

From: Simon Davis
Sent: 22 June 2017 09:00
To: Planning.Responses
Subject: FW: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Application Correspondence. Copy please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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From: [REDACTED]
Sent: 21 June 2017 19:15
To: Tom Woolner; Simon Davis
Subject: Re: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Dear Simon,

I refer to your email below enclosing the comments from Paul Cann, Senior Engineer, who has commented on our application to revised the existing drainage arrangement at the Wickes unit in Bognor. I can provide the following response.

Dealing with the points in turn, Mr Cann questions the use of a pumping station which is required to achieve the diversion. This is necessary because the only alternative would be to rip up the service yard and start again, which in itself would be bob sustainable and operational unacceptable to Wickes. The pumping station is therefore the more sustainable option in this instance. It is also important to note that the existing system is pumped so we are not changing the status quo.

Turning to the need for the amended arrangement, it is first important to highlight that the Flood Risk Assessment which was submitted and approved as part of the baseline consent (ref. BE/94/15/PL, dated 5 October 2015) set out both discharge options, i.e. the existing arrangement and what we are now proposing. Paragraph 6.5.2 stated that:

"Although it is envisaged that prevention measures may be included in the final scheme, for outline calculation purposes a gravity network, will serve the commercial building and highway, and direct runoff to "Site Control" geocellular storage prior to discharging into the culvert under the railway. However, if a consent to discharge into the culvert cannot be obtained, surface water will be discharged into the Sainsbury's surface water sewerage system

which ultimately outfalls into Aldingbourne Rife. The discharge rate from the geocellular storage will be restricted to the critical storm discharge for the impermeable area with a reduction of 40%."

Neither option was challenged and the scheme that was ultimately approved pursuant to the drainage condition was implemented. This situation now needs to be changed due to commercial reasons. Despite lengthy and ongoing discussions with Network Rail with regard to the culvert option, my client is being held to ransom with an expensive, inflexible and unrealistic licence which is simply not viable. Furthermore, under the Sainsbury's S106 agreement, Wickes have a SW outlet that they have previously not pursued meaning we have an alternative arrangement to fall back on, hence the current application has been submitted. The issue with Network Rail has in fact affected my client's ability to sell the asset, so it now needs to be regularised.

In conclusion therefore a pumped arrangement is the most sustainable option under the circumstances and the change is required because of Network Rail's unreasonable demands. The condition is therefore be amended to allow a new diversion of flow, which ultimately accords with the Reason for the condition as is consistent with one of the two options outlined in the approved FRA. Planning permission can therefore be granted.

I trust this provides the information you require; however, please call me if you have any questions.

Regards,

Tim

Tim Rainbird
Quod - Director

On 20 Jun 2017, at 16:41, Tom W 

Thank you Simon.

I have informed our team and in order to resolve this.

I'll keep you fully updated.

Thank you,

Tom

<image001.jpg>

Tom Woolner
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<image002.jpg>

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 20 June 2017 16:35
To: [REDACTED]
Subject: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Dear Tom,

Please see comments just received from our Drainage Engineers. You can liaise directly with Paul Cann but if you are supplying further information, please ensure I receive copies.

Kind Regards

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