

BARRATT DAVID WILSON HOMES

WHITE POST ROAD, BODICOTE

**S106 PLANNING OBLIGATIONS
SUDS SCHEME**

PLANNING

December 2020

CLIENT Barratt David Wilson Homes

PROJECT White Post Road, Bodicote

REPORT TITLE S106 SUDS Scheme

DJA Reference: 2832-4-5-LM-S106

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REPORT REVISIONS

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P1	26/06/2020	Draft first issue	BS	PG
P2	03/12/2020	CIRIA Chapter 32 guidance cross referenced	BS	PG

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1. INTRODUCTION

Planning Context

- 1.1 This report provides the layout details and management plan information for the Allotments at White Post Road, Bodicote pursuant to clause 4.1, Schedule 2 of the Section 106 agreement dated 20th November 2017 which states:

'Prior to the Commencement of Development to submit to the Council for approval the SUDS Scheme and not to Commence Development until the Council has approved in writing the SUDS Scheme'

- 1.2 SUDS Scheme is defined in clause 1.1.97 of the S106:

'the SUDS Scheme' means a sustainable urban drainage system scheme for the Development which is to be submitted to and approved in writing by the Council prior to the Commencement of the Development, and which includes details of all the works features and measures for the SUDS that are proposed to be carried out constructed and implemented on the Site during the Development, and the timescales for when the said works features and measures are to be carried out'

SUDS Scheme

- 1.3 The SUDS Scheme includes information regarding the location and layout of the proposed SUDS features.
- 1.4 The detailed layout plans of the SUDS have been submitted with the planning application, drawing references are listed below:

Infrastructure Design Drawings

- 957-07-01 Rev G - Private Drainage Layout Sheet 1
- 957-07-02 Rev H - Private Drainage Layout Sheet 2
- 957-07-03 Rev F - Private Drainage Layout Sheet 3
- 957-07-04 Rev H - Private Drainage Layout Sheet 4
- 957-07-05 Rev F - Private Drainage Layout Sheet 5
- 957-07-06 Rev F - Private Drainage Layout Sheet 6
- 957-07-07 Rev F - Private Drainage Layout Sheet 7
- 957-07-08 Rev F - Private Drainage Layout Sheet 8
- 957-07-09 Rev F - Private Drainage Layout Sheet 9
- 957-07-10 Rev F - Private Drainage Layout Sheet 10
- 957-07-11 Rev F - Private Drainage Layout Sheet 11
- 957-07-12 Rev G - Private Drainage Layout Sheet 12
- 957-04-12 Rev C – SUDs Profile Drawings Sheet 1

- 957-04-13 Rev A – SUDs Profile Drawings Sheet 2
- 957-04-14 Rev A – SUDs Profile Drawings Sheet 3

- 1.5 Each SUDs feature will be laid out and operational prior to occupation of the first dwelling served by said feature.
- 1.6 Refer to the 'S106 Open Spaces, Car Park, SUDs & Bridleway Management Plan' by DJA (report reference 2832-4-5-LM-T2-P4) for further information on the SUDs maintenance.