

**Holmsted Farm
Staplefield Road
Cuckfield**

**Drainage, foul and
Sustainability Statement
0468**

Flood Risk

- 1.1 The Proposal is located outside of the flood plain as designated by the Environment Agency. Surface water will be controlled by soak-a-way. Although it should be noted tha the overall amount of built footprint, including hardstanding, remains the same as exists today.

Water Efficiency

- 1.2 The Proposal will comply with Building Regulations Part G 2010 for water conservation. The dwelling will be fitted with fixtures and fittings that achieve a target of 105 litres per person per day.

Energy Efficient Design

- 1.3 The Proposal will be built to standards suitable for commercial use and will accord with Building Control standards.

Sewerage and drainage

- 1.4 The Proposal will be served by a proposed on site septic tank with details to be conditioned. The Site is currently previously developed land and impermeable. The Proposal will not therefore increase the rates of discharge from the Site. Sustainable Urban Drainage can be conditioned as is not a matter of principle within the context of the Site.

Conclusion

- 1.5 The proposal is compliant with the Mid Sussex District Plan, specifically policies DP39, DP41 and DP42.

