

Rivertrees, Henley

Soil Extraction Statement- Condition Discharge

Prepared by:
Reviewed by:
Job Numb

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Date
June 2025

Revision
02

Notes/Amendments/Issue Purpose
Planning

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1 Introduction

Price & Myers have been commissioned to produce a Soil Extraction Statement for the proposed development at Rivertrees, Henley.

This report provides the information required to discharge condition 11 of planning application number 232716.

Condition 11 states:

“Soil Extraction - Prior to the commencement of the development, a statement confirming the volume of soil to be extracted during the excavation works hereby approved, the volume of soil to be removed from the site and how it will be disposed of, and a plan showing final ground levels on site shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.”

2 Site Location & Proposed Development

The development covers an area of approximately 0.235 ha. The site postcode is RG9 3JD and the Grid Reference is OS 476694,182306.

The proposed development involves the erection of a new 3 storey house with a basement level and associated landscaping. The house has been designed to float when river water floods the site. The house will sit within the Dry-Dock in normal conditions which is a concrete box fixed in the ground. During extreme events, river floodwater will enter this box and the house is designed to float within the Dry-Dock above the flood level.

3 Soil Extraction

3.1 Extracted Volume

A total soil volume of 1,405m³ will be extracted as part of excavation works.

A breakdown of the total extracted soil volume is shown below:

	Soil Extraction Volume (m ³)	Volume after 1.3 Bulking Factor (m ³)
Dry-Dock	1,372	1,784
Geocellular Soakaway	15	20
Package Sewage Treatment Plant	13	17
Manholes & Pumping Stations	5	7
Total	1,405	1,827

Table 3.1: Breakdown of extracted soil volumes.

A bulking factor of 1.3 has been applied to the extracted soils which represents an average for the site's soil strata. Borehole data was recorded by the A2 Site Investigation team in report No. 61225-A2SI-XX-XX-RP-X-0002-00 (April 2025). The findings show that the site is covered with topsoil, sandy clay, gravel and chalk (Appendix A).

The distribution of extracted soil volumes is illustrated on a site layout in Appendix B.

The site's ground levels can be found in Appendix C.

3.2 Soil Disposal

- All extracted soil is to be removed from the site.
- The soil will be disposed of off-site, via the groundworks contractors' preferred method.
- The final location of the soil will be a receiving site that is utilising the soil, treatment facility or landfill.
- The disposal location will be dependent on the final quality of the extracted soil.

4 Conclusions

- The proposed development involves the erection of a new 3 storey house with a basement level and associated landscaping. The house has been designed to float in river flood water.
- A total of 1,405m³ of soil will be extracted as part of excavation works.
- Including a bulking factor of 1.3 the extracted soil volume is 1,827m³.
- All extracted soil is to be removed from the site via the groundwork contractors' preferred method.
- The disposal location will be dependent on the final quality of the extracted soil.

Appendix A

Site Investigation Borehole Data

A2 Site Investigation						Borehole Log																	
Project Rivertrees								Borehole No BH02															
Job No 61225		Start 05/03/2025 End 07/03/2025		Ground Level (mOD) 31.60		Co-Ordinates (Local Grid) E 476691.00 N 182300.00				Depth (m) 20.50													
Client Jo Turner / Matthew Turner						SPT Energy Ratio % 68		Sheet Sheet 1 of 3		Status FINAL													
SAMPLES & TESTS																							
Depth (m)		TCR SCR RQD		If		Test Result/ Samples		Stratum Description		Depth (thickness)	Reduced Level	Water	Legend	Instrument / Backfill									
0.30 - 0.50						B 1		Grass over soft dark brown slightly gravelly sandy silty CLAY with frequent rootlets. Sand is fine to coarse. Gravel is angular to subangular fine and medium of flint and brick. [TOPSOIL]		0.00 (0.20) 0.20	31.40												
0.50						ES 2		Soft brown mottled green slightly sandy silty CLAY. Sand is fine and medium. [MADE GROUND]		0.35 (0.35)													
0.70 - 1.20						B 3		Soft green silty CLAY. [ALLUVIUM]		0.55	31.05												
1.00						ES 4				(1.15)													
1.50						N=9 (1,2/2,3,2,2)																	
1.70 - 2.00						B 5		Medium dense cream sandy clayey angular to subrounded fine to coarse flint GRAVEL. [KEMPTON PARK GRAVEL MEMBER]		1.70	29.90												
1.50 - 2.50		70 0 0								(0.60)													
2.50 - 3.00						N=21 (2,4/4,6,6,5) B 6		Dense yellowish brown sandy subangular to subrounded fine to coarse flint GRAVEL. Sand is fine to coarse. [KEMPTON PARK GRAVEL MEMBER]		2.30	29.30												
2.50																							
2.50 - 3.50		30 0 0																					
3.50 - 4.00						N=18 (4,5/5,6,4,3) B 7																	
3.50																							
3.50 - 4.50		70 0 0								(3.90)													
4.50 - 5.00						N=29 (3,6/6,7,8,8) B 8		4.50 to 5.80m - ...becoming just gravel.															
4.50																							
4.50 - 5.50		30 0 0																					
5.50 - 6.00						N=28 (4,4/6,7,7,8) B 9		5.80 to 6.20m - ...becoming very sandy.															
5.50																							
6.20 - 6.50		80 0 0				B 10		Structureless CHALK composed of firm white gravelly sandy SILT with low cobble content. Sand is fine to coarse chalk. Gravel is angular to subrounded fine to coarse of chalk and flint. Cobbles are angular to subrounded, clasts are weak medium density white chalk. (CIRIA Chalk Grade A) [HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED)]		6.20	25.40												
5.50 - 7.00						N=13 (2,2/3,3,4,3)				(0.80)													
6.50																							
7.00 - 8.00						B 11				7.00	24.60												
AGS REGISTERED GEOLOGIST All dimensions in metres Scale 1:50 Contractor A2 Site Investigation <tr><td colspan="10"> Method Rotary Drilling </td><td colspan="2"> Logged By FA </td><td colspan="2"> Approved by JE </td></tr>										Method Rotary Drilling										Logged By FA		Approved by JE	
Method Rotary Drilling										Logged By FA		Approved by JE											

Appendix B

Distribution of Extracted Soil

1. Do not scale this drawing.

2. All dimensions to be verified by the contractor before work is commenced

3. Architect to be notified immediately if any discrepancies are found

4. All shop drawings to be approved by Architect before work commences.

5. All details to be in accordance with relevant British Standards and manufacturers recommendations and specification

6. This drawing is the property of Baca Architects Limited, copyright reserved. This drawing is not to be copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without the specific consent in writing of Baca Architects Limited.

All Dimensions in mm

Notes

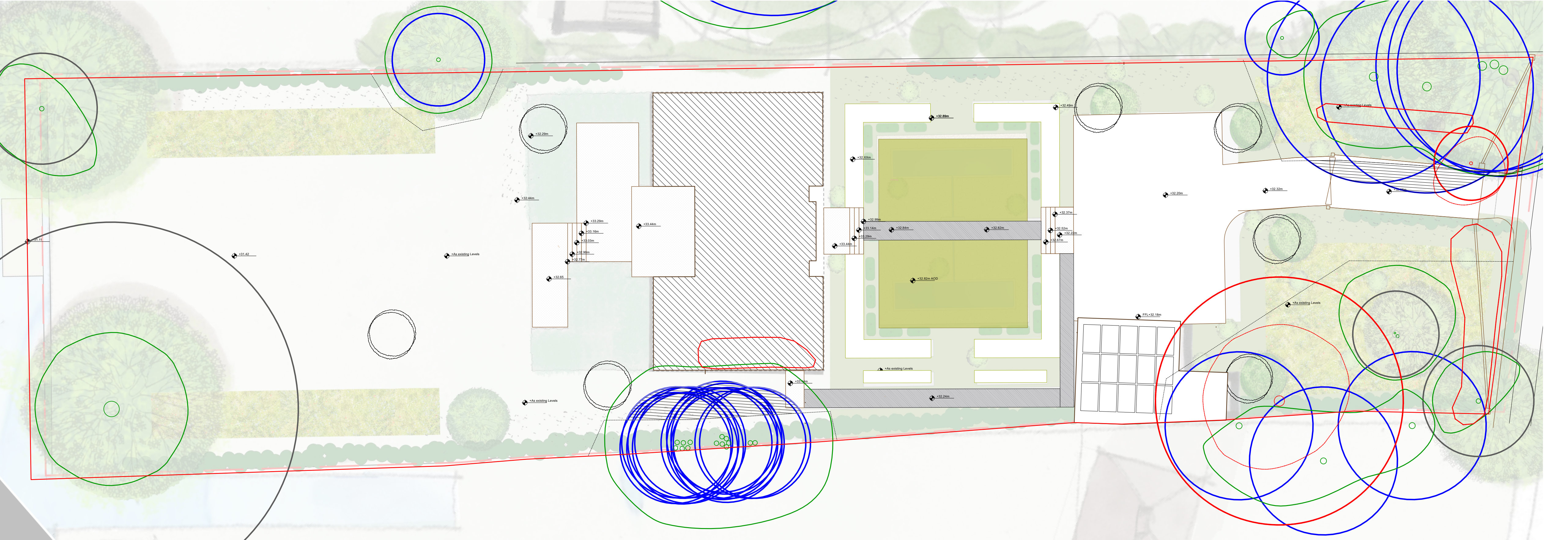
Significant Health, Safety & Environmental information relating to CDM

Health:

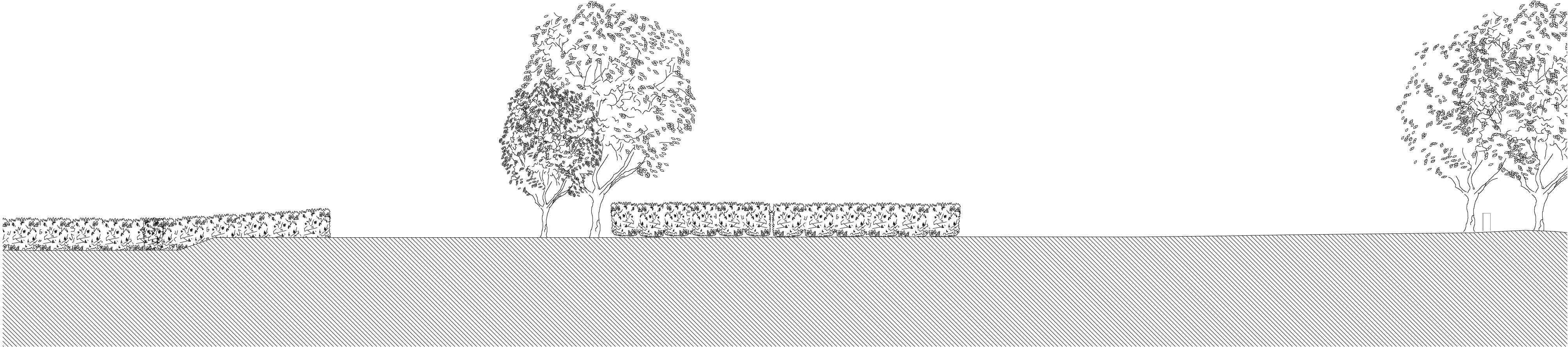
Safety:

Environmental:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an agreed method statement



	Crown spread tree/group
	A Category tree Root Protection Area
	B Category tree Root Protection Area
	C Category tree Root Protection Area
	U Category tree Root Protection Area
	Tree to be removed
	Tree Protection barrier
	Ground Protection
	Existing Building to be demolished
	Proposed Building



RevDateDescriptionDRNCK

Unit 1, 199 Long Lane, London, SE1 4PN

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mail@baca.uk.com

Drawing Title:

Hard Landscape Details

Discharge of Planning Condition 8

Client:

Mr A Turner

Project No.

325

Project Name:

Rivertrees

Project Address:

Rivertrees, Wargrave Road, Remendham, RG9 3JD

Scale:

1 to 150 @ A1

1 to 300 @ A3

Status:

Planning Conditions

Drawing No:

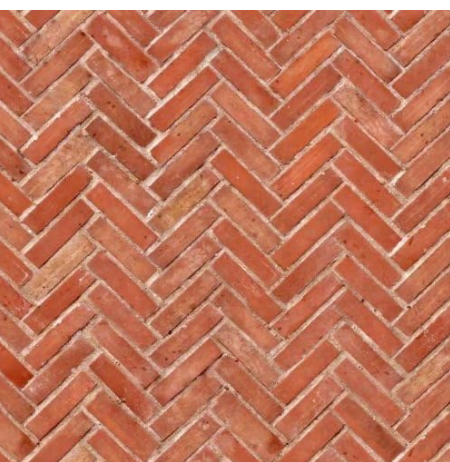
325-300-055

Rev

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Appendix C

Ground Levels



(1) Proposed permeable block paving to footpath laid in herringbone pattern. Formpave Aquaflo or similar approved. Colour Red



(2) Stone Flags on Terraces - Yorkshire paving slabs



(3) Gravel Bound Driveway - SureSet UVR ProResin and 6mm Barley Butter aggregate - Permeable Surface



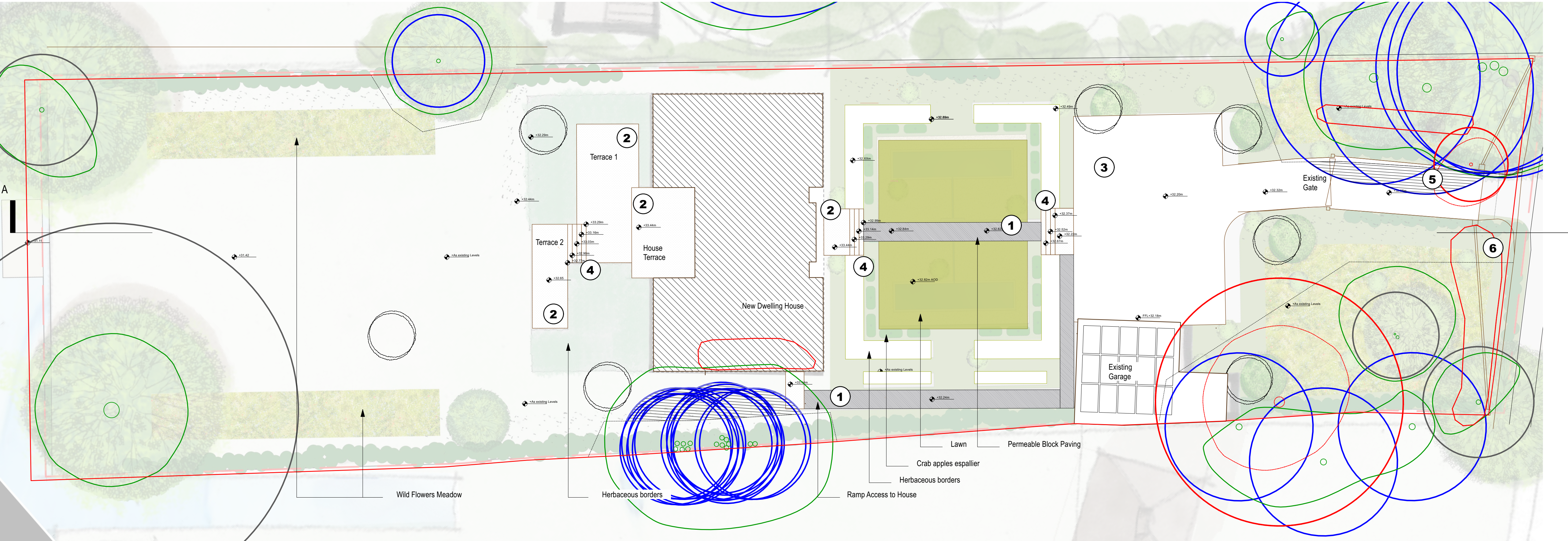
(4) Stone Steps with Metal Balustrading



(5) Existing Fence - White painted

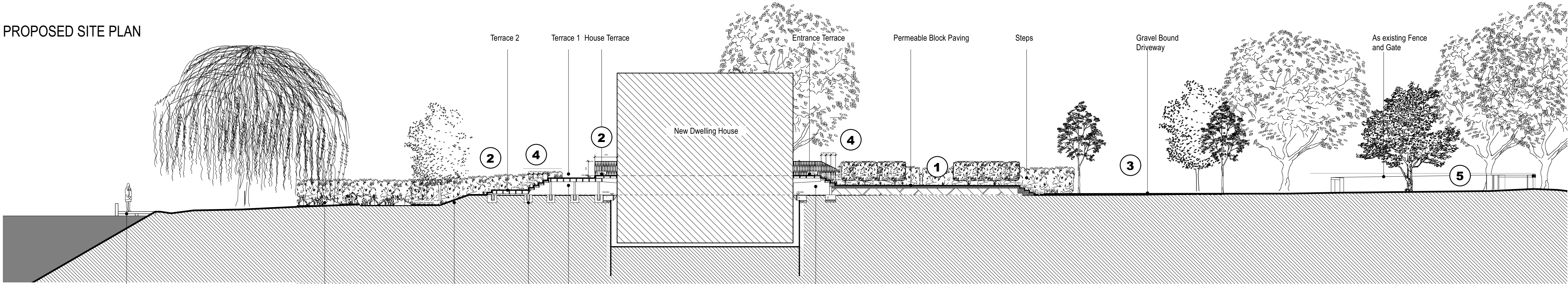
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All Dimensions in mm
Notes
Significant Health, Safety & Environmental information relating to CDM
Health:
Safety:
Environmental:
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PROPOSED SITE PLAN



PROPOSED SITE SECTION A-A



Rev	Date	Description	DRN	CK
Unit 1, 199 Long Lane, London, SE1 4PN t/ +44 (0) 20 7397 5620 mail@baca.uk.com				
Drawing Title:			Scale:	1 to 150 @ A1 1 to 300 @ A3
Hard Landscape Details Discharge of Planning Condition 8			Status:	Planning Conditions
Client: Mr A Turner			Drawing No:	325-300-055
Project No. 325			Rev	/
Project Name: Rivertrees			Project Address: Rivertrees, Wargrave Road, Remendham, RG9 3JD	