Batcheller Monkhouse

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Dear Sir/Madam

Aglands Farm, Picts Lane, Cowfold
Variation of Condition 1 and Removal of Conditions 2 and 3 attached to Planning Permission Reference DC/24/1608

This letter accompanies an application to vary and remove conditions attached to Planning Permission Reference DC/24/1608.

The Planning Permission relates to a change of use of a former agricultural building to Use Class B8 (storage) and the erection of a toilet block. Condition 1 requires the development to be carried out in accordance with specified documents, which include a Water Neutrality Strategy dated 29th January 2025.

The Water Neutrality Strategy is now proposed to be varied and an amended strategy is submitted with the application. The change to the strategy relates to the installation of more water efficient toilets within the new toilet block. The strategy continues to also rely on the removal of an existing toilet and tap in a neighbouring building. The strategy no longer relies on the installation of flow restricting valves to existing taps in neighbouring buildings.

The replacement of the existing toilet and tap with new toilets for use by the existing 'population' will save 92.88 litres of water per day. The proposed change of use would use 78.94 litres of water per day.

The water saving equates to 13.94 litres per day. 5% of this reduction will provide a buffer for the development and the remainder will be used to help offset any future developments planned by the applicant.

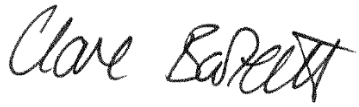
Condition 2 requires evidence details of the water efficiency measures and rainwater/greywater harvesting system required by the approved water neutrality strategy to be submitted.

Condition 3 requires evidence to be submitted to demonstrate that the approved water neutrality strategy has been implemented in full. Such evidence is required to include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures are required to be retained as such thereafter.

The amended Water Neutrality Strategy includes the information required by Conditions 2 and 3 making both no longer necessary. Conditions 2 and 3 are therefore proposed to be removed.

Please do not hesitate to contact me if you have any queries.

Yours sincerely



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