

Clapham Neighbourhood Development Plan policies – to guide Parish Council’s consideration of planning applications

G1	The Presumption in Favour of Sustainable Development	<p>Planning applications which accord with the policies of the Neighbourhood Plan will be approved unless material circumstances dictate otherwise.</p> <p>Planning permission will also be granted where relevant policies of the Plan are out of date or silent unless:</p> <ul style="list-style-type: none"> • Other relevant policies in the development plan for Arun or the South Downs National Park indicate otherwise; or • Any adverse impacts of the policies would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole; or • Specific policies in the NPPF or other material considerations indicate that development should be restricted.
GA1	Connection to sustainable transport, local networks and green infrastructure	New developments shall, where practicable, connect to walking and cycling routes, public and community transport, and integrate with the current green infrastructure network to provide access to the social, community and retail facilities in the village.
GA2	Footpath and bridle/cycle path network	Support will be given to proposals that improve and extend the existing footpath network and which provide bridle/cycle paths, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside, subject to compliance with other Plan policies. The loss of existing footpaths will be resisted.
BT1	Support for business	Proposals to upgrade or extend existing employment sites will be supported unless the proposal would cause unacceptable harm to the amenities of local residents.
BT2	Retention of employment land	Proposals for the redevelopment or change of use of land or buildings currently in employment or service trade use to non-employment uses will not be permitted with the exception of the site identified at policy HD5 [i.e. Travis Perkins], unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.
BT3	Support for new commercial uses	Change of use to Class B1 uses (including light industry) and new development for such uses will be supported, where the impact on surrounding residential and community amenity is not unacceptable and other policy considerations are complied with. Change to Class B2 uses (general industry) or Class B8 (distribution and storage) for units of over 500 sq m. will be resisted. Use of the piece of land shown on the Proposals Map (at 5.10) [i.e. WSCC depot] will be permitted for small light industrial units.
BT4	The Village Shop/Café	Loss of the village shop/café will be resisted. Proposals to extend, improve or relocate the facility will be supported, provided that it can be clearly demonstrated that any such proposal both satisfies an identified community need and demonstrates a tangible community benefit. Any proposal to alter or extend the current shop will need to show that it will preserve and enhance the Conservation Area.
BT5	Improving signage	Proposals for the improvement of signage for local facilities will be supported, provided that they are appropriate to their surroundings and do not add to signage ‘clutter’. Illuminated shop-front signage will not normally be permitted.
BT6	Sustainable recreational and tourism activities	<p>Sustainable tourism development proposals, and/or extensions to or expansion of existing tourism and recreation uses, will be supported in principle.</p> <p>Proposals relating to land outside the recognised village envelope (as shown on the map at Schedule A) will need to demonstrate that the proposed use is sustainable and will not have an adverse impact on the rural landscape character.</p> <p>In all cases, appropriate levels of parking facilities must be provided.</p>

BT7	Communications infrastructure	All new residential, employment and commercial development must be designed to connect to high quality communications infrastructure. Support will be given for proposals that help to provide improved/additional connectivity for the Parish as a whole, subject to them not having an undue impact upon the landscape of the National Park.
BT8	Sustainable Commercial Buildings	All new commercial development shall, where possible, be designed to provide: <ul style="list-style-type: none"> • Secure parking and storage of bicycles for customers and employees; • Energy-generating infrastructure using renewable or low carbon energy sources.
CFW1	Support Independent Living	New, converted and extended independent living and care homes will be supported, provided that the site falls within the recognised village envelope (as shown on the map at Schedule A), the design and scale of development are in keeping with the character of the location and that the impact on the amenity of surrounding residential properties is acceptable.
CFW2	Recreation facilities	The provision of recreational facilities will be supported, provided that their design and scale are in keeping with the local character and that the impact on the residential amenity of surrounding residential properties is acceptable.
CFW3	Protection of assets of community value	Proposals that will enhance the viability and/or community value of any property that has been included in the register of Assets of Community Value [i.e. The Church of St Mary the Virgin, Clapham & Patching C of E School, and The Junction shop/café] will be supported. Proposals that result in the loss of such a property, or in significant harm to its community value, will be resisted, unless it can clearly be demonstrated that the continuing operation of the property is no longer economically viable.
CFW4	Designation of local green spaces	The Parish Council has designated the areas shown in Schedule B [i.e. the Recreation Ground, the former BMX track, and Church Field] as Local Green Space. Proposals for development of these areas will not be permitted except in special circumstances, such as where the development meets specific necessary utility infrastructure needs and no alternative feasible site is available.
HD1	Housing mix	All applications for new housing will need to demonstrate how the proposal meets the specific housing needs of the current and future households within the Parish [see Survey results].
HD2	Housing Density	The density of new developments shall be appropriate to its location. [e.g. Clapham Common = 24 units/hectare, Woodland Close = 14 units/hectare]
HD3	Housing site allocation	Permission will be granted, within the Plan period [2015-2035], for approximately 30 new homes on the land identified on the Proposals Map (5.10) [i.e. Travis Perkins]. The development will be expected to provide a housing mix to meet the specific housing need of the existing and future residents of the Parish in terms of house types and tenures, including an appropriate level of affordable housing [see Survey results].
HD4	Windfall sites	Permission will be granted for residential developments on infill and redevelopment sites within the recognised village envelope (as shown on the map at Schedule A), subject to the following conditions being met: <ol style="list-style-type: none"> i. The development complies with the other relevant policies of the adopted Plan; ii. The scale and design of the development is appropriate to the size, character and role of the settlement; iii. The character of the landscape and built environment is conserved or enhanced, especially where the character of the area is specifically recognised, such as the SDNP, Conservation Area and Listed Buildings; iv. The proposal creates safe and accessible environments that offer good access via a range of transport modes; v. Land is demonstrated to be used effectively and comprehensively. Arbitrary subdivision of land or piecemeal development will be considered unacceptable; vi. Wildlife must be conserved or enhanced.

HD5	Outdoor space	Proposals for new housing development should include good quality outdoor amenity space – either private gardens or a shared amenity area. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area, and should be of appropriate utility (for play and recreation) and quality, having regard to topography, shadowing (from buildings and landscape features) and privacy.
HD6	Attention to detail	The design of new housing should give full consideration to the following items: <ul style="list-style-type: none"> • Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council’s Highways standards; • Meter boxes need not be standard white units; a bespoke approach will be encouraged that fits in with the materials used for the remainder of the building. Positioning should be unobtrusive; • Flues and ventilation ducts should be carefully positioned, ensuring that they are as unobtrusive as possible. Good quality grilles should be used that fit in with the approach to materials for the building as a whole; • Gutters and pipes should fit into the overall design approach to the building and aim to minimise their visual impact; • Lighting schemes should prevent light spillage/pollution and glare, and face inwards away from open landscapes; • Satellite dishes must be positioned carefully and as inconspicuously as possible. Telephone lines must be placed underground.
HD7	Local Connection	Affordable housing delivered as part of policies HD5 and HD6 [should read HD3 and HD4] will be subject to planning conditions and/or planning obligations to require the first occupants to be existing residents of Clapham or with a Clapham connection, meeting one of the following criteria: <ol style="list-style-type: none"> a) A person who currently lives in the Parish and wishes to move to a smaller property in order to release larger accommodation; b) A person who currently lives in the Parish and has an appropriate housing need because their family size has increased; c) A person who currently lives in the Parish and wishes to transfer to a similar-sized property; d) A person from the Parish who is subject to a planned management transfer based on medical grounds; e) A person who has previously lived in the Parish for 5 or more years up to the age of 16. Purchase or rental shall be made available in the first instance only to persons fulfilling the above criteria. If after three months no such person has expressed the wish to purchase or rent the property, the qualifying conditions shall be extended for a further three months to include persons living or working in the Parishes of Patching and Findon. If there is still no potential purchaser or renter, the property may thereafter be offered on the open market.
HD8	Car parking	Development proposals will be supported only if they include the maximum level of off-street parking consistent with the current standards. New development must consume its parking requirements on-site so as not to add to the existing congested roads, unless evidence can be presented by the applicant that sufficient on-street parking is available.
HD9	Integration of new housing	Proposals for new housing must ensure that the new homes are well connected to the surrounding area and visually integrated with their surroundings.
HD10	Clapham and Patching School	Proposals for conversion of the buildings of the current Clapham and Patching School site into sheltered/assisted accommodation for elderly residents will be supported [only if it is forced to close as a school].

ES1	Surface water management	<p>New development, apart from small residential and commercial extensions, will not be approved unless it can be demonstrated that the development will not increase the risk of flooding either to itself or to other land, arising from the carrying out and use of the development.</p> <p>Any planning permission for new development will be subject to a condition requiring that full details of the proposed surface water drainage scheme (including details of its route, design and specification and details of its management and maintenance) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage scheme has been implemented in accordance with the agreed details.</p>
ES2	Protection of trees and hedgerows	<p>Development that damages or results in the loss of ancient trees/ancient woodland/trees of arboricultural and amenity value or loss of hedgerows or significant ground cover and irreplaceable habitat will be resisted unless the need for, and benefits of, the development in that location clearly outweigh the loss. Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerows. Proposals which affect sites with existing trees or hedgerows should be accompanied by an independent survey that establishes the health and longevity of any affected trees or hedgerows, and a management plan to demonstrate how they will be so maintained.</p>
ES3	Renewable Energy	<p>Proposals for energy-generating infrastructure using renewable or low-carbon energy sources will be supported provided that:</p> <ol style="list-style-type: none"> a) The energy-generating infrastructure is located as close as practicable to, and is in proportion to the scale of, the existing buildings or proposed development it is intended to serve; b) The siting of the energy-generating infrastructure and its scale and design minimise the impact on landscape character, heritage assets, views and wildlife, do not compromise public safety, and allow continued safe use of public rights of way; c) Adjoining uses are not adversely impacted in terms of noise, vibrations, stroboscopic effect, or electromagnetic interference; d) Where appropriate, the energy-generating infrastructure and its installation complies with the Micro-generation Certification Scheme or equivalent standard; e) Proposals for energy-generating infrastructure on land in agricultural production or on Grade 1 or 2 agricultural land will not be supported. Such equipment placed upon industrial or farm buildings will be supported provided that there is no adverse impact in terms of noise and visual impact.

ES4	Buildings and structures of special character	<p>The Plan identifies the following buildings and structures as locally important heritage assets which contribute to the distinctiveness of the Parish [this list is in addition to buildings which are already Listed Buildings – see map]:</p> <ul style="list-style-type: none"> • North House, The Street (this property is designated in the ADC Supplementary Planning Document) • The Old Rectory, The Street (now divided into South House and North House) • Springbourne and Summerfold, Rectory Lane (including small barn belonging to Springbourne) • Tudor Barn and adjoining buildings (previously Clapham Farm) • The Old Post Office and 158 The Street • Flint Cottage and Bramble Cottage, The Street • Holt Farm House, Holt Lane • Bay Tree Cottage, Brickworks Lane, Clapham Common • The Old Barn and The Old Stables, Brickworks Lane, Clapham Common • Clapham Lodge, Woodland Close <p>The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application, in order to avoid or minimise conflict between the conservation of the heritage asset and its contribution to the distinctiveness of the Parish, and any aspect of the proposal.</p>
ES5	Protecting the Setting of the Conservation Area	Proposals that adversely affect the setting of the Conservation Area [see map] will not be supported
ES6	‘Unlit village’ status	Development proposals which detract from the unlit environment of the Parish will not be supported. Street lighting will be discouraged even within the core village until such time as the majority of the community within the village demands it, at which point the type of lighting will be required to conform to the highest standard of light pollution restrictions at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use, including floodlighting at equine establishments and on sports fields or sports grounds.
ES7	Old Flint and Brick Walls	Development proposals which seek to remove or replace the flint and brick walls shown in Schedule C [see map] will not be supported (see Evidence Base).