

**Planning statement for replacement dwelling at:
Backsettown Farm, Furners Lane, Henfield**

Context

This application is to satisfy the conditions imposed on the planning approval DC/22/2194.

Condition 3. Please see plan no. 16/1247/07. The site falls in excess of 1:40 to the South. This will enable the foul water to drain to the existing pumped manhole which serves the main dwelling and existing mobile home. Again, the surface water can fall to the existing pod which also serves the main dwelling.

Condition 4. Please see attached Arboricultural Method Statement and tree protection details.

Condition 5. Land Contamination Assessment will be sent at a later date as the file is too large for the Planning Portal.

Condition 6. Please see attached layout plan. It must be noted that the dwelling is to be occupied by the applicant with the main dwelling being occupied by a family member. For this reason, minimal landscaping is proposed to keep the site looking like a rural setting.

Condition 7. Please see plan 16/1247/21 showing the car parking.

Condition 8. Please see plan 16/1247/21 showing the cycle store.

Condition 9. Please see plan 16/1247/21 showing the storage of refuse, recycling and food waste storage.

Condition 10. Please see water calculation attached.