



Our Ref: 133647/L001/AM

14th February 2022

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For the attention of

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Dear Simon,

RE: DROVE LANE, YAPTON

Reponses to Engineers Comments for Discharge of Planning Conditions
9 & 10

Please see our below responses to the comments raised by Laura Gibbons in relation to the discharge of Planning Conditions 9 & 10.

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. _ _ Refer to Landscape Architects drawings.

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. _ _ Refer to Landscape Architects drawings.

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. _ _ Noted and section has been provided on Typical SuDS Details drawing 4103.

Condition 10

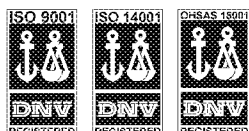
Maintenance of detention basins should include at least annual removal of tree saplings. _ _ This has now been included but please note that this is not within the CIRIA SuDS Manual 2015 C753 with regards to the operation and maintenance requirements for detention basins.

The regular inspection of impermeable liners should be included within the maintenance manual. _ _ This is already included in the schedule.

Please include a section on hydrobrake maintenance, this should include the regular greasing and moving of the bypass door. _ _ Hydrobrake manhole section added to schedule after consultation with Hydro International (Hydrobrake manufacturer).

Please clearly define (on a plan) the area of watercourse that the development will have riparian responsibility for. _ _ Noted and new layout has been provided called PLN-1-4088 - Existing Ditch Riparian Rights Plan.

Please can you review the responses provided in this letter in addition to the previously submitted drawings and calculations with a view to discharging conditions 9 & 10. If any further information or



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clarification is required in regards to the proposed surface water drainage network, please do not hesitate to contact us to discuss.

Yours sincerely,



Andrew Muthusami
for RSK Land & Development Engineering Ltd