

Appendices

Drainage Proof of Evidence

Town and Country Planning Act 1990 **Section 78 appeal against the refusal of planning permission**

Witness: Jon Bowden

Subject of Evidence: Drainage

Appeal: APP/W0340/W/20/3265460

Site: Sandleford Park, Newtown Road, Newbury

Proposal: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

Date: 07 April 2021

Council Reference: 20/01238/OUTMAJ

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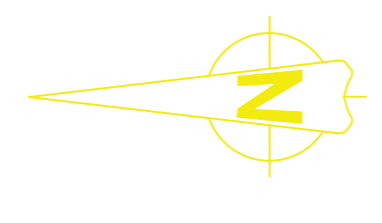
APPENDIX 1

Brookbanks Consulting SSSA Illustrative Surface Water Drainage Strategy drawing 10309-DR-01 rev.G

NOTES:

1. Do not scale from this drawing.
2. All dimensions in metres unless otherwise stated.
3. This drawing has been produced using survey data provided by a Third Party. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this data. All discrepancies are to be reported to the Engineer immediately, ahead of work commencing.
4. The existing services shown are not necessarily complete nor is their location with regard to position and depth precise. It is the Contractor's responsibility to liaise with all relevant services companies to ensure that all services are accurately located, marked out and adequately protected during all site works.

- KEY:**
- Site Boundary
 - Development Boundary
 - Illustrative SuDS location (For Bloor Land Only)
 - Proposed Conveyance Channel (For Bloor Land Only)
 - Illustrative Flow Direction
 - Existing Woodland
 - Existing Watercourse
 - Proposed outfall
 - Sandford Park West
 - Spring



- F Include springs
- D include western development
- C Updated masterplan
- B Updated to suit parameters
- A Updated to suit masterplan

Rev.	Revision Details	Checked	RM	Date
				28.09.14
				SEPT 14

Brookbanks Consulting

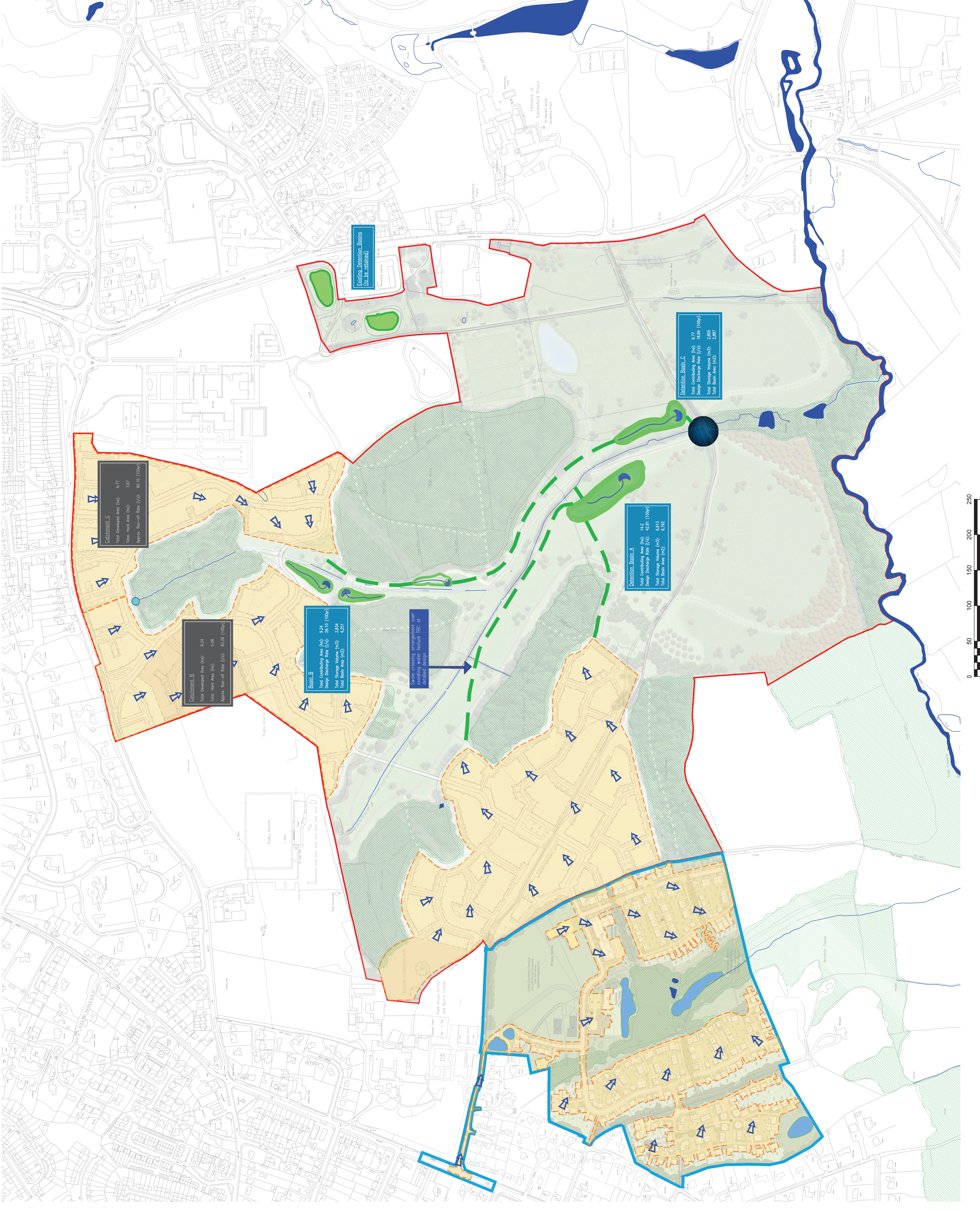
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www.brookbanks.com

Bloor Homes Ltd

**Land Sandford Park
Newbury**

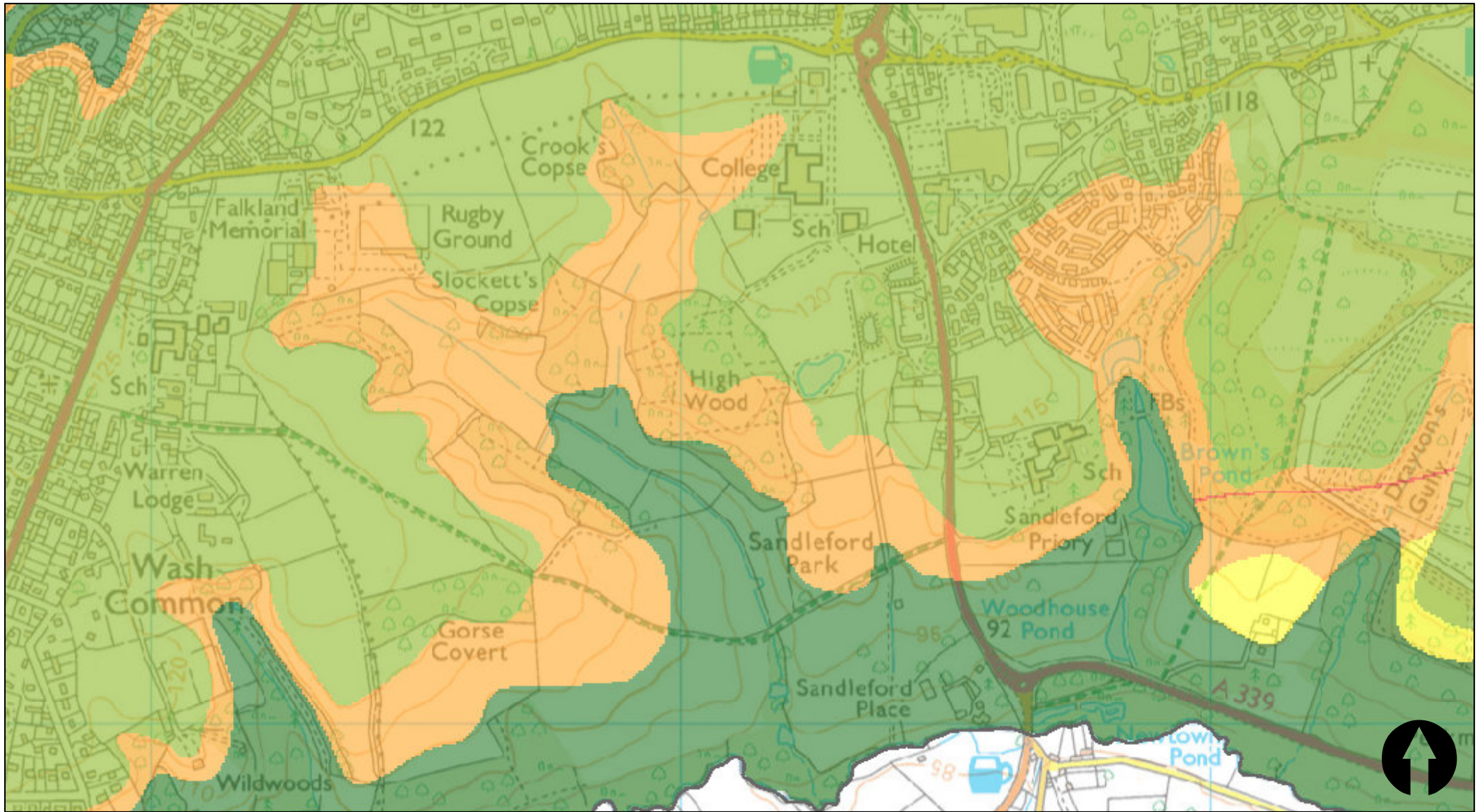
**Illustrative Surface Water
Drainage Strategy**

Scale at A1: 1:2,500
Drawing No: 10309 - DR - 01
Rev: G



APPENDIX 2

WBC Ground Water Mapping data



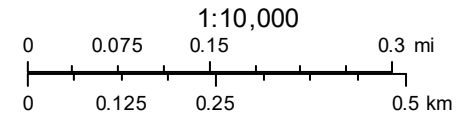
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DISTRICT BOUNDARY

GROUNDWATER LEVELS

- No risk
- Groundwater levels are at least 5m below the ground surface

- Groundwater levels are between 0.5m and 5m below the ground surface
- Groundwater levels are between 0.025m and 0.5m below the ground surface
- Groundwater levels are either at very near (within 0.025m of) the ground surface



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