

Clapham Parish Design Statement

Clapham Parish Design Statement

CONTENTS

1.	Introduction	1
1.1	What is a Parish Design Statement?	2
1.2	What is the Clapham Parish Design Statement for?	3
1.3	How was the Parish Design Statement created?	4
2.	The Settlements	5
2.1	Introduction	5
2.2	Clapham Village	5
2.2.1	General Character	5
2.2.2	Access	6
2.2.3	Landscape Setting	7
2.2.4	Open Spaces	7
2.2.5	Views	9
2.2.6	Shape and Boundary of the Built Area	10
2.2.7	Number and Density of buildings	11
2.2.8	Special Features	11
2.3	Clapham Common and Southern Long Furlong	12
2.3.1	General Character	12
2.3.2	Access	12
2.3.3	Landscape Setting	13
2.3.4	Open Spaces	13
2.3.5	Views	14
2.3.6	Shape and Boundary of the Built Area	14
2.3.7	Number and Density of Buildings	15
2.3.8	Special Features	15
2.4	Holt	16
2.4.1	General Character	16
2.4.2	Access	16
2.4.3	Landscape Setting	17
2.4.4	Open Spaces	17
2.4.5	Views	17
2.4.6	Shape and Boundary of the Built Area	17
2.4.7	Number and Density of Buildings	17
2.4.8	Special Features	17
2.5	Long Furlong Farm and Northern Long Furlong	17
2.5.1	General Character	17
2.5.2	Access	17
2.5.3	Landscape Setting	18
2.5.4	Open Spaces	18

2.5.5 Views	18
2.5.6 Shape and Boundary of the Built Area	19
2.5.7 Number and Density of Buildings	19
2.5.8 Special Features	20
3. Issues and Opportunities	21
3.1 What matters to residents	21
3.2 Issues of planning concern	22
3.2.1 Design and materials	22
3.2.2 Space	23
3.2.3 Scale	24
3.2.4 Parking	24
4. Summary of Planning Guidelines	26
5. Appendices (online at https://www.claphamandpatching-westsussex.org.uk/clapham-parish-design-statement)	
5.1 Context	
5.1.1 The Landscape	
5.1.1.1 Geology and Geography	
5.1.1.2 Land Use	
5.1.1.3 Biodiversity and Land Use	
5.1.1.4 Views	
5.1.2 History	
5.1.3 Clapham Parish Today	
5.2 Summary of Feedback	
5.3 Table mapping Planning Guidelines to Planning Application Form and to CNDP and SDLP policies	
5.4 Detailed inventory of buildings	
5.4.1 Clapham Village	
5.4.2 Clapham Common and Southern A280	
5.4.3 Holt	
5.4.4 Long Furlong Farm and Northern Long Furlong	
5.5 Statistics	
5.5.1 Data from 2011 Census	
5.5.2 Statistics and Demographic Information from ACRE Community Profile	
5.6 Maps	
5.6.1 Map of Parish showing 'Recognised Village Envelope'	
5.6.2 Maps of Brick and Flint Walls	
5.7 Listed Buildings and Buildings and Structures of Special Character	
5.7.1 Listed Buildings	
5.7.2 Buildings and Structures of Special Character	
5.8 National Planning Policy Framework context	

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.



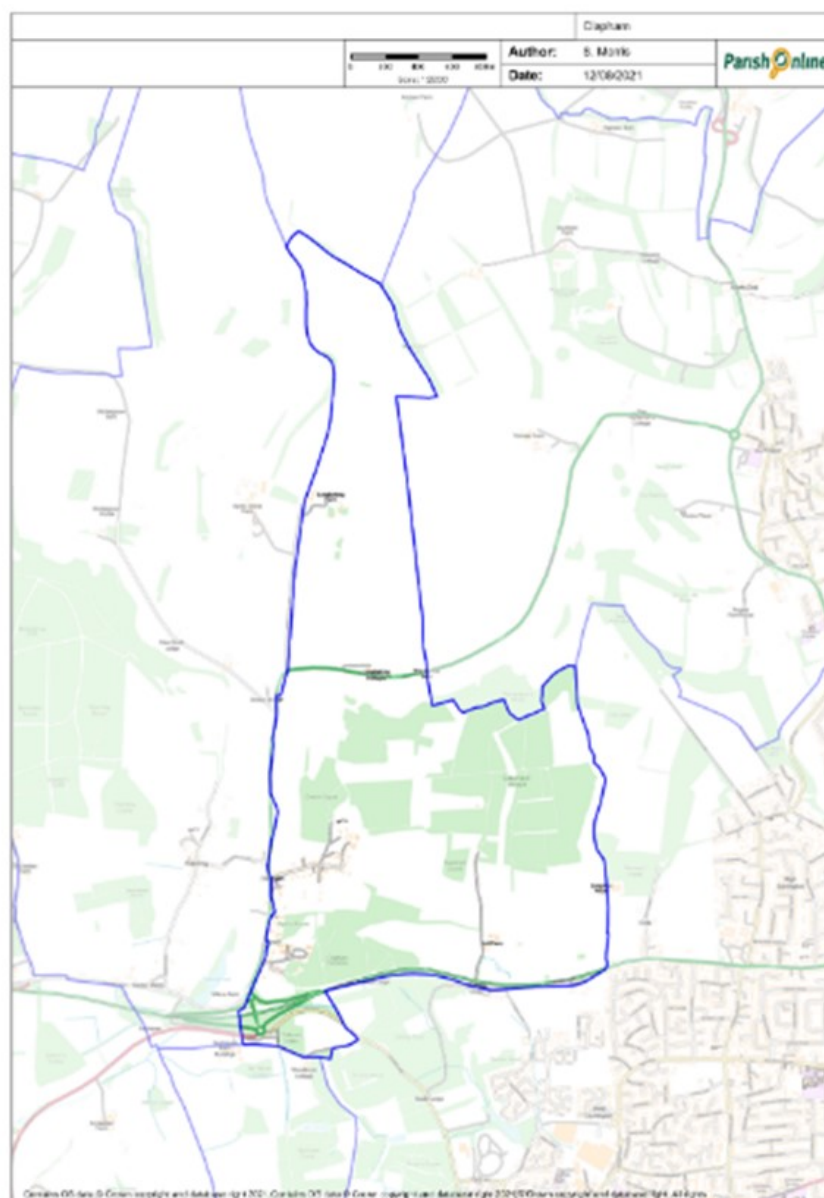
*Aerial view of Clapham
(Friends of Clapham &
Patching Churches)*

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). The

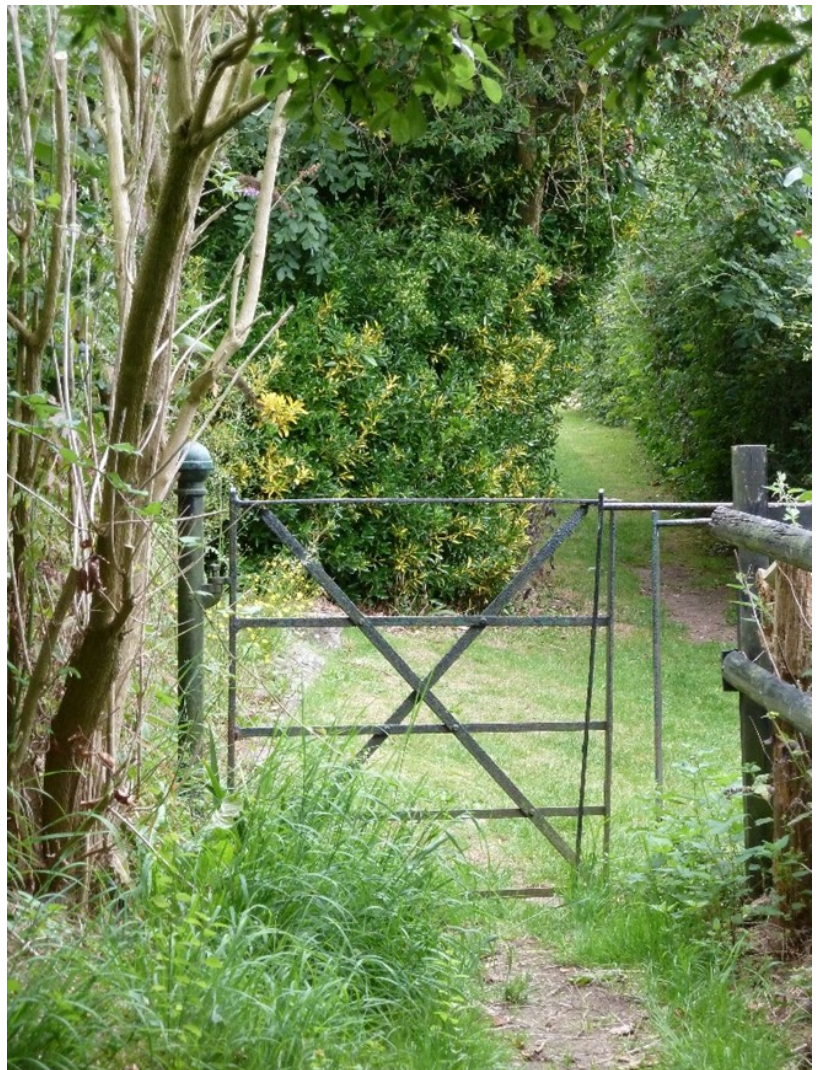
South Downs Local plan places emphasis on ‘preserving and enhancing the special interest, character and appearance of conservation areas’ (Policy SD25: Conservation Areas).

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

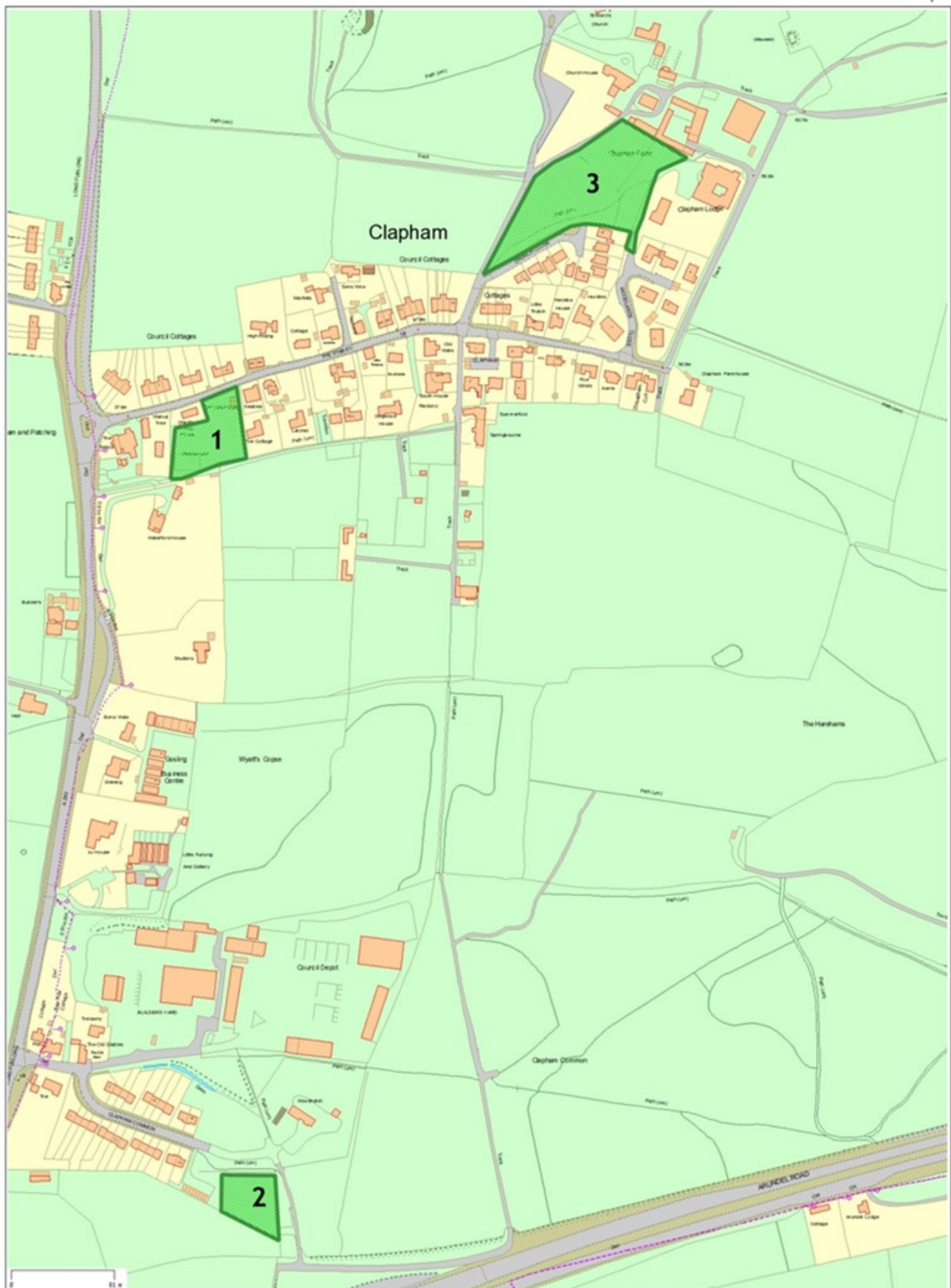
The village is surrounded by gently undulating farmland, with Clapham Woods to the north. The Street rises sharply from the junction with the A280, then rises more gently from west to east. The land also slopes up to the north towards Clapham Woods, so that the houses on the northern edge of the settlement 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 Green Space.



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.

2.2.8 Special Features

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



Window detail, Clapham School (S.Morris)

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

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 WSCC depot on the north site of the settlement, a private gated roadway leads to a field of grassed land-fill within the area known as Wyatt's Copse.



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

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 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.

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.



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

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.

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.



*View northwards
from the top of Clapham Woods
(J.Morris)*

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. 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.

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

The Old Tollgate
(Friends of Clapham and
Patching Churches)



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 downland to the north.

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.

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.

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

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.

Long Furlong Barn (J.Bevan)



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.

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'.

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

Hardly any dwellings in the settlement [there are a couple – any problem?] 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.

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.



© 2021, Clapham Parish Council