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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*

The parish is readily accessible to wildlife on the ground and also 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 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.



*Ancient beech tree  
(S.Morris)*

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:

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.



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

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. 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.



***Norfolk crest on Holt Farmhouse  
(S.Morris)***

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.

In the early 19<sup>th</sup> 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



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

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



(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-vestsussex.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.**

<b>CPDS</b>	<b>Planning form</b>	<b>CNDP</b>	<b>SDLP</b>
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

ParishOnline

Flint and brick walls

Indicative only

Clapham CP



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Map 3 – Clapham Common



Flint and Brick walls 3

Indicative only

Clapham CP



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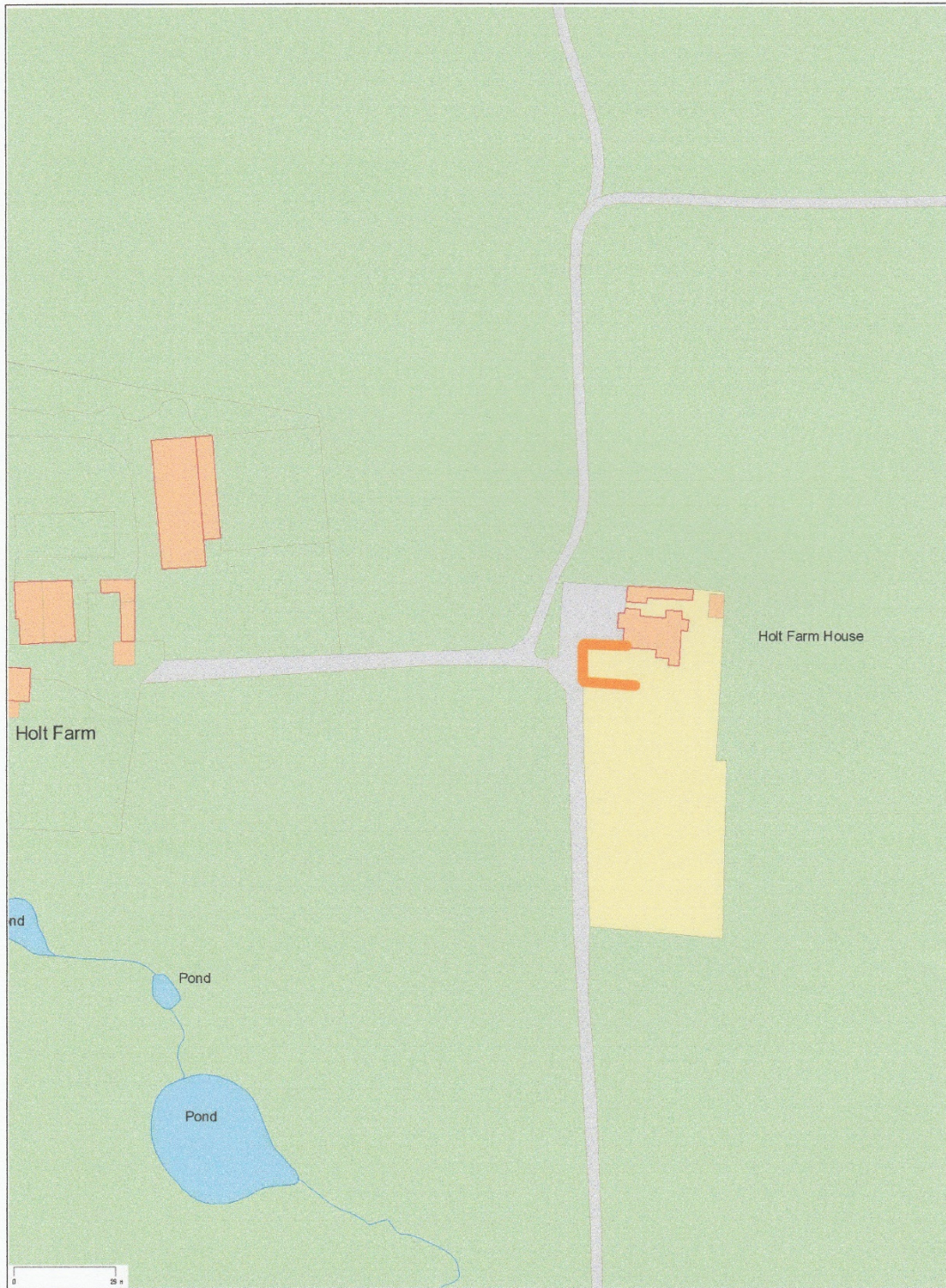
Map 4 – Holt

ParishOnline

Flint and brick walls

Indicative only

Clapham CP



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**5.7 Listed Buildings and Buildings and Structures of Special Character', including CNDP'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.”