



Mr C Loon
Springfields Planning and Development Ltd.
15 Springfields,
Great Dunmow,
ESSEX
CM6 1BP

Our Ref: 236/2020/001/JAH - Please quote in all correspondence.

18th February 2021,

Dear Chris,

Re: 16No. Dwellings at Oakleigh, Capel Road, Bentley, Suffolk IP29 2DW.
Planning Ref No. B/17/00003

Thank you for your request to prepare a report and design information which can be submitted to address the following planning conditions for the aforementioned Planning Consent. Condition 6 is not required to be approved, but is included for completeness.

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| Condition 6 | The gradient of the vehicular access shall not be steeper than 1 in 25 for the first twelve metres measured from the nearside edge of the adjacent metalled carriageway. |
| Condition 7 | Before construction works of any building above damp proof course level are commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority. |
| Condition 11 | No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction. |
| Condition 16 | No development shall commence until details of the proposed implementation, maintenance and management of the submitted strategy. |

Furthermore, please find a summary of all the important points and supporting information below.

A. CONDITION 6 & 7

Please refer to GHB Drawing;

- 236/2020/010-P1 Proposed Highway Layout Plan
- 236/2020/011-P1 Proposed Drainage Layout Plan
- 236/2020/012-P1 Proposed Highway and Drainage Details Plan
- 236/2020/013-P1 Proposed Highway Alignment Long Sections Plan

for the levels, contours, finishes, long sections, drainage catchment area and network and details.

The site is relatively level and utilises permeable paving to both provide vehicle access into the site and appropriate drainage. This has enabled the cross section of the road to form a channel along the centre line of the road. This allows for a flood exceedance route to be accommodated away from the building thresholds. The design has been based on BRE 365 infiltration testing and design in accordance with Suffolk County Council's SuDS guidance for the 1in100 year event with 40% climate

change allowance. Using permeable paving provides the benefit of cleansing the water before recharging the ground.

The existing highway at the access point is on a bend which means the carriageway crossfalls away from the site, with the benefit that no run-off from the highway is expected during normal rainfall conditions. Due to this crossfall, the site access has been designed with a 1in25 long fall into the site for the first 1.2m then this slackens to then rise up to a 1in40 gradient at 20m into the site. These gradients provide a safe access gradient from the site onto the highway.

Within the site, the main access road and driveways are formed with permeable paving and the roof drains to soakaways in the rear gardens. Due to the site being relatively flat, the plots finished floor levels have been raised approximately 300mm above the existing ground level. The proposed levels and contours are shown on the plans provided.

B. CONDITIONS 11 & 16

Please refer to GHB documents; **236-2020 CSWMP-P2** Construction Phase Surface Water Management Plan & **236/2020/MMP-P1** Maintenance and Management Plan.

The aim of the CSWMP is to demonstrate how the surface water will be managed for quantity and quality during the construction phase so as not to cause increased flood risk or pollution of watercourses or have a significant impact on the groundwater or neighbouring sites.

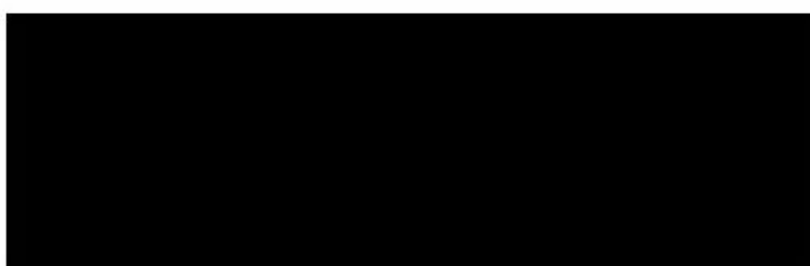
A confirmatory statement has been signed by the Principal Contractor to assure the approver of the contractor has read and understood the requirements.

The management and Maintenance plan is closely linked to the CSWMP, as this is also a live document. It provides those responsible with an audit trail of the inspections and maintenance to ensure the drainage system functions as designed.

The CSWMP (236/2020/CSWMP) and Management and Maintenance (236/2020/MMP) plans are attached.

I trust you find the attached documents to your approval.

Kind regards



Jeff Horner
For and on behalf of G H Bullard & Associates LLP

Enc.

Attachments: Drawing 236/2020/010 Proposed Highway Layout Plan
 236/2020/011 Proposed Drainage Layout Plan
 236/2020/012 Proposed Highway and Drainage Details Plan
 236/2020/013 Proposed Highway Alignment Long Sections Plan
 236/2020/CSWMP – Construction Phase Surface Water Management Plan
 236/2020/MMP – Maintenance and Management Plan