



Our Ref: A4519-01  
 Your Ref: WA/27/25/PL  
 31 March 2025

FAO Jonny Cooper  
 Planning Department  
 Arun District Council

(By email only)

Dear Mr Cooper

**Development:** Change of use and associated works to annexe to form 1 No. separate self contained dwelling. This application is in CIL zone 3 and is CIL liable as a new dwelling.

**Location:** Stoney Brook Farm, Eastergate Lane, Walberton BN18 0BA

I write in response to your letter requesting more information pursuant to the above-described application. In your letter, the following is requested:

1. Payment of the application fee
2. Flood Risk Assessment
3. Lidsey Drainage Impact Assessment

The following paragraphs address these in turn.

**Application Fee**

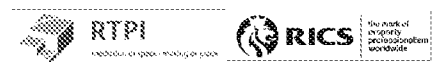
Payment of the Council’s application fee will be settled within the next 14 days as requested.

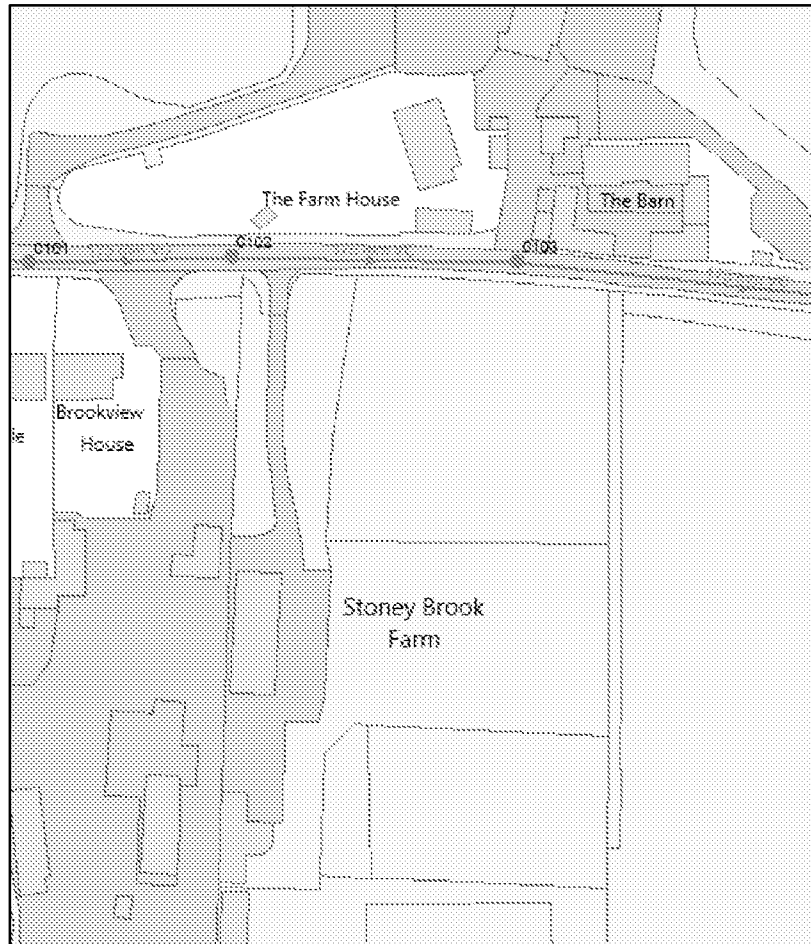
**Flood Risk Assessment**

As regards the request for a flood risk assessment, it is our position that one is not needed. Firstly, the application site is in Flood Zone 1, as demonstrated by the accompanying Flood Map for Planning. Secondly, the site is already in a residential use and as such the proposed development does not increase the vulnerability of the site. Thirdly, there is only a small area shown on the surface water flood map which is in the driveway/access to the car parking space to the south of the building. There is ample opportunity for a dry means of escape. Accordingly, it is considered that a site-specific flood risk assessment is disproportionate and not needed in this instance.

**Lidsey Drainage Impact Assessment**

There is a public sewer in Eastergate Lane to which Stoney Brook Farm already has a physical connection. An extract from Southern Water’s sewer map record is inset overleaf as is the Invert Level of the relevant manholes.





Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
0101	F	11.68	10.22	
0102	F	11.95	10.14	
0103	-	11.15	10.15	

There are already 2no. existing residential properties located on Stoney Brook Farm, both in the same barn that is the subject of this residential conversion application.

The current foul water drainage that serves the existing barn conversion is a private pump system to the site frontage where its outfalls into the Southern Water adopted sewer as illustrated above.

The foul water drainage from the proposed conversion will drain to the pump chamber (is already connected through its use as a residential annexe), where it will continue to pump to the site frontage and outfall to the Southern Water adoptable sewer.

Accordingly, it is considered that there will not likely be any impact in the catchment area.

Yours sincerely



**Max Short LLB(Hons) LLM AssocRTPI**  
Planning & Development Consultant

