

LAND TO THE EAST AND WEST OF CRICK ROAD, CALDICOT, WALES – COMBINED BWB CONSULTING AND JBA CONSULTING TECHNICAL NOTE

Richborough and Monmouthshire County Council (MCC) Estates are promoting a residential led, mixed use development on land either side of Crick Road, Caldicot. The site has been identified as a draft strategic allocation in the emerging Replacement Local Development Plan (LDP). Richborough is promoting the land to the west of Crick Road, with MCC Estates owning the land to the east. The site's location is presented on **Figure 1** below.

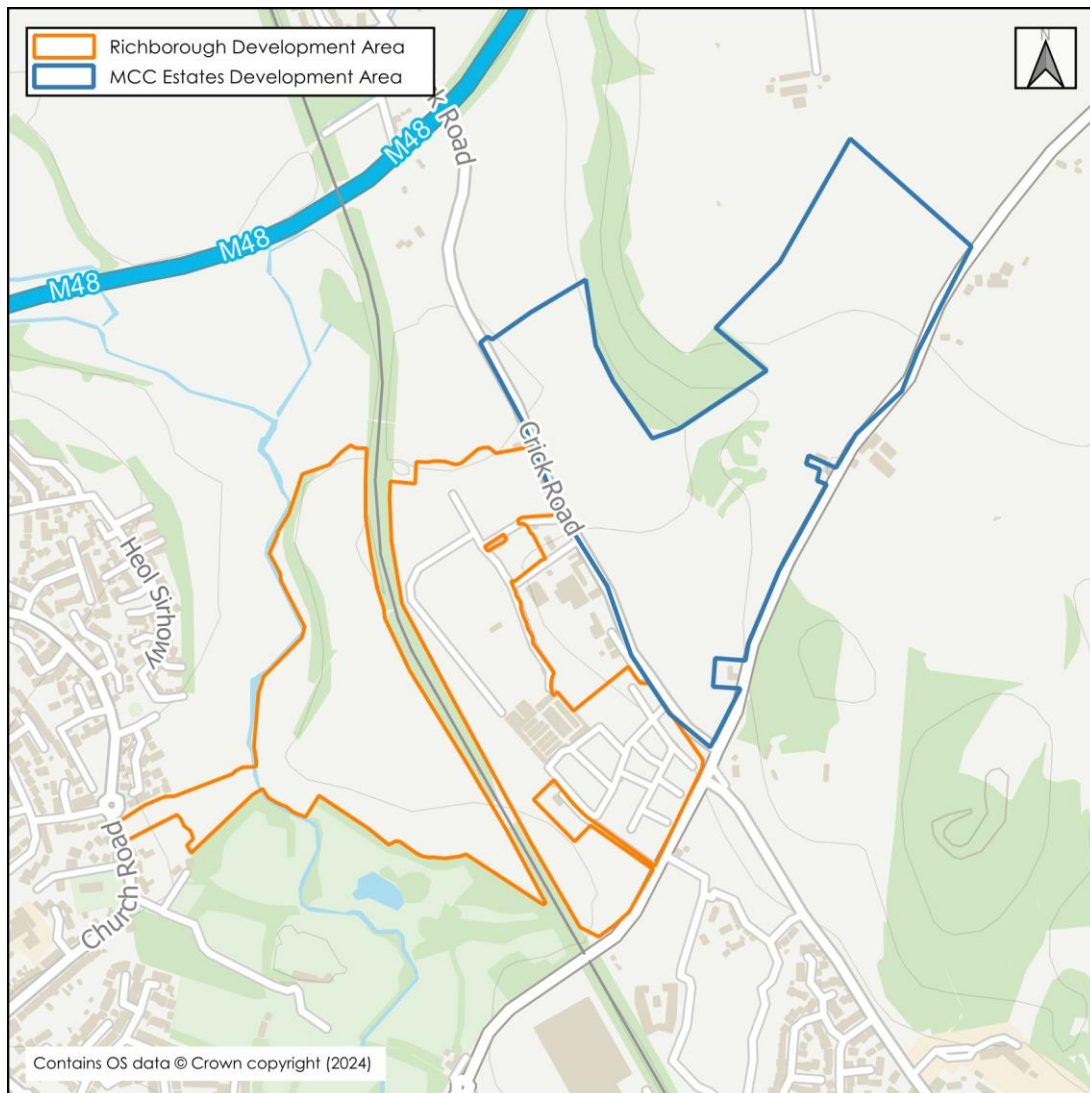


Figure 1 – Site Location Plan

BWB consulting (BWB) have been instructed to prepare the technical flood risk and drainage documents for the Richborough portion of the wider development, with JBA Consulting (JBA) instructed to prepare the technical documents for the MCC Estates part of the development.

Although the technical documents for the wider development have been produced separately, BWB and JBA have collaborated to align their drainage strategies to have consistent principles across the total development area. This technical note lists the common design principles that both drainage strategies align with.

The BWB Flood Risk Statement and Outline Drainage Strategy, will be submitted as part of the LDP process submission under reference "CRC-BWB-ZZ-XX-RP-YE-0001_Flood Risk Statement", with the JBA technical documents submitted under reference "MUA-JBAU-XX-XX-RP-HM-0001-S3-P01-East_Caldicot_Expansion_App".

The two drainage concepts prepared in support of the LDP allocation have been designed with the following principles in mind:

- Infiltration testing to be undertaken prior to outline design, but promoted wherever possible across the site;
- Discharge to the Nedern Brook at greenfield QBAR runoff rates, or lowest practical rate where relevant;
- Detention Basin sizing to be indicative at this stage, based on the following assumed future impermeable areas:
 - 65% for residential areas, with a 10% allowance for urban creep;
 - 80% for non-residential areas, with no further allowance for urban creep; and
 - 100% for catchments relating to highways only, with no further allowance for urban creep.
- Detention Basins to be 1:4 minimum internal slope, with 3m maintenance buffer to at least one side of the asset, overflow weir to be provided;
- Above ground SuDS, and source control SuDS, to be utilised wherever possible to promote amenity, biodiversity and water quality benefits.

BWB have allowed for two drainage corridors through the development site to allow the pass through of surface water flows from the MCC Estates site to the Nedern Brook. These drainage corridors are proposed to run separately to the surface water drainage network of the Richborough site and will connect into the system upstream of the outfall to Nedern Brook, but downstream of any flow controls and attenuation areas.

This technical note has been prepared by:

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