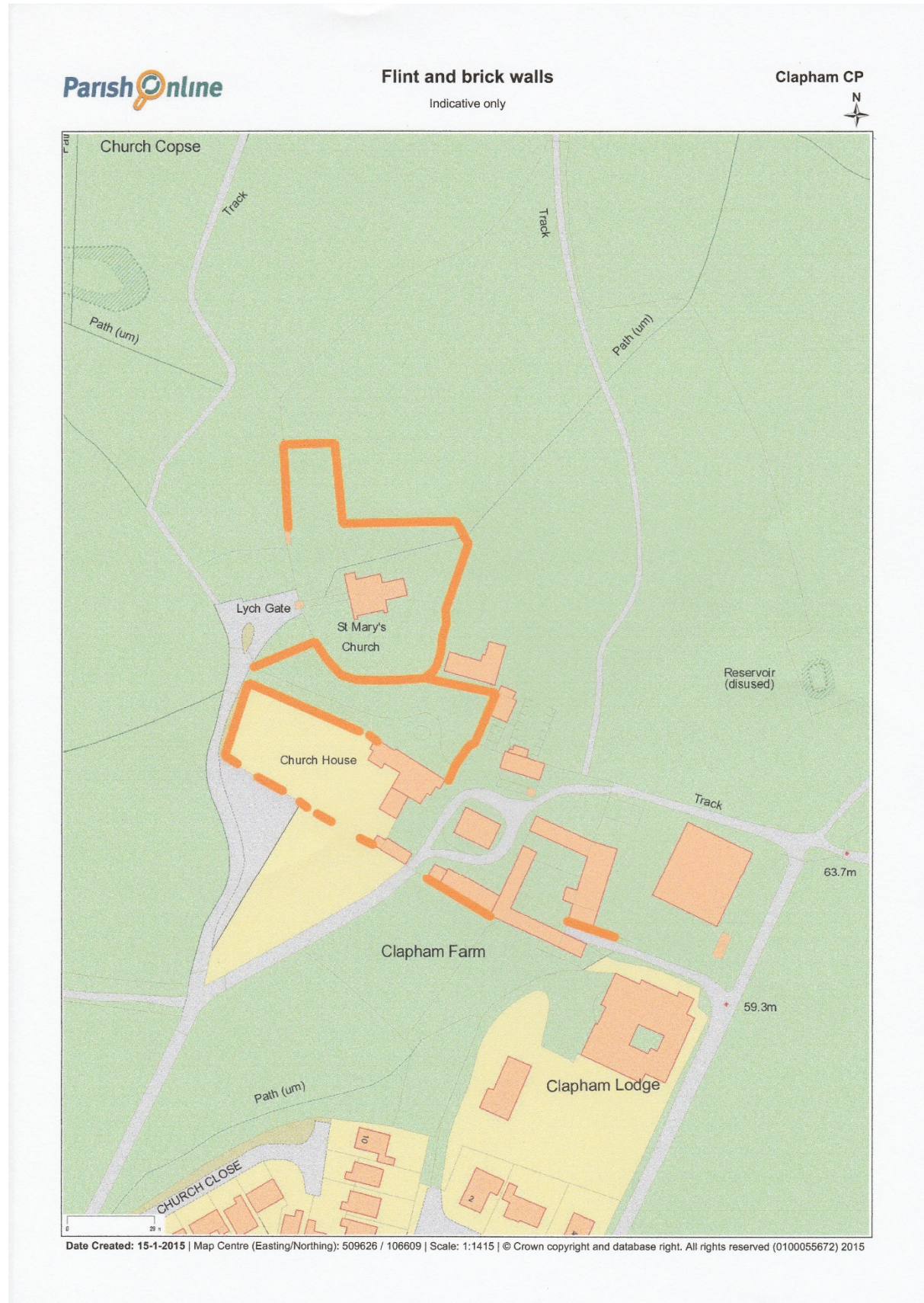


*5.6.2 Maps of Brick and Flint Walls (from CNDP)*

Clapham Parish is rich in old brick and flint walls, which the community felt should be retained and preserved as far as possible. They are shown on four separate maps as follows:



Map 1 – Clapham Church, Church House and Tudor Barns





Map 2 – Clapham Street



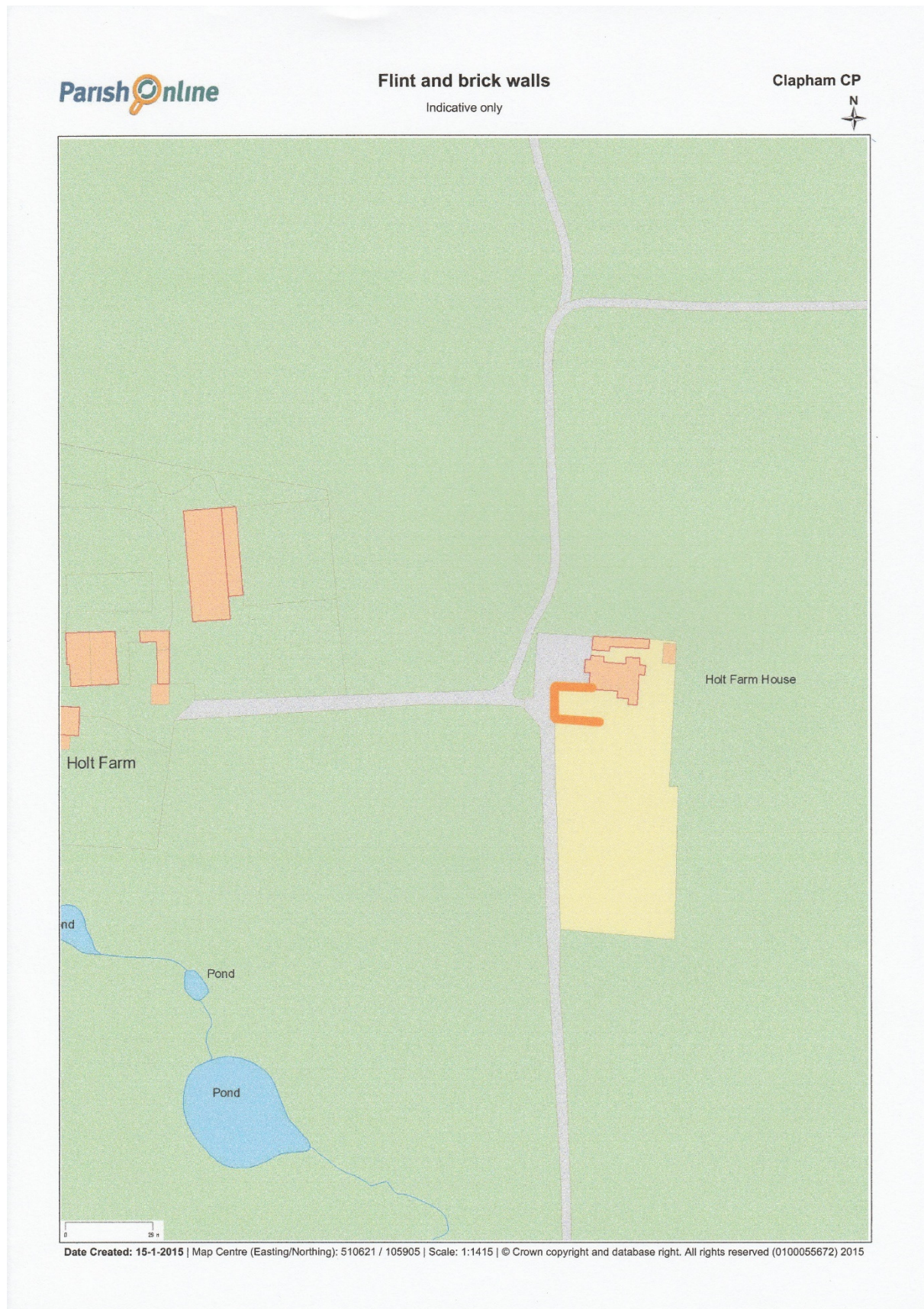


Map 3 – Clapham Common



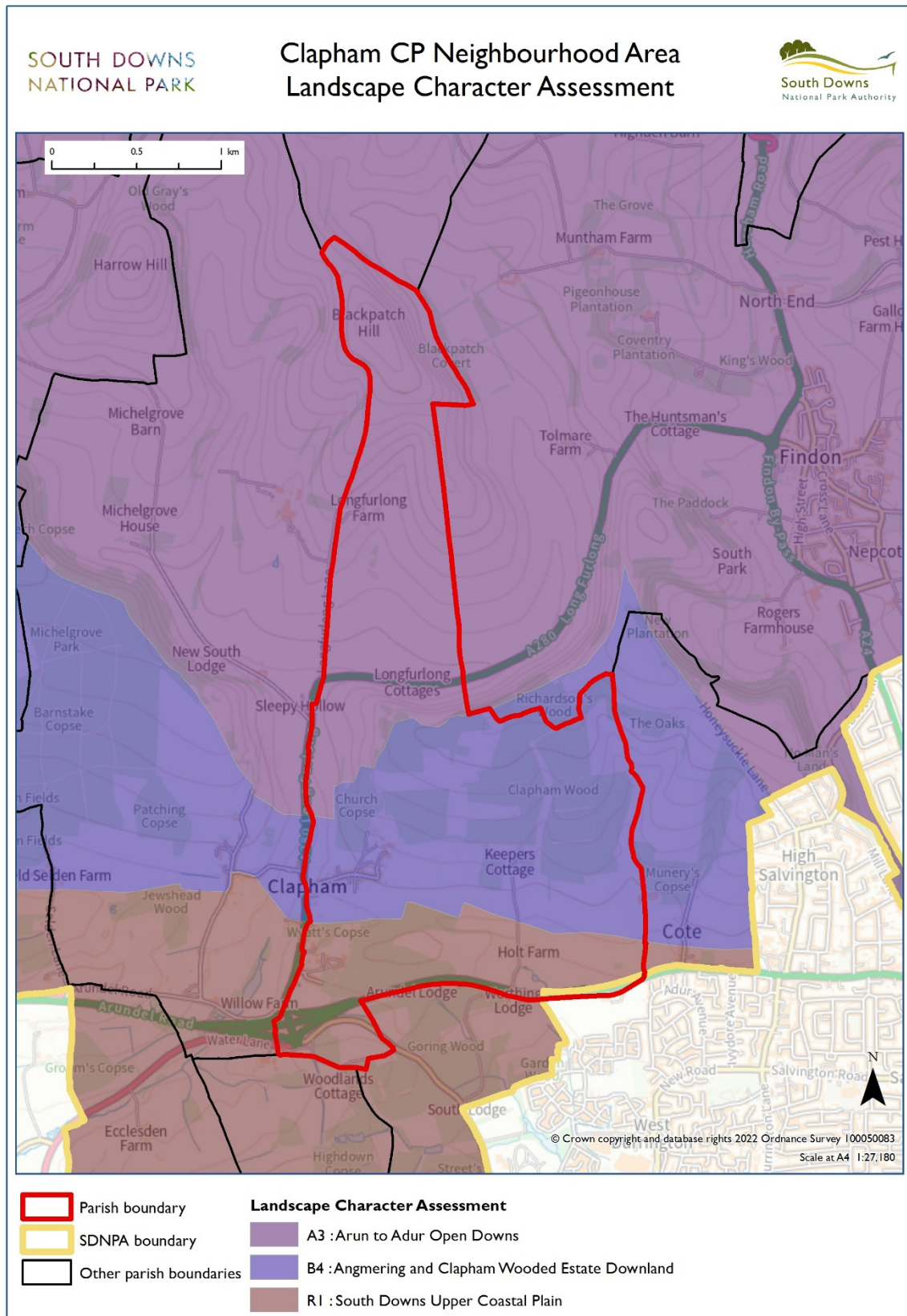


Map 4 – Holt

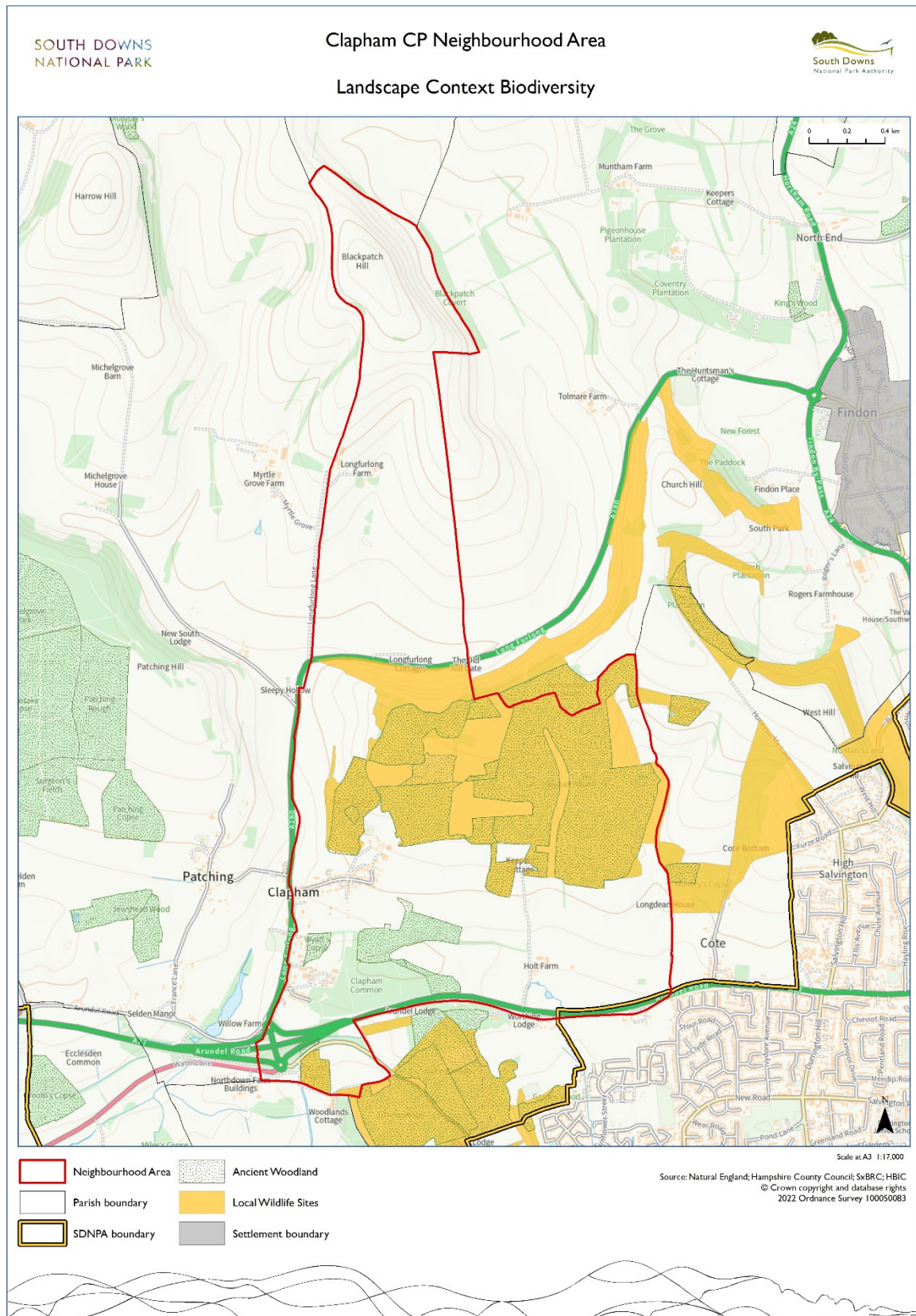




### 5.6.3 Map showing Landscape Context Indicative Landscape Character Assessment



### 5.6.4 Map showing Landscape Context Biodiversity Sites





**5.7 Listed Buildings and Buildings and Structures of Special Character', including CDNP's recommended list.**

**5.7.1 Listed buildings**

Grade I

- Parish Church of St Mary The Virgin

Grade II

- Hall House (formerly 155/156 The Street);
- 157, The Street;
- 172 and 173, The Street;
- Clapham School and Old School House;
- Dovecote at Church House;
- Keeper's Cottage, Holt Lane;
- Little Thatch, The Street;
- Little Timbers, The Street;
- Longfurlong Barn, Long Furlong Road;
- Church House, Church Lane;
- The Old Toll Gate, Long Furlong Road;
- Walnut Tree Cottage, The Street;
- Wood Cottage, Holt Lane.

Full details of all of these can be found at

<http://www.britishlistedbuildings.co.uk/england/west+sussex/clapham#.V82Ccl-cGUk>

**5.7.2 Buildings and structures of special character (all but the first form the recommended list in the CNDP)**

- North House (listed in ADC Supplementary Planning Document);
- South House (adjoining North House; the surviving other half of the Old Rectory);
- Springbourne and Summerfold (former agricultural buildings belonging to the Rectory), both in Rectory Lane;
- Tudor Barn (formerly Clapham Farm) and its adjoining buildings;
- two pairs of cottages – The Old Post Office and 158 The Street, and Flint Cottage and Bramble Cottage, The Street;
- Holt Farm House, Holt Lane;
- Bay Tree Cottage, Brickworks Lane;
- Conversion of former agricultural building to form two dwellings, The Old Barn and The Old Stables, Brickworks Lane;
- Clapham Lodge, Woodland Close.

## 5.8 National Planning Policy Framework context

Underlying all of the NPPF is the principle of ‘achievement of sustainable development’. The United Nations General Assembly defines sustainable development as: ‘Meeting the needs of the present without compromising the ability of future generations to meet their own needs’. We consider the following sections of the NPPF to be particularly relevant to the Planning Guidelines contained in this PDS.

### *Achieving Sustainable Development*

(Para 8) “Well-designed buildings and places can improve the lives of people and communities.”

### *Core Planning Principles*

Points from the 12 Core Planning Principles (para 17):

“Planning should:

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- ...empower local people to shape their surroundings;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value ...
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

### *Section 6: Delivering a Wide Choice of High Quality Homes*

(Para 50) “Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes)”;

### *Section 7: Requiring Good Design*

(Para 56) “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

(Para 58) “Planning policies and decisions should aim to ensure that developments will:·

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;



- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

Development should be visually attractive as a result of good architecture and appropriate landscaping.”

(Para 59) “Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”

(Para 60) “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

(Para 61) “Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

(Para 64) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

(Para 66) “Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.”

(Para 115) “Great weight should be given to conserving landscape and scenic beauty in National Parks, ... which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations and should be given great weight ... in National Parks.”

(Para 126) “Local planning authorities should take into account ... the desirability of new development making a positive contribution to local character and distinctiveness.”

