



**Land between  
38-40 Silverfox Crescent  
Wordley  
Reading  
RG5 3JA**

**DRAINAGE STATEMENT  
September 2023**



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**PROPOSED DEVELOPMENT AT 38-40 SILVERFOX CRESENT, WORLEY, READING, RG5 3JA**

**PREPARED BY:**

Rob Smith

Civil Engineer

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## REVISIONS

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## **1 INTRODUCTION**

1.1.1 Onn Point Civil Engineering has been commissioned to undertake a drainage statement in support of the planning application for the Proposed development at Silverfox Crescent, Reading

1.1.2 This report will review the existing site drainage and consider drainage requirements of the proposed development.

1.1.3 The development consists of 4 Proposed Dwellings

## **2 EXISTING SITE AND LOCATION**

2.1.1 The site is located off the Silverfox Crescent at the rear of no 38 a former Tennis ground.

2.1.2 The nearest postcode is RG5 3JA with national grid reference X:475855 Y: 172971.

## **3 EXISTING SITE & DRAINAGE**

### **3.1 Surface Water**

3.1.1 The existing tennis ground does not have any form of formal surface water drainage system.

### **3.2 Foul Drainage**

3.2.1 The existing site does have an existing private foul connection which is assumed to discharge to the public network to the rear of No36

## **4 PROPOSED DRAINAGE**

### **4.1 Surface Water**

- 4.1.1 Inline with National Planning Practice Guidance, infiltration must be considered to discharge surface water from the site.
- 4.1.2 Full scale percolation tests have been carried out indicating very good infiltration rates.
- 4.1.3 It is proposed that the surface water run-off from the roof areas is to discharge to individual crate type soakaways.
- 4.1.4 The site is to be designed not to flood in 1 in 100-year storm event plus 40% for climate change.
- 4.1.5 It is proposed that all hard surfaces are to be of permeable construction.

### **4.2 Foul Drainage**

- 4.2.1 It is proposed that the foul drainage will discharge to the public sewer within Silverfox Crescent.