[redacted]

From: Havis, Sean [redacted]
Sent: 07 February 2022 16:06
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Sparkes, Jessica [redacted] Sue Howell <Sue.Howell@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>
Subject: RE: *EXTERNAL: RE: Drove Lane, Yapton - Surface Water Drainage Y/185/21/DOC

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Hi Simon

I write in respect of the comments from Laura Gibbons (Arun DC's Drainage Engineer), as per below.

Our Landscape Architect and Civil Engineer have previously reviewed and are comfortable with the position of the landscaping and off-set to SuDS features. Notwithstanding this, to take account of the comments from Laura, we are in the process of adding additional root barriers to those trees that are in close proximity to the SuDS features and will submit updated landscaping plans to Laura ready for consideration next Tuesday (15th February).

We are not content to remove those trees that are affected as this could lead to the loss of a great number of trees on site. These trees are important for visual amenity and the overall character and appearance of the development, with their importance emphasised within the NPPF (Para. 131). The inclusion of root barriers on trees in close-proximity to lined SuDS features was approved at our Water Lane, Angmering development. We are now proposing the same strategy and see no reason why it should not be acceptable in this instance.

We will provide a construction detail drawing as requested and update the Maintenance and Management Plan accordingly as part of the updated information.

I trust this strategy is something that you support and we have copied in Sue so she is also aware (given Sue's involvement at our Angmering site).

Many thanks,
Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

Compton House, The Guildway, Old Portsmouth Road, Guildford, GU3 1LR

[redacted]

BARRATT HOMES DAVID WILSON HOMES

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 01 February 2022 16:40
To: Havis, Sean [redacted]
Cc: Sparkes, Jessica [redacted]
Subject: *EXTERNAL: RE: Drove Lane, Yapton - Surface Water Drainage Y/185/21/DOC

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Dear Sean,

Laura's comments were received 5 minutes before your email:

Engineers Comments Regarding Condition 9

There is significant conflict between soft landscaping proposals and drainage proposals. A significant number of trees are proposed in very close proximity to lined surface water drainage features. Root potential areas should not overlap with SuDS features. We note that some root barriers are proposed, however we do not generally support these. Furthermore, the extent of the barriers proposed would not adequately protect the drainage features.

Please can plans showing root potential areas of trees be provided, with drainage features shown. Once this is provided the tree officer should also be consulted.

A site specific construction detail drawing of the outfall from the system to the watercourse should be provided. This should be consistent with the land drainage consent detail.

Engineers Comments Regarding Condition 10

Maintenance of detention basins should include at least annual removal of tree saplings.

The regular inspection of impermeable liners should be included within the maintenance manual.

Please include a section on hydrobrake maintenance, this should include the regular greasing and moving of the bypass door.

Please clearly define (on a plan) the area of watercourse that the development will have riparian responsibility for.

Please respond with the changes/information requested by the 15th February so that I can reconsult.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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