

PATCHING PARISH COUNCIL

PLANNING POLICY 2012 to 2032

Patching Parish is made up of a number of diverse areas both of a fully rural and a semi rural nature. It includes the main village of Patching itself together with small but significant residential areas at France, Hillside, Selden, Myrtlegrove and Mitchelgrove. However, the majority of the Parish is open Downland or woodland.

Parish planning policy has been developed to take into account the Parish's diverse nature and will form the basis of Parish Council planning decisions over the next 20 years. The main thrust of the policy is to retain the predominantly rural nature of the Parish and the size and semi-rural nature of the residential areas. In particular the Patching Village Conservation Area will be protected.

The residential areas of the Parish are small and Patching Village itself is little more than a hamlet. Thus even low levels of development will significantly alter the ethos and atmosphere of these areas. The period 2000 to 2010 has seen a 20% increase in homes in Patching Village alone, yet this only relates to 6 new houses. Clearly if significant development takes places the whole semi-rural nature of the residential areas will be quickly lost: and once lost it is irretrievably lost.

The whole of the Parish is contained within the South Downs National Park. If the beauty of the Park, as an entity, is to be saved for future generations development in this area of the Parish must be limited.

Nevertheless, the Parish Council is aware that change is inevitable and some development unavoidable. Therefore, each planning issue should be reviewed on its own merits.

In developing the policy the Parish Council has consulted with the Patching Village Society, the Parochial Church Council, the Friends of Clapham and Patching Churches and a cross section of parish residents.

The Patching Parish Planning Policy Guidelines are:

- 1. Development within the Parish should be minimised.**
- 2. All development must be sustainable and take into account the Parish's sewage and water systems and extremely limited country-road access.**
- 3. In general all "Greenfield" development should be opposed.**
- 4. "Brownfield" development proposals should be individually considered on their own merits, taking into account the effect they will have on the overall aims of Parish Planning Policy.**
- 5. Temporary development – residential caravans for example - should not be supported.**
- 6. Development that would increase motorized vehicular traffic within the Parish should be resisted and at best severely limited.**
- 7. Change of use of agricultural buildings, commercial and business development in keeping with the ethos of the Parish and the National Park should be individually considered on merit.**
- 8. The Parish Council will proactively resist and act to reverse illegal planning developments.**
- 9. The status of public rights of way should be maintained.**
- 10. Developments to improve access to the National Park via the Parish should be kept to the southern-most areas of the Parish.**
- 11. All planning decisions must take into account the views of parishioners immediately affected by a proposed development.**
- 12. Development in adjoining Parishes should be monitored to ensure that any considered detrimental to the Parish's planning policy are commented upon.**