

From: Simon Davis
Sent: 28 June 2017 17:27
To: Planning.Responses
Subject: FW: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Further Drainage Engineer comments. Copy please

From: Paul Cann
Sent: 28 June 2017 10:48
To: Simon Davis
Subject: RE: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Hi Simon

The applicant would have a legal right to continue to discharge the same amount of water through the network rail culvert (culverted watercourse), at a rate no greater than that discharged from the former development.

By the sounds of it Network Rail are probably holding them to ransom in terms of asking them to pay a large annual fee in order for them to continue to use the culvert. The question is, can they legally do this? Perhaps we need initially to obtain a copy of the licence that Network Rail are presenting them with?

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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From: Simon Davis
Sent: 28 June 2017 10:30
To: Paul Cann
Subject: RE: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Paul,

Network Rail comments are that:

"No Storm/surface water or effluent should be discharged from the site or operations on the site into Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense."

I'm unsure how you want me to proceed based on your email below?

Kind Regards

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From: Paul Cann
Sent: 28 June 2017 09:46
To: Simon Davis
Subject: RE: BE/71/17/PL - Wickes, Bognor Drainage Scheme

Hi Simon

Tim mentions that the existing system at Wickes is pumped. As far as I am aware this is not the case, and there is no mention of a pumping station on the original proposals. The original intention was always to drain by gravity, either to the network rail culvert or to the Sainsbury system. I don't have an issue with either option (with a discharge by gravity), but the pumping is my concern, as it is not sustainable from a drainage point of view.

Based upon the fact that much of the previous site discharged surface water through the network rail culvert, and that flows are not being increased, it seems unreasonable that Network Rail are holding them to ransom, as they are not making the situation any worse. Perhaps we should be challenging Network Rail on this fact?

Regards

Paul Cann
Senior Engineer (Drainage & Coastal)

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