

Subject **Walberton Neighbourhood Plan Reg 14 Consultation**  
 From Lucy Seymour-Bowdery <lucy.seymour-bowdery@westsussex.gov.uk>  
 To havemysay@wbf-neighbourhood-plan.org.uk <havemysay@wbf-neighbourhood-plan.org.uk>  
 Derek Whittington <derek.whittington@westsussex.gov.uk>, Darryl Hemmings  
 <darryl.hemmings@westsussex.gov.uk>, Glen Westmore <Glen.Westmore@westsussex.gov.uk>,  
 Copy Jonathan Perks <jonathan.perks@westsussex.gov.uk>, Scott Judge  
 <scott.judge@westsussex.gov.uk>, Dominic Smith <dominic.smith@westsussex.gov.uk>  
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- Development Management guidance.doc (26 KB)

Dear all

Thank you for the opportunity to comment upon the Parish Council's Consultation Draft Neighbourhood Plan for Walberton.

### General

In general, the County Council looks for draft Neighbourhood Plans to be in conformity with the District and Borough Councils' latest draft or adopted development plans. The County Council supports the District and Borough Councils in preparing the evidence base for these plans and aligns its own infrastructure plans with them. The County Council encourages Parish Councils to make use of this information which includes transport studies examining the impacts of proposed development allocations. Where available this information will be published on its website or that of the relevant Local Planning Authority. In relation to its own statutory functions, the County Council expects all Neighbourhood Plans to take due account of its policy documents and their supporting Sustainability Appraisals. These documents include the West Sussex Waste Local Plan, Minerals Local Plan, West Sussex Transport Plan and West Sussex Rights of Way Improvement Plan. It is also recommended that published County Council service plans, for example Planning School Places, are also taken into account.

### Policies

Policy VE7: It is suggested that the first sentence and first bullet point is re-worded to the following:

'New development should aim to reduce the overall level of flood risk in the area through negotiations and use of developer contributions:

- Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and off-site is not increased.....'

It is suggested that the second bullet point is re-worded to the following:

- Consideration must be given to the use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage, but infiltration techniques, may not be suitable where the winter water table is less than 0.7 of a metre below ground level. Sustainable drainage systems on private property must be approved by the Local Planning Authority prior to the commencement of development and conform to the recommendations of the SUDS Manual produced by CIRIA. All approved sustainable drainage systems shall be recorded on the flood risk register and maintenance arrangements identified for the lifetime of the development.'

It is unclear what is meant by the 'flood risk register' – please specify who holds this document.

It is suggested that the third bullet point is re-worded to the following:

'The site specific Flood Risk Assessment must demonstrate that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall if possible.'

Policy GA2: The use of 'better' could be subjectively interpreted. It is suggested that this is more clearly defined within the policy or supporting text.

This section does not acknowledge the numbers of horses stabled in the parish (3.6.2, para 4). Horses and riders could have new off-road facilities developed, such as to safely cross the A27 and link to the larger network of bridleways that exist to the north of the A27 or to link with Barnham by up-grading existing public footpaths to public bridleways, which would benefit cyclists too in addition to the route being developed along Barnham Lane.

Policy GA6: The impact of improving this junction will need to be understood and complementary mitigation measures developed where appropriate. However, it is suggested that specific reference to this junction is removed and the policy refers to these junctions in general. It is also suggested that the policy is phrased more positively to provide support for mitigation measures where proposed.

Policy GA7: Please engage with Highways England for matters relating to the A27 Arundel Bypass.

### Small scale housing allocations

Given that the pre-submission Neighbourhood Plan for Walberton includes the proposed allocation of small scale housing sites, it should be noted that site specific principles in the Neighbourhood Plan will need to be tested and refined through the Development Management process (through the provision of pre-application advice or at the planning application stage) or as part of a consultation for a Community Right to Build Order. Whilst the County Council supports the proactive approach undertaken to allocate sites in the Neighbourhood Plan, we are unable to comment on site specific principles at this stage. In considering site specific principles, please refer to the attached Development Management guidance.

The County Council currently operates a scheme of charging for highways and transport pre-application advice to enable this service to be provided to a consistent and high standard. Please find further information on our charging procedure through the following link:

[http://www.westsussex.gov.uk/leisure/getting\\_around\\_west\\_sussex/roads\\_and\\_pathways/plans\\_and\\_projects/development\\_control\\_for\\_roads/pre-application\\_charging\\_guide.aspx](http://www.westsussex.gov.uk/leisure/getting_around_west_sussex/roads_and_pathways/plans_and_projects/development_control_for_roads/pre-application_charging_guide.aspx)

Kind Regards  
Lucy

[Lucy Seymour-Bowdery](#) MA MRTPI | Planner, Planning and Transport Policy Team, Strategic Planning, Residents' Services Directorate,  
[West Sussex County Council](#) |  
Location: Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH  
Internal: 26448 | External: 03302 226448|  
E-mail: [lucy.seymour-bowdery@westsussex.gov.uk](mailto:lucy.seymour-bowdery@westsussex.gov.uk)

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