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Drainage Condition Planning Cover Note Letter

For

Proposed New Residential Development

At

**Hook Norton Road,
Sibford Ferris, Banbury**

Project: E21-077
Author: Aaron Vaughan
Status: Planning
Issue: First (May 2022)

Introduction

SDP have been appointed by Gade Homes to provide a drainage condition planning cover note letter for Land West of Hook Norton Road, Sibford Ferris to enable planning condition clearance for the development.

Below is a list of conditions and reports / calculations / drawings to be considered for their clearance:

Surface water:

- *SUDS (permeable paving, soakaways, infiltration devices, attenuation pond, swales).*

SDP Drg Ref E21-077-152.1 Proposed Site Drainage Plan.

SDP Drg Ref E21-077-165T1 S104 Drainage Construction Details.

SDP Drg Ref E21-077-166T1 Infiltration Basin Plan and Sections.

SDP Drg Ref E21-077-168T1 Domestic Drainage Construction Details Sheet 1 of 2.

SDP Drg Ref E21-077-169T1 Domestic Drainage Construction Details Sheet 2 of 2.

- *Maintenance and management of SUDS features to include a SUDS management and maintenance plan.*

E21-077 - SuDS Maintenance Plan - 1st Issue - May 2022.

- *Sizing of features – attenuation volume.*

SDP E21-077 - MicroDrainage Surface Water Calculations - First Issue - May 2022.

- *Infiltration in accordance with BRE 365 (to include comprehensive infiltration testing and annual monitoring recording of ground water levels across the site).*

JNP Group Consulting Engineers Phase I & II Geo-Environmental Report Ref C85855-JNP-XX-XX-RP-G-0001 P02 dated October 2020.

JNP Group Consulting Engineers Exploratory Hole Location Plan Ref C85855-JNP-XX-XX-DR-G-2002.

The proposed drainage strategy does not propose soakaways to be located at depths greater than those listed in the JNP report. Soakage testing will be undertaken in accordance with BRE 365 during construction to verify infiltration rates / soakaway sizes.

Additional ground water monitoring was not undertaken as the only trial pit to encounter groundwater seepage was TP01. This trial pit is located offsite and approximately 30m from any proposed soakaway. The report also makes it clear that groundwater was not encountered in any of the other trial pits. The infiltration testing was undertaken in late October during a period of heavy rainfall and therefore is considered to be in a period of time when water levels would be expected to be high.

- *Detailed drainage layout with pipe numbers.*

SDP Drg Ref E21-077-152.1 Proposed Site Drainage Plan.

SDP Drg Ref E21-077-152.3 Surface Water Drained Areas and Pipeline Reference Plan.

- *Network drainage calculations.*

SDP E21-077 - MicroDrainage Surface Water Calculations - First Issue - May 2022.

- *Flood flow routing in exceedance conditions (to include provision of a flood exceedance route plan).*

SDP Drg Ref E21-077-152.2 Surface Water Drainage Exceedance Plan.