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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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[REDACTED]

From: Paul Cann <Paul.Cann@arun.gov.uk>
Sent: 18 August 2021 11:01
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning Consultation on: BN/62/21/PL

Agree Sarah that the wording must remain.

Regards

Paul Cann
Principal Drainage Engineer

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: Wednesday, August 18, 2021 8:24:42 AM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/62/21/PL

Hi Simon,

No I am not prepared to agree to a change in the condition wording. That said, there is no stipulation that components must be replaced at the end of the manufacturer's recommended design life, just financial management and arrangements for doing so. Therefore a statement to the effect that they have given below seems reasonable. As long as there is a plan for what happens, i.e. routine inspections will identify when components require repair or replacement and PHP (in this instance) will be responsible for the cost and installation of the replacement parts. We are in agreement that there is no need for components to be replaced if they are in good condition, however, we need to see how it will be ensured that they are maintained and who will be responsible for their replacement when required.

We may also need to consider what happens if PHP (for whatever reason) are not able to fulfil their responsibilities or finance replacement parts when required.

I have copied in Paul in case he has anything to add or wishes to contradict my stance.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services



T: 01903 737815
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Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm, Thursday 8am-5.30pm, Friday 8am-11.30am.

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 17 August 2021 18:17
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: RE: Planning Consultation on: BN/62/21/PL

Hi Sarah,

The applicant has requested a change to the drainage manual condition. They wish to have the yellow highlighted section removed:

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 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.

As justification, they state that:

"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 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?"

Are you able to agree this change?

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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