

From: Mark Robinson [REDACTED]
Sent: 17 August 2021 17:52
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: 9226 RE: BN/62/21/PL The Croft Surgery Extension to decision period and Planning Conditions

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Dear Simon,
No problem –

The building will be maintained by PHP Home | Primary Health Properties PLC (LSE: PHP) (phpgroup.co.uk), a company with 500 plus medical centres under their care across the UK & Ireland. As a professional operator they programme in regular maintenance, for example for drainage this would include periodic video inspections etc. As a result of the high level of maintenance the systems on other sites have proven to be operating perfectly well beyond the manufacturer's 'recommended' design life. Should there be signs of wear and a need to replace a component then this would be completed as required.

The current draft of Condition 9 includes:

*Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning PL_PCC_LTR_801 (ODB) Authority. **The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life.** Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual..*

The client is keen to avoid being committed to replacing elements that may be working perfectly well, particularly from a sustainability and embodied carbon basis, which as a company they are focussed on.

I would suggest condition needs to focus on the system installed rather than a reference to financial aspects; should there be any issue the LPA have the ability to act/enforce as there has been a commitment to maintain the system. As such the client is committed to the remedial cost at that time, even if that is before the manufacturer's recommended design life. Is it feasible for the LPA to be assessing 'financial management and arrangements' and subsequently enforceable due to the variation in prices etc. that may apply at the time the works are needed?

Hope this is clear but please call if you want to discuss in more detail.
Kind regards
Mark

Mark Robinson BA (Hons), Dip Arch, RIBA
Simpson Hilder Associates Limited
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 17 August 2021 16:26

To: Mark Robinson [REDACTED]

Subject: RE: 9226 RE: BN/62/21/PL The Croft Surgery Extension to decision period and Planning Conditions

Mark, sorry can you explain again re the change to condition 9 (i.e., what you said over the phone)

Simon.

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