

Rivertrees, Henley

Soil Extraction Statement- Condition Discharge

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Job Numb

31856

Date

29 May 2025

Revision

01

Notes/Amendments/Issue Purpose

Planning

02 June 2025

Planning

02 July 2025

Planning-Update

Contents

| | | Page |
|-----|-------------------------------------------------|------|
| 1 | Introduction | 3 |
| 2 | Site Location & Proposed Development | 3 |
| 3 | Soil Extraction | 4 |
| 3.1 | Extracted Volume | |
| 3.2 | Soil Disposal | |
| 4 | Conclusions | 5 |

Appendices:

| | |
|------------|----------------------------------|
| Appendix A | Site Investigation Borehole Data |
| Appendix B | Distribution of Extracted Soils |
| Appendix C | Ground Levels |

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 889m³ will be extracted as part of excavation works.

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

| | Soil Extraction Volume (m³) | Volume after 1.3 Bulking Factor (m³) |
|--------------------------------|---------------------------------------------------|------------------------------------------------------------|
| Dry-Dock | 856 | 1,113 |
| Geocellular Soakaway | 15 | 20 |
| Package Sewage Treatment Plant | 13 | 17 |
| Manholes & Pumping Stations | 5 | 7 |
| Total | 889 | 1,156 |

Table 3.1: Breakdown of extracted soil volumes.

The estimated excavation volume for the dry dock is calculated using a plan area of 200m² and a depth of 4.28mBGL.

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.
- All soils leaving the site will be disposed of off-site, either being recycled or reused.
- Whether the soil is reused or recycled will depend on the final quality of the extracted soil.
- It is estimated that the removal of excavated soil will require approximately 89 trips from a 13m³ capacity, 8-wheel grab truck.

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 889m³ of soil will be extracted as part of excavation works.
- Including a bulking factor of 1.3 the extracted soil volume is 1,156m³.
- All extracted soil is to be removed from the site and will be disposed of, off-site, either being recycled or reused.
- If the soil is reused or recycled will be dependent on the final quality of the extracted soil.
- It is estimated that the removal of excavated soil will require approximately 89 trips from a 13m³ capacity, 8-wheel grab truck.

Appendix A

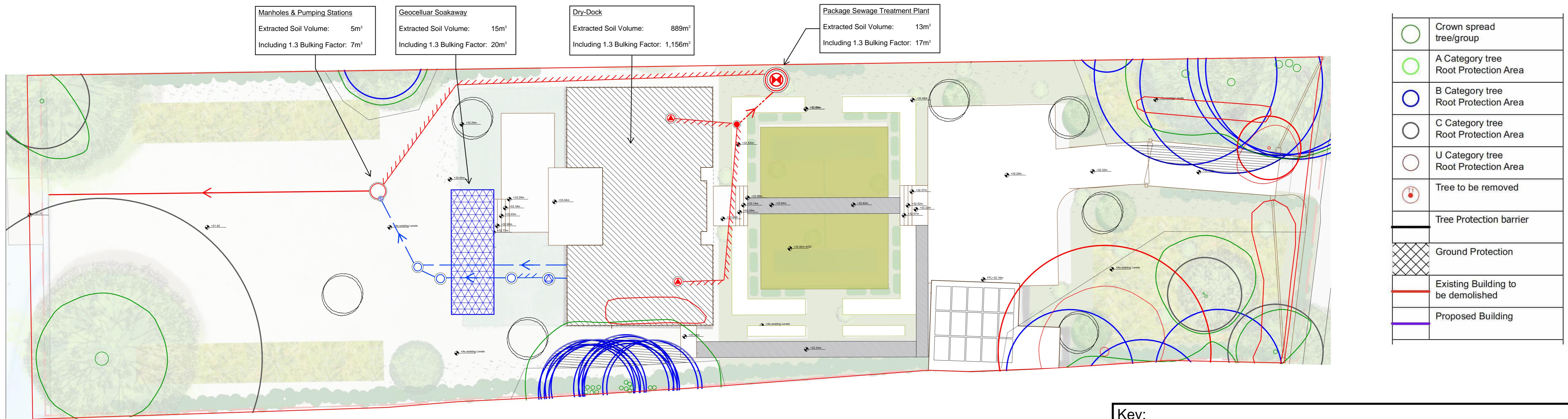
Site Investigation Borehole Data



| Project Rivertrees | | | | | | | Borehole No BH02 | |
|--------------------------------------|--------------------------|--------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------|---------------------|---------------------------------|
| Job No 61225 | Start End | 05/03/2025 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 | | | | Stratum Description | Depth (thickness) | Reduced Level | Water | Legend Instrument / Backfill |
| Depth (m) | TCR SCR RQD | If | Test Result/ Samples | | | | | |
| 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 (0.35) | 31.40 | | |
| 0.50 | | | ES 2 | Soft brown mottled green slightly sandy silty CLAY. Sand is fine and medium. [MADE GROUND] | 0.55 | 31.05 | | |
| 0.70 - 1.20 | | | B 3 | Soft green silty CLAY. [ALLUVIUM] | | | | |
| 1.00 | | | ES 4 | | (1.15) | | | |
| 1.50 | | | N=9 (1,2/2,3,2,2) B 5 | | | | | |
| 1.70 - 2.00 | 70 0 0 | | | 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 | | | N=21 (2,4/4,6,6,5) B 6 | | (0.60) | | | |
| 2.50 - 3.00 2.50 | 30 0 0 | | | 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 - 3.50 | | | N=18 (4,5/5,6,4,3) B 7 | | | | | |
| 3.50 - 4.00 3.50 | 70 0 0 | | | | (3.90) | | | |
| 3.50 - 4.50 | | | N=29 (3,6/6,7,8,8) B 8 | 4.50 to 5.80m - ...becoming just gravel. | | | | |
| 4.50 - 5.00 4.50 | | | | | | | | |
| 4.50 - 5.50 | 30 0 0 | | N=28 (4,4/6,7,7,8) B 9 | 5.80 to 6.20m - ...becoming very sandy. | | | | |
| 5.50 - 6.00 5.50 | | | | | | | | |
| 6.20 - 6.50 5.50 - 7.00 | 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 (0.80) | 25.40 | | |
| 6.50 | | | N=13 (2,2/3,3,4,3) | | | | | |
| 7.00 - 8.00 | | | | | 7.00 | 24.60 | | |

Appendix B

Distribution of Extracted Soil



Key:

- Proposed Surface Water Pipework
- Proposed Foul Water Pipework
- Proposed Combined Water Pipework
- Proposed Surface Water Rising Main
- Proposed Foul Water Rising Main
- Proposed Surface Water Inspection Chamber 450mm
- Proposed Foul Water Inspection Chamber 450mm
- Proposed Combined Water Manhole
- Proposed Surface Water Pumping Station
- Proposed Free Standing Basement Foul Water Pump
- Proposed Package Sewage Treatment Plant
- Proposed Surface Water Non-Return Valve
- Proposed Geocellular Soakaway

Distribution of Extracted Soil

**PRICE &
MYERS**

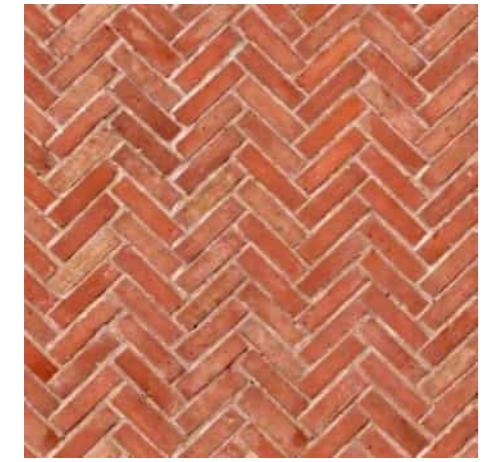
Job No. 30856 Page SK 700 Rev 2

Date 02.07.25 Eng HD Chd -

Job RiverTrees, Henley

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

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

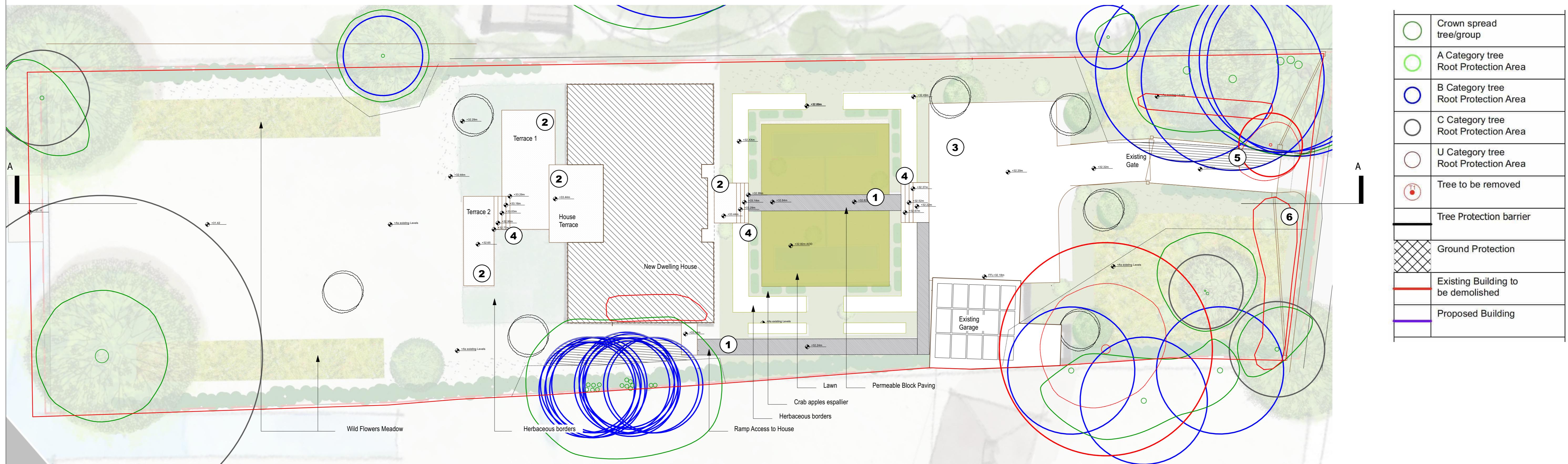
Significant Health, Safety & Environmental information relating to CDM

Health:

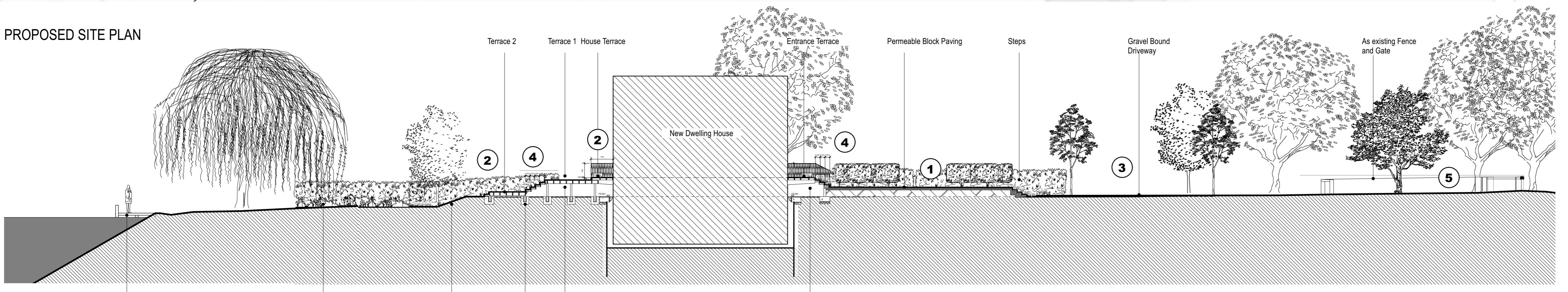
Safety:

Environmental:

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



PROPOSED SITE PLAN



PROPOSED SITE SECTION A-A

0 10 20m

| 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: | | | | Hard Landscape Details Discharge of Planning Condition 8 |
| Client: Mr A Turner | | | | Status: Planning Conditions |
| Project No. | 325 | Project Name: Rivertrees | Drawing No: | 325-300-055 |
| Project Address: Rivertrees, Wargrave Road, Remondam, RG9 3JD | | | | Rev / |