NOTES

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Do not scale. Work only to figured dimensions.

Subject to Statutory Approvals.

Subject to survey.

Subject to design development.

Where applicable this drawing is to be read in conjunction with other consultants drawings and with the specification.

Subject to fire engineering

SITE BOUNDARY

DTA - transposed information 17213 EAST (2023).dwg

Rev	Description	Chk	Date
A	Key Updated to include DTA road overlay	SM	12/10/2023

27 Greville Street
London EC1N 8SU

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.
JUNCTION 10 M40

Drawing Title.
PROPOSED SITE PLAN
OPTION 10

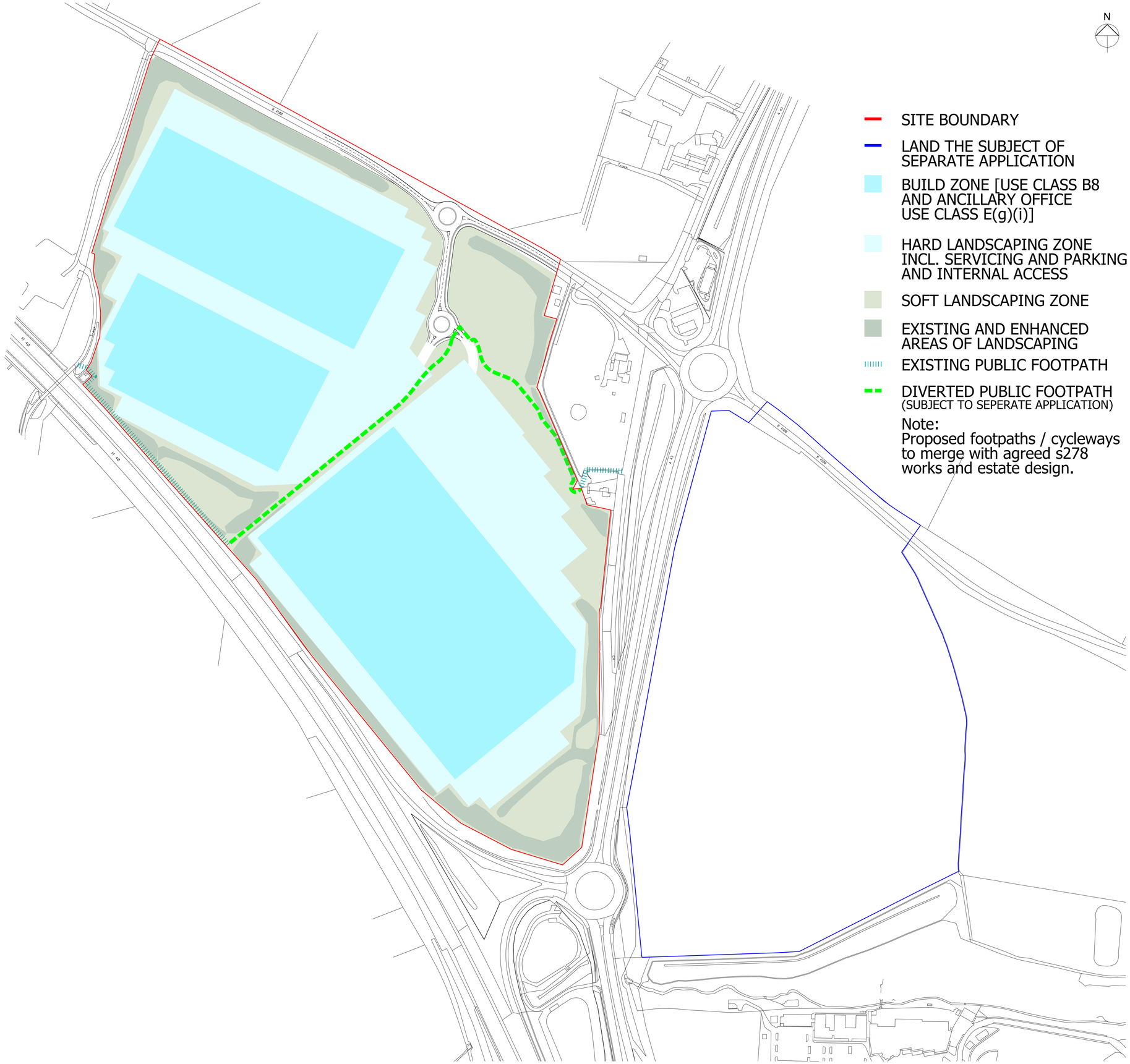
Drawing Status.
PRELIMINARY

Scale. 0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
S M	1:2500 @ A1	09/04/2023	- -

ALBION LAND

Drawing No. 20005 - SK - 045 Rev. A



NOTES

Subject to Statutory Approvals.

Rev	Description	Chk	Date

Peer House
8 -14 Verulam Street
London WC1X 8LZ

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 01
LAND USE

Drawing Status.

TOWN PLANNING

Scale.

0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.	Rev.
20005 - TP - 002	

N

NOTES

Subject to Statutory Approvals.

- SITE BOUNDARY
- LAND THE SUBJECT OF SEPARATE APPLICATION
- BUILD ZONE
- FALLS TO SUIT EXISTING TOPOGRAPHY
- SOFT LANDSCAPING
- +000.00 PROPOSED SITE LEVELS AOD

Notes:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.
SSL denotes Structural Slab Level.
SSL to be defined at RMA stage.

Rev	Description	Chk	Date

Peer House
8 -14 Verulam Street
London WC1X 8LZ

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 02
BUILDING HEIGHTS

Drawing Status.

TOWN PLANNING

Scale.
0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

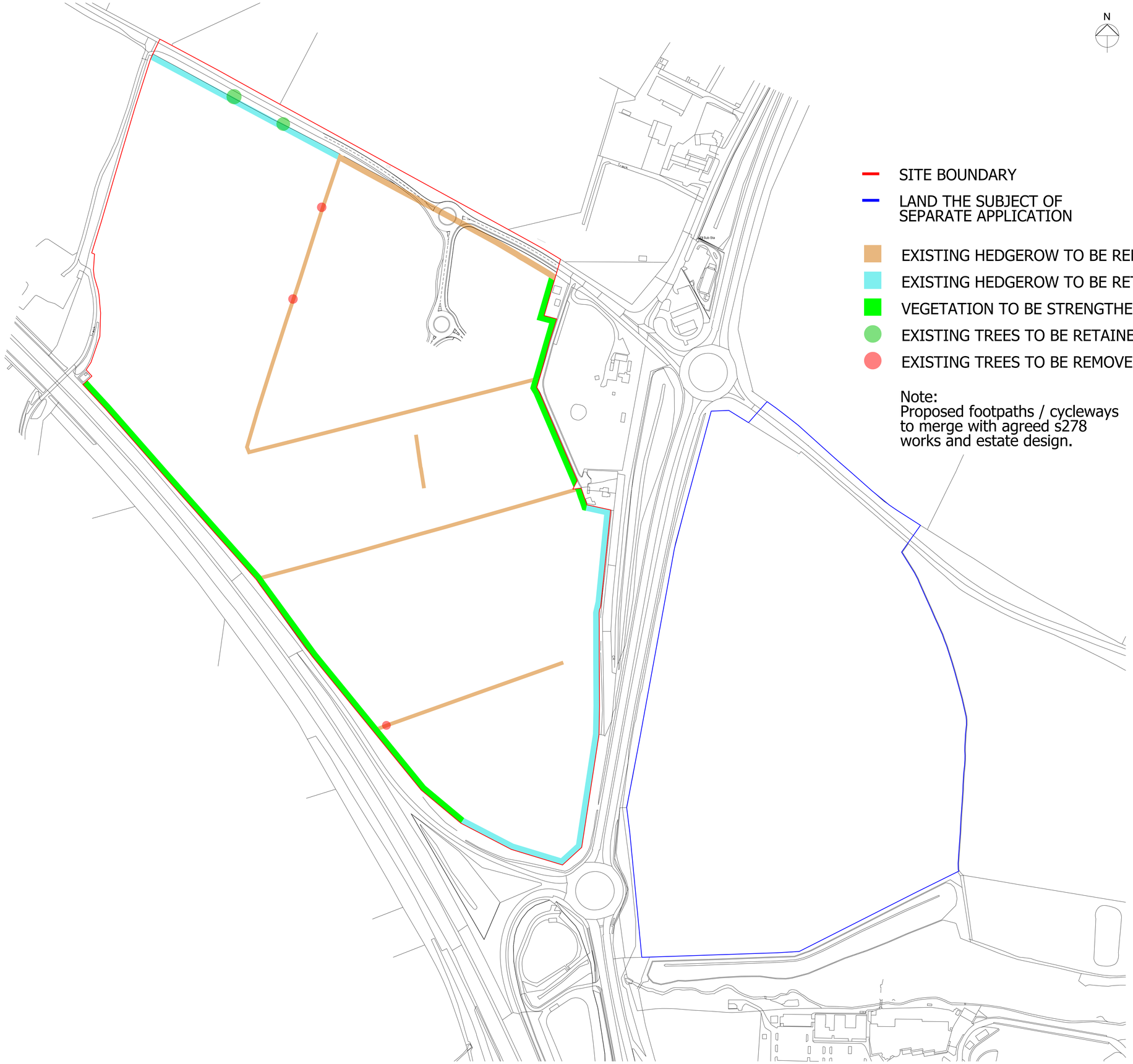
ALBION LAND

Drawing No.	Rev.
20005 - TP - 003	-

N

NOTES

Subject to Statutory Approvals.



- SITE BOUNDARY
- LAND THE SUBJECT OF SEPARATE APPLICATION
- EXISTING HEDGEROW TO BE REMOVED
- EXISTING HEDGEROW TO BE RETAINED & ENHANCED
- VEGETATION TO BE STRENGTHENED
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED

Note:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.

Rev	Description	Chk	Date

Peer House
8 -14 Verulam Street
London WC1X 8LZ

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 03
VEGETATION RETENTION
& REMOVAL

Drawing Status.

TOWN PLANNING

Scale.

0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.	Rev.
20005 - TP - 004	-

N

NOTES

Subject to Statutory Approvals.

- SITE BOUNDARY
- LAND THE SUBJECT OF SEPARATE APPLICATION
- BUILD ZONE [USE CLASS B8 AND ANCILLARY OFFICE USE CLASS E(g)(i)]
- HARD LANDSCAPING ZONE INCL. SERVICING AND PARKING AND INTERNAL ACCESS
- SOFT LANDSCAPING ZONE
- EXISTING AND ENHANCED AREAS OF LANDSCAPING

Note:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.

Rev	Description	Chk	Date
A	Eastern Site - Entry from B4100 updated	SM	04/12/2023

27 Greville Street
London EC1N 8SU

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 06
LAND USE

Drawing Status.

TOWN PLANNING

Scale.

0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.	Rev.
20005 - TP - 008	A

N

NOTES

Subject to Statutory Approvals.

SITE BOUNDARY

LAND THE SUBJECT OF SEPARATE APPLICATION

BUILD ZONE

FALLS TO SUIT EXISTING TOPOGRAPHY

SOFT LANDSCAPING

+000.00 PROPOSED SITE LEVELS AOD

Notes:
Proposed footpaths / cycleways to merge with agreed s278 works and estate design.
SSL denotes Structural Slab Level.
SSL to be defined at RMA stage.

116.80
+114.00
+115.00
+112.5
+115.00
+114.00
115.25
Maximum proposed ridge height 23m from SSL
Maximum proposed ridge height 23m from SSL
+114.30
+112.1
+114.00
+110.00

Rev	Description	Chk	Date
A	Eastern Site - Entry from B4100 updated	SM	04/12/2023

27 Greville Street
London EC1N 8SU

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 07
BUILDING HEIGHTS

Drawing Status.

TOWN PLANNING

Scale.
0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
A S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.	Rev.
20005 - TP - 009	A

N

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SITE BOUNDARY

LAND THE SUBJECT OF SEPARATE APPLICATION

EXISTING HEDGEROW TO BE REMOVED

EXISTING HEDGEROW TO BE RETAINED & ENHANCED

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

Rev	Description	Chk	Date
A	Eastern Site - Entry from B4100 updated	SM	04/12/2023

27 Greville Street
London EC1N 8SU

tel +44(0)20 7400 2120

enquiries@cornisharchitects.com
www.cornisharchitects.com

RIBA Chartered Practice

cornisharchitects

Project Title.

JUNCTION 10 M40

Drawing Title.

PARAMETER PLAN 08
VEGETATION RETENTION
& REMOVAL

Drawing Status.

TOWN PLANNING

Scale.

0 20 metres 200

Drawn By.	Scale.	Date.	Chk'd By.
C S	1:2500 @ A1	27/08/2021	S M

ALBION LAND

Drawing No.	Rev.
20005 - TP - 010	A

APPENDIX D

Soakaway Test Results

By Applied Geology (June 21)

IN SITU SOAKAWAY TEST RESULT

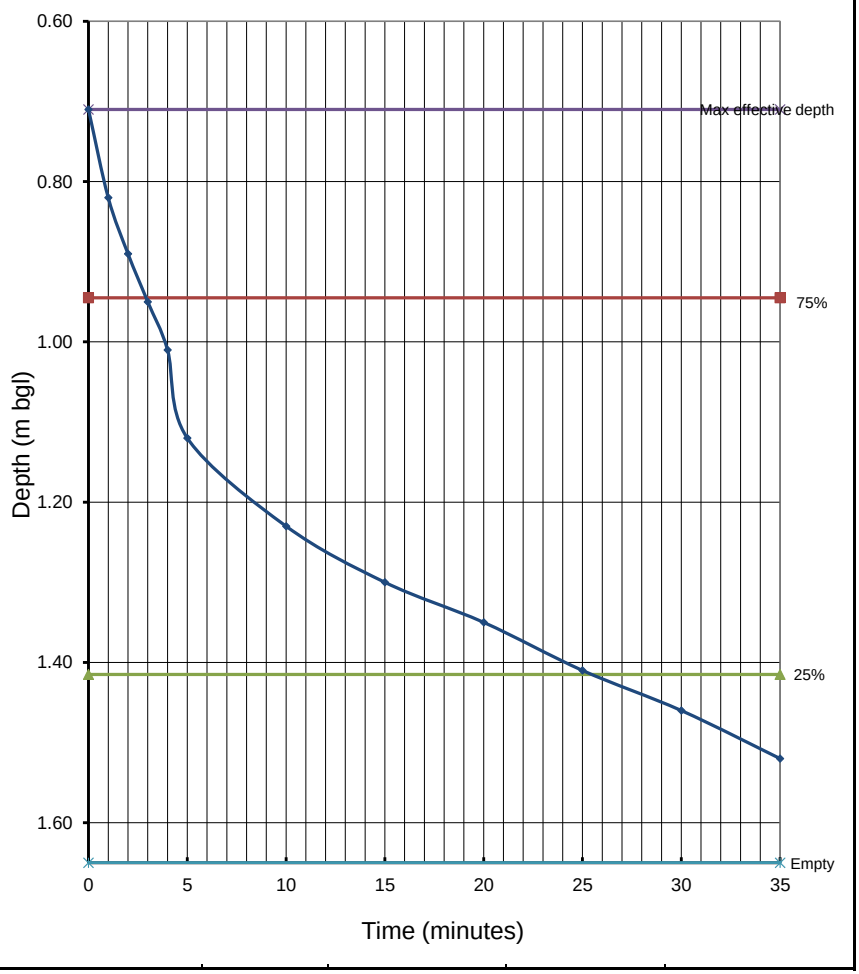
Trial Pit No.	TP38A

Filling	1 of 1

Date	02/06/2021
Operator	MM
Test Strata	White Limestone Formation
Stability of pit	Stable
Backfill used	None

Trial Pit Length (m)	2.50
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.65
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Time (Minutes)	Water level (m.bgl)
0	0.71
1	0.82
2	0.89
3	0.95
4	1.01
5	1.12
10	1.23
15	1.30
20	1.35
25	1.41
30	1.46
35	1.52



Initial Water Level (m)	0.71	Total internal surface area of pit (m^2)	11.73
Final Water Level (m)	1.52	Internal surface area of trial pit within effective depth range (m^2)	4.41
Change in Water Level (m)	0.81	Volume outflowing between 75% and 25% effective depth (m^3)	0.71
Effective Depth at 25% (tp25) (m)	1.42	Time at 25% (tp25) (minutes)	25.5
Effective Depth at 75% (tp75) (m)	0.95	Time at 75% (tp75) (minutes)	3

Soil Infiltration Rate (m/s)	1.18E-04

Notes: 1. Undertaken in general accordance with BRE DG 365 method
2. Based on extrapolated data NO

Client:	Albion Land Ltd
Project:	Land adjacent to Junction 10, M40, Ardley
Project No.	AG3268-21

APPLiED GEOLOGY

IN SITU SOAKAWAY TEST RESULT

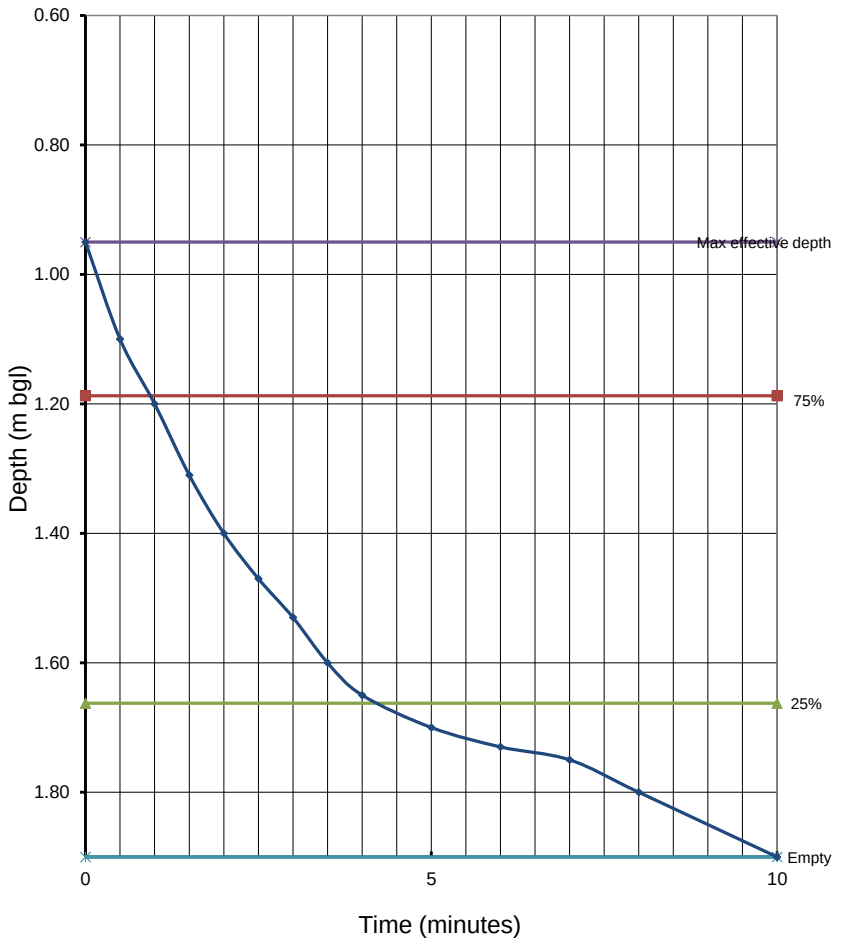
Trial Pit No.	TP72A

Filling	1 of 1

Date	02/06/2021
Operator	KM
Test Strata	White Limestone Formation
Stability of pit	Stable
Backfill used	None

Trial Pit Length (m)	2.05
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.90
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Time (Minutes)	Water level (m.bgl)
0	0.95
0.5	1.10
1	1.20
1.5	1.31
2	1.40
2.5	1.47
3	1.53
3.5	1.60
4	1.65
5	1.70
6	1.73
7	1.75
8	1.80
10	1.90



Initial Water Level (m)	0.95	Total internal surface area of pit (m^2)	11.30
Final Water Level (m)	1.90	Internal surface area of trial pit within effective depth range (m^2)	3.75
Change in Water Level (m)	0.95	Volume outflowing between 75% and 25% effective depth (m^3)	0.58
Effective Depth at 25% (tp25) (m)	1.66	Time at 25% (tp25) (minutes)	4.3
Effective Depth at 75% (tp75) (m)	1.19	Time at 75% (tp75) (minutes)	0.95

Soil Infiltration Rate (m/s)	7.76E-04

Notes: 1. Undertaken in general accordance with BRE DG 365 method
2. Based on extrapolated data NO

Client:	Albion Land Ltd
Project:	Land adjacent to Junction 10, M40, Ardley
Project No.	AG3268-21

APPLiED GEOLOGY

IN SITU SOAKAWAY TEST RESULT

Trial Pit No.	TP88A

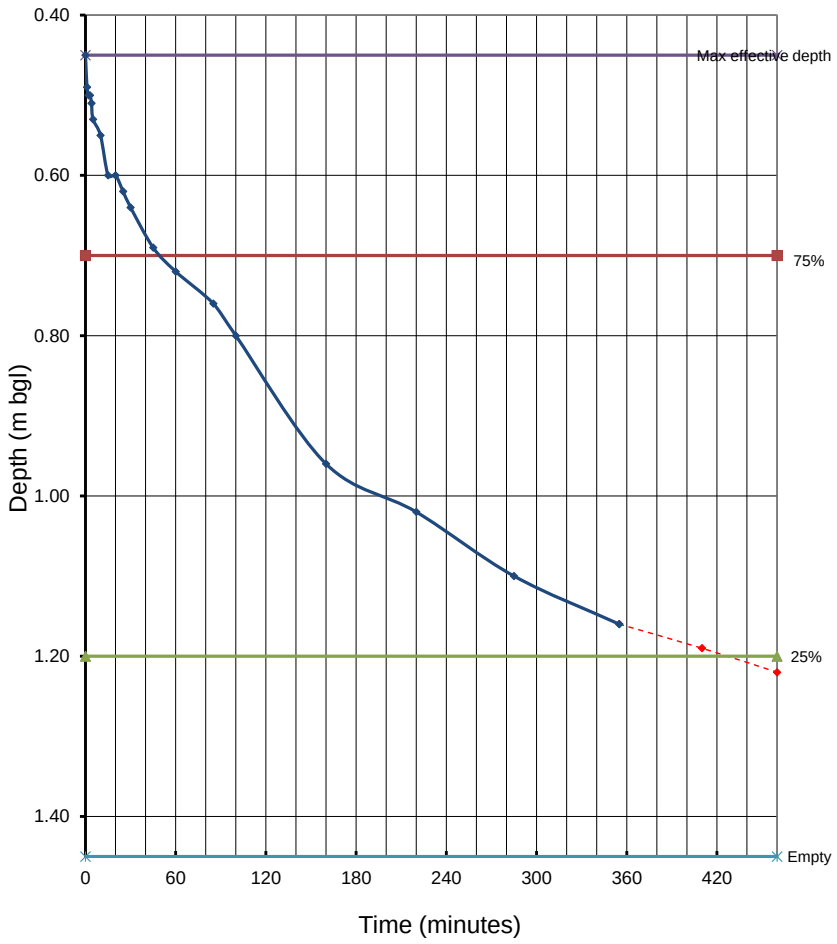
Filling	1 of 1

Date	02/06/2021
Operator	MM
Test Strata	White Limestone Formation
Stability of pit	Stable
Backfill used	None

Trial Pit Length (m)	2.15
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.45
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Time (Minutes)	Water level (m.bgl)
0	0.45
1	0.49
2	0.50
3	0.50
4	0.51
5	0.53
10	0.55
15	0.60
20	0.60
25	0.62
30	0.64
45	0.69
60	0.72
85	0.76
100	0.80
160	0.96
220	1.02
285	1.10
355	1.16

Notes: Groundwater seepage at 1.40m bgl.



Initial Water Level (m)	0.45	Total internal surface area of pit (m^2)	9.27
Final Water Level (m)	1.22	Internal surface area of trial pit within effective depth range (m^2)	4.04
Change in Water Level (m)	0.77	Volume outflowing between 75% and 25% effective depth (m^3)	0.65
Effective Depth at 25% (tp25) (m)	1.20	Time at 25% (tp25) (minutes)*	430
Effective Depth at 75% (tp75) (m)	0.70	Time at 75% (tp75) (minutes)	50

Soil Infiltration Rate (m/s)	7.00E-06 *

Notes: 1. Undertaken in general accordance with BRE DG 365 method
2. Based on extrapolated data Yes*

Client:	Albion Land Ltd
Project:	Land adjacent to Junction 10, M40, Ardley
Project No.	AG3268-21

APPLiED GEOLOGY

IN SITU SOAKAWAY TEST RESULT

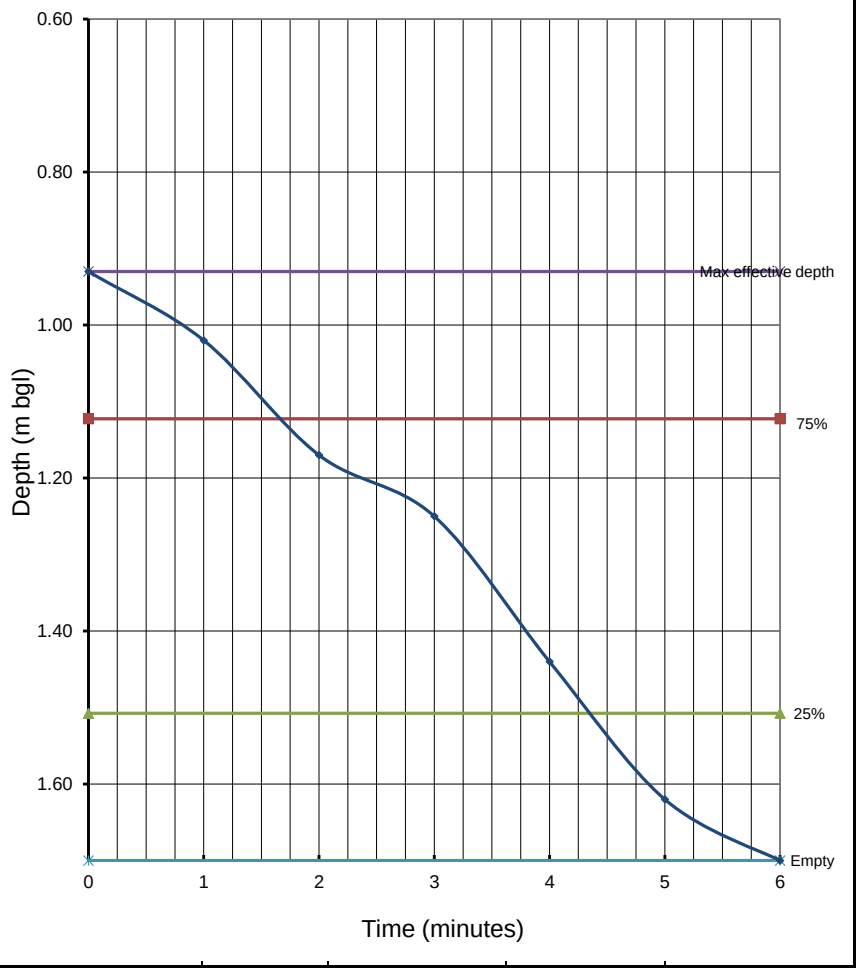
Trial Pit No.	TP121A

Filling	1 of 1

Date	02/06/2021
Operator	MM
Test Strata	White Limestone Formation
Stability of pit	Stable
Backfill used	None

Trial Pit Length (m)	2.65
Trial Pit Width (m)	0.85
Trial Pit Depth (m)	1.70
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Time (Minutes)	Water level (m.bgl)
0	0.93
1	1.02
2	1.17
3	1.25
4	1.44
5	1.62
6	1.70



Initial Water Level (m)	0.93	Total internal surface area of pit (m^2)	14.15
Final Water Level (m)	1.70	Internal surface area of trial pit within effective depth range (m^2)	4.95
Change in Water Level (m)	0.77	Volume outflowing between 75% and 25% effective depth (m^3)	0.87
Effective Depth at 25% (tp25) (m)	1.51	Time at 25% (tp25) (minutes)	4.3
Effective Depth at 75% (tp75) (m)	1.12	Time at 75% (tp75) (minutes)	1.7

Soil Infiltration Rate (m/s)	1.12E-03

Notes: 1. Undertaken in general accordance with BRE DG 365 method
2. Based on extrapolated data NO

Client:	Albion Land Ltd
Project:	Land adjacent to Junction 10, M40, Ardley
Project No.	AG3268-21

APPLiED GEOLOGY

IN SITU SOAKAWAY TEST RESULT

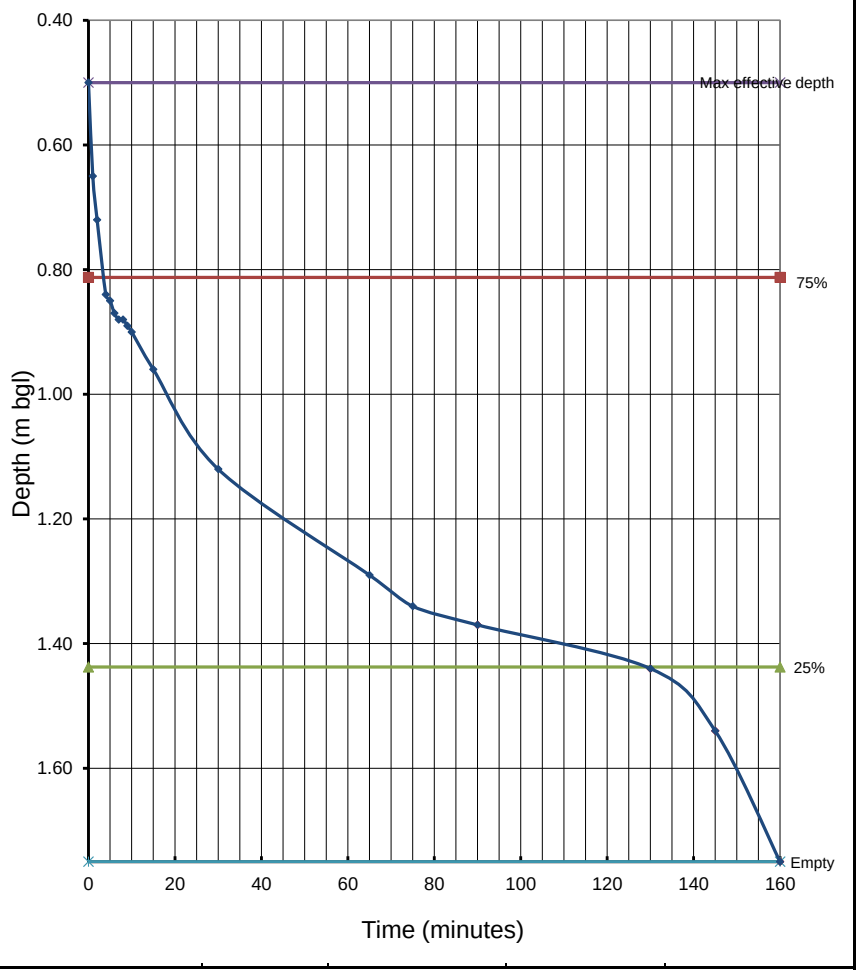
Trial Pit No.	TP136

Filling	1 of 1

Date	02/06/2021
Operator	MM
Test Strata	White Limestone Formation
Stability of pit	Stable
Backfill used	None

Trial Pit Length (m)	2.50
Trial Pit Width (m)	0.75
Trial Pit Depth (m)	1.75
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Time (Minutes)	Water level (m.bgl)
0	0.50
1	0.65
2	0.72
4	0.84
5	0.85
6	0.87
7	0.88
8	0.88
9	0.89
10	0.90
15	0.96
30	1.12
65	1.29
75	1.34
90	1.37
130	1.44
145	1.54
160	1.75



Initial Water Level (m)	0.50	Total internal surface area of pit (m^2)	13.25
Final Water Level (m)	1.75	Internal surface area of trial pit within effective depth range (m^2)	5.94
Change in Water Level (m)	1.25	Volume outflowing between 75% and 25% effective depth (m^3)	1.17
Effective Depth at 25% (tp25) (m)	1.44	Time at 25% (tp25) (minutes)	130
Effective Depth at 75% (tp75) (m)	0.81	Time at 75% (tp75) (minutes)	3.3

Soil Infiltration Rate (m/s)	2.60E-05

Notes: 1. Undertaken in general accordance with BRE DG 365 method
2. Based on extrapolated data NO

Client:	Albion Land Ltd
Project:	Land adjacent to Junction 10, M40, Ardley
Project No.	AG3268-21

APPLiED GEOLOGY

APPENDIX E

Drainage Asset Location Searches

By Thames Water / Anglian Water
(August 21)

Date: 03/08/21 | Scale: 1:1250 | Map Centre: 454893,228361 | Data updated: 30/06/21 | Our Ref: 613692 - 1 | Wastewater Plan A0

Foul Sewer
Surface Sewer
Combined Sewer
Final Effluent
Rising Main*
Private Sewer*
Decommissioned Sewer*

Outfall*
Inlet*
Manhole*

Sewage Treatment Works
Public Pumping Station
Decommissioned Pumping Station

*(Colour denotes effluent type)

wb@bjh.co.uk

Moto Cherwell Valley

love every drop
anglianwater

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert
1801	454169	227879	F	111.77	110.03	1.74
2901	454207	227973	F	110.75	108.99	1.76
2902	454222	227923	F	111.23	108.71	2.52

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert

Manhole Reference	Easting	Northing	Liquid Type	Cover Level	Invert Level	Depth to Invert

Asset location search

Property Searches

Applied Geology Ltd
Unit 23 Stareton,Unit 23

KENILWORTH
CV8 2LY

Search address supplied Land Adjacent Junc 10 M40
Ardley
Bicester

Your reference AG3268-21

Our reference ALS/ALS Standard/2021_4407675

Search date 21 April 2021

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.

Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13

searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk

0800 009 4540

Asset location search

Property Searches

Search address supplied: Land Adjacent Junc 10 M40, Ardley, Bicester,

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This searchprovides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0800 009 4540, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk
Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Following examination of our statutory maps, Thames Water has been unable to find any record of public sewerage within this area. However, there may be other sewerage pipework within the area that is not owned by the company. You may be able to obtain records of such pipework from the building control department of your local authority, from property deeds or from neighbouring landowners.

The following quartiles have not been printed as they are out of Thames' sewer catchment area. For details of the assets requested please contact the water company indicated below:

SP5428NW	Anglian
SP5528NW	Anglian
SP5529SW	Anglian
SP5428NE	Anglian
SP5528SW	Anglian
SP5428SE	Anglian
SP5429NW	Anglian
SP5429SW	Anglian
SP5429SE	Anglian

Following examination of our statutory maps, Thames Water has been unable to find any record of public sewerage within this area. However, there may be other sewerage pipework within the area that is not owned by the company. You may be able to obtain records of such pipework from the building control department of your local authority, from property deeds or from neighbouring landowners.

Anglian Water
Anglian House
Ambury Road
Huntingdon
Cambridgeshire
PE29 3NZ

Tel: 01480 323 000
Fax: 01480 323 115

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water

Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

The following quartiles have been printed as they fall within Thames' water area:

SP5428NE
SP5528SW
SP5428SE
SP5429SE

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

The following quartiles have not been printed as they contain no assets:

SP5428NW
SP5528NW
SP5529SW
SP5429NW
SP5429SW

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

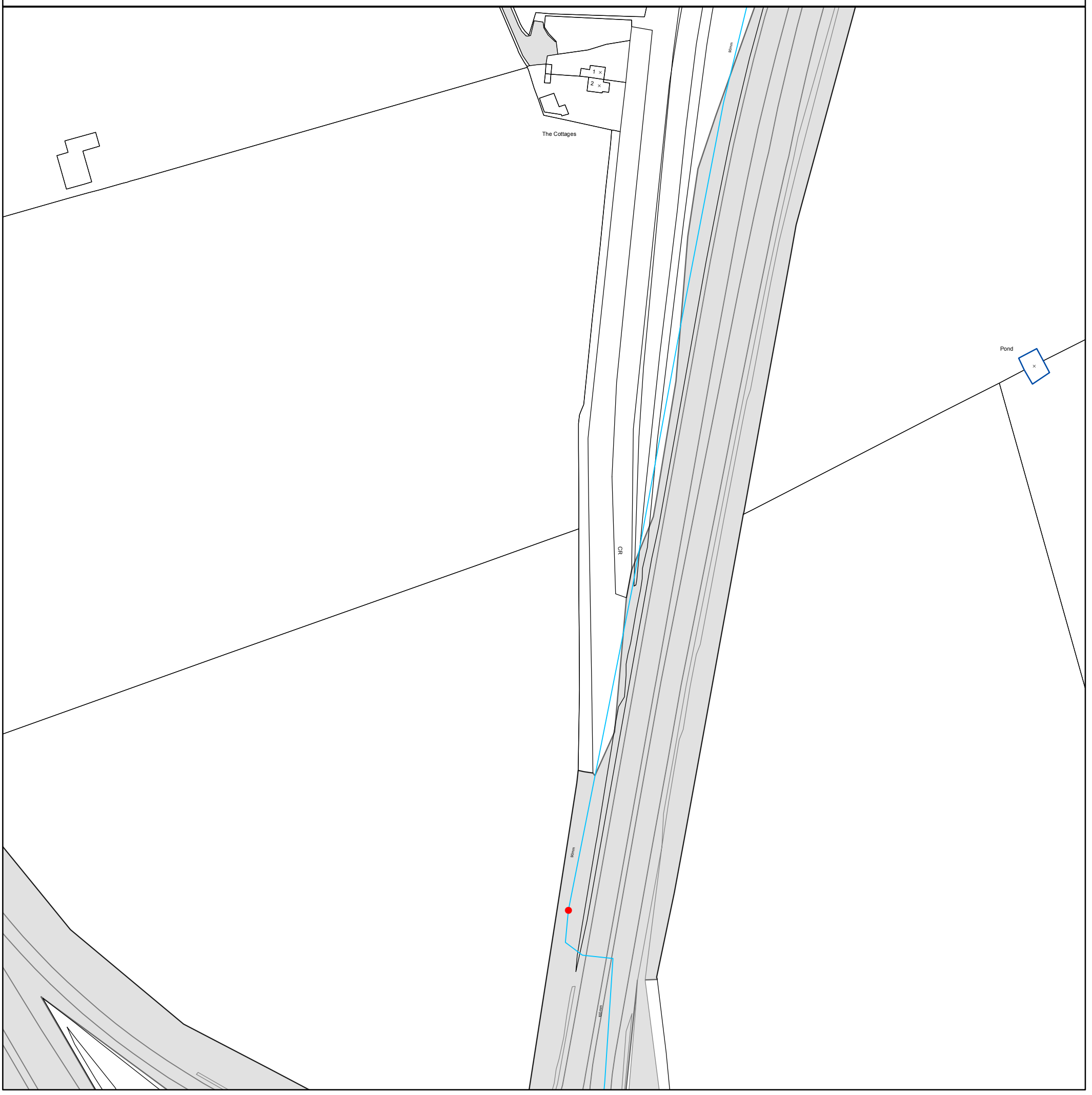
Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2021_4407675



0 10 20 40 60 80
Meters

Scale:	1:1792
Width:	500m
Printed By:	G1KANAGA
Print Date:	21/04/2021
Map Centre:	454750,228750
Grid Reference:	SP5428NE

Comments:

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2021_4407675

0 10 20 40 60 80
Meters

Scale:	1:1792
Width:	500m
Printed By:	G1KANAGA
Print Date:	21/04/2021
Map Centre:	455250,228250
Grid Reference:	SP5528SW

Comments:

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2021_4407675

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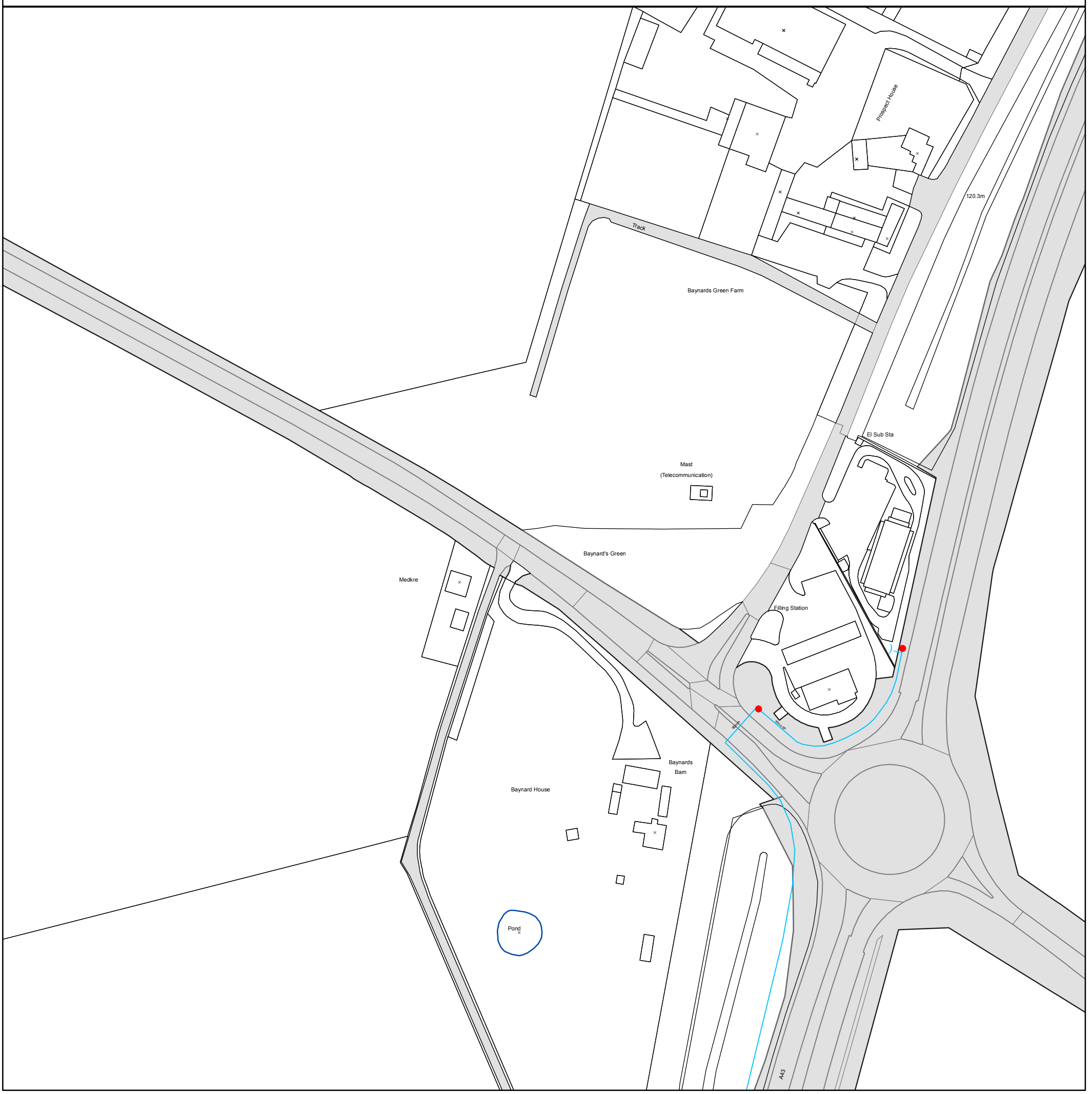
Meters

Scale:	1:1792
Width:	500m
Printed By:	G1KANAGA
Print Date:	21/04/2021
Map Centre:	454750,228250
Grid Reference:	SP5428SE

Comments:

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2021_4407675



0 10 20 40 60 80 Meters

Scale:	1:1792
Width:	500m
Printed By:	G1KANAGA
Print Date:	21/04/2021
Map Centre:	454750,229250
Grid Reference:	SP5429SE

Comments:

Based on the Ordnance Survey Map with the sanction of the Controller of H.M Stationary Office License Number 10019345

ALS/ALS Standard/2021_4407675

0 45 90 180 270 360
Meters

Scale:	1:7161
Width:	2000m
Printed By:	Rveldhur
Print Date:	21/04/2021
Map Centre:	454661,228936
Grid Reference:	SP5428NE

Comments:

ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"

Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

16"

Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY

Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE

Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED

Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Other Water Pipes (Not Operated or Maintained by Thames Water)

Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

Private Main: Indiates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL`s terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	**BACS Payment**	**Telephone Banking**	**Cheque**
Call **0800 009 4540** quoting your invoice number starting CBA or ADS / OSS	Account number **90478703** Sort code **60-00-01** A remittance advice must be sent to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW.** or email **ps.billing@thameswater.co.uk**	By calling your bank and quoting: Account number **90478703** Sort code **60-00-01** and your invoice number	Made payable to '**Thames Water Utilities Ltd**' Write your Thames Water account number on the back. Send to: **Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW** or by DX to **151280 Slough 13**

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.

APPENDIX F

Flood Map for Planning

By Environment Agency (December 23)

Flood map for planning

Your reference	Location (easting/northing)	Created
Western Site	**454426/229009**	**12 Dec 2023 12:11**

Your selected location is in flood zone 1, an area with a low probability of flooding.

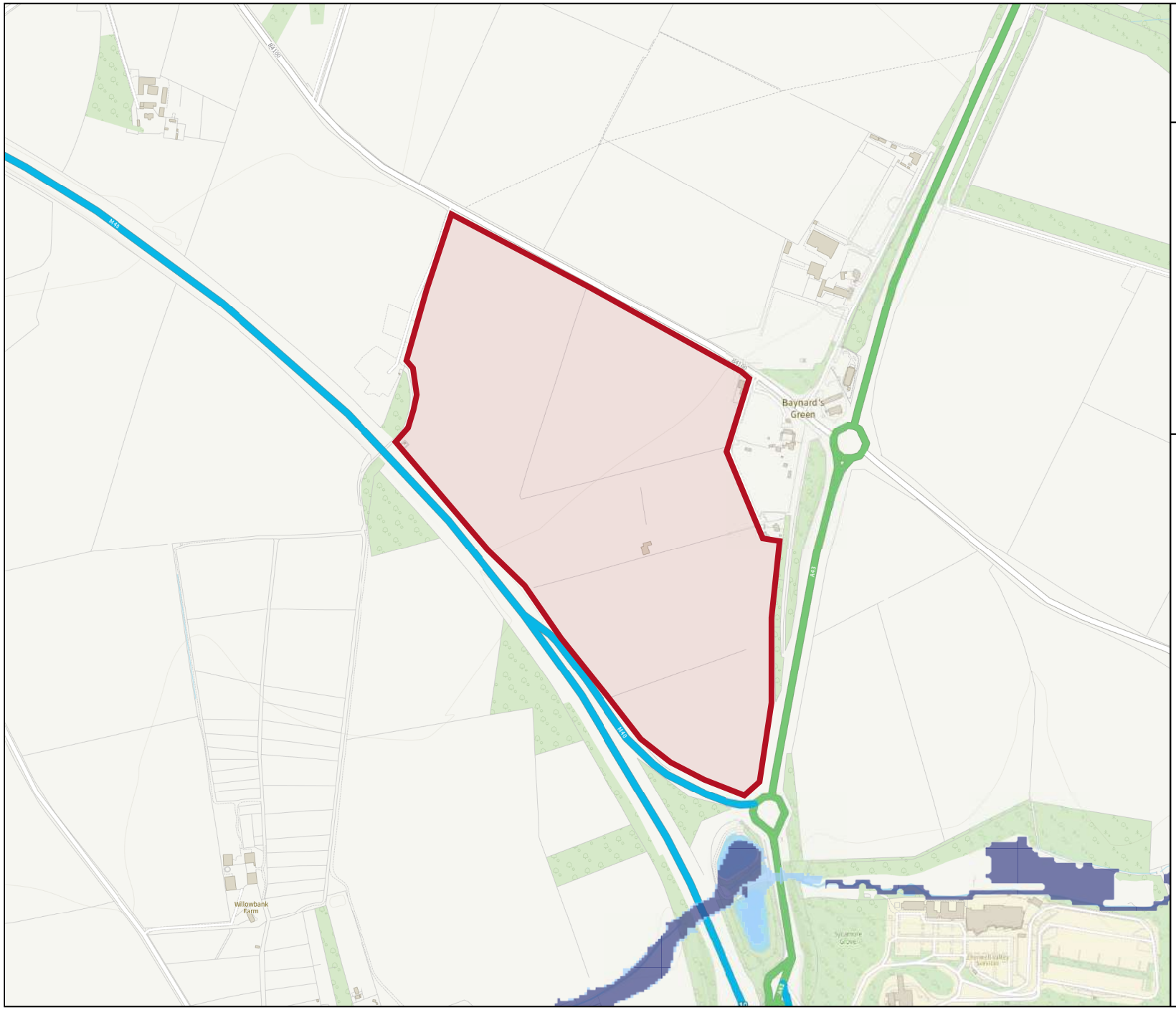
You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.



Environment Agency

Flood map for planning

Your reference
Western Site

Location (easting/northing)
454426/229009

Scale
1:10000

Created
12 Dec 2023 12:11

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 100 200 300m

Flood map for planning

Your reference	Location (easting/northing)	Created
Eastern Site	**455028/228714**	**12 Dec 2023 12:20**

Your selected location is in flood zone 1, an area with a low probability of flooding.

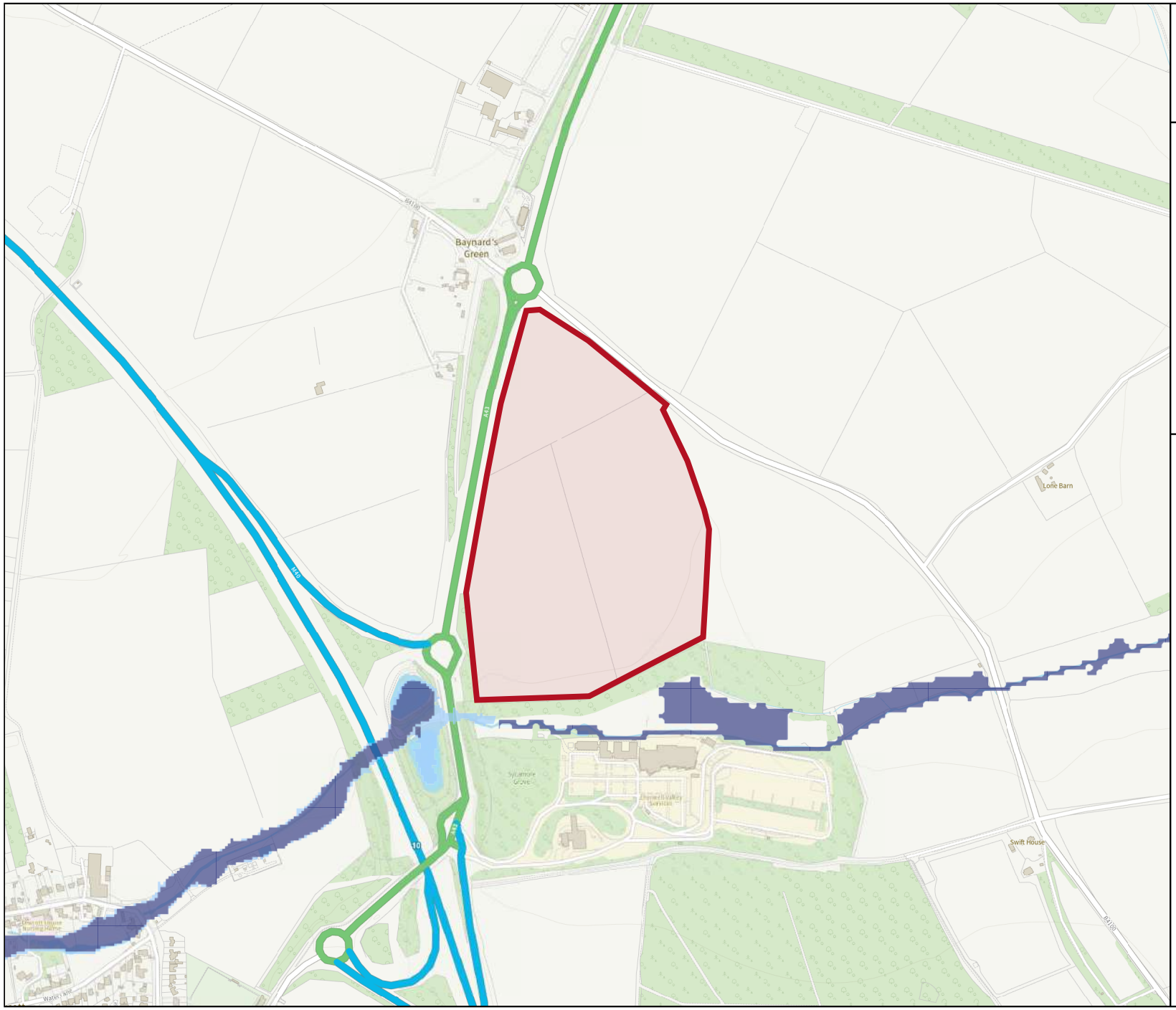
You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.



Environment Agency

Flood map for planning

Your reference
Eastern Site

Location (easting/northing)
455028/228714

Scale
1:10000

Created
12 Dec 2023 12:20

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 100 200 300m

APPENDIX G

Greenfield Runoff Estimates

By Bailey Johnson Hayes (December 23)

Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	James Griffiths
Site name:	Axis J10 (Eastern Parcel)
Site location:	Baynard's Green, Bicester

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.95713° N
Longitude:	1.20883° W
Reference:	2519819477
Date:	Dec 12 2023 16:23

Runoff estimation approach

IH124

Site characteristics

Total site area (ha): 23.2

Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Soil characteristics

	Default	Edited
SOIL type:	1	1
HOST class:	N/A	N/A
SPR/SPRHOST:	0.1	0.1

Hydrological characteristics

	Default	Edited
SAAR (mm):	665	675
Hydrological region:	6	6
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

	Default	Edited
Q_{BAR} (l/s):	3.67	3.74
1 in 1 year (l/s):	3.12	3.17
1 in 30 years (l/s):	8.44	8.59
1 in 100 year (l/s):	11.71	11.92
1 in 200 years (l/s):	13.73	13.97

Greenfield runoff rate estimation for sites

www.uksuds.com | Greenfield runoff tool

Calculated by:	James Griffiths
Site name:	Axis J10 (Western Parcel)
Site location:	Baynard's Green, Bicester

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013) , the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.95713° N
Longitude:	1.20883° W
Reference:	187316612
Date:	Dec 12 2023 16:08

Runoff estimation approach

IH124

Site characteristics

Total site area (ha): 43.5

Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Soil characteristics

	Default	Edited
SOIL type:	1	1
HOST class:	N/A	N/A
SPR/SPRHOST:	0.1	0.1

Hydrological characteristics

	Default	Edited
SAAR (mm):	665	675
Hydrological region:	6	6
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

Notes

(1) Is Q_{BAR} < 2.0 l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

(3) Is SPR/SPRHOST ≤ 0.3?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

	Default	Edited
Q_{BAR} (l/s):	6.88	7
1 in 1 year (l/s):	5.85	5.95
1 in 30 years (l/s):	15.83	16.11
1 in 100 year (l/s):	21.95	22.34
1 in 200 years (l/s):	25.74	26.19

APPENDIX H

Concept Drainage & External Works

By Bailey Johnson Hayes (January 24)

A1

NOTES

1. This drawing is to be read in conjunction with all relevant Architects and Bailey Johnson Hayes drawings and specifications.
2. Do not scale. Work only to figured dimensions.
3. All dimensions to be confirmed on site prior to commencement of work.
4. Proposed Site Plan Option 10 from Cornish Architects:- Drawing Ref: 20005 - SK - 045 A
5. Topographical Survey by MK Surveys: Drawing Ref: 29999 Rev A
6. Soft Landscaping and planting to be by specialist (TBC).

KEY:

- New building
- Infiltration Basin / Swales
- Permeable Paving
- Indictive SW Flow Route
- Indictive FW Flow Route

Unit 1 FFL+118.00
Unit 2 FFL+122.00
Unit 3 FFL+124.00
Unit 4 FFL+115.00
Unit 5 FFL+114.00

Basin IL+119.00
FW 150 Spur 6 L/sec (Peak)
SW 35 L/sec Units 2+3
Basin IL+113.50
FW Works
Underground FW Pumping Station or on site treatment works
Pump to Fewcott Sewerage Treatment Works or on site treatment works
Emergency overflow into Local ditches (TBC)
Existing ditch to remain on east boundary
Retaining wall

Baynard's Green

Concept Site Levels & Drainage (1:2500 @A1)

50m 0 50m 100m 150m 200m 250m

1:2500 @ A1

PRELIMINARY

Rev	Date	Revision Description
F	09.01.24	Site layout updated
E	25.08.21	Minor changes
D	20.08.21	Diverted public footpath added
C	15.08.21	Minor Revs
B	09.08.21	Swales updated to allow for trees
A	29.07.21	Site Layout updated

Revision Schedule

Project Title
Axis J10 - M40 Junction 10, Baynards Green, Bicester

Client
ALBION LAND

Drawing Title
MASTERPLAN
Concept Levels & Drainage Layout

BAILEY JOHNSON HAYES
Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL

Scale	1:2500 @A1
Date	07.07.21
Drawn	JNG

Drawing Number
S1299-Ext-05 F

A1

NOTES

1. This drawing is to be read in conjunction with all relevant Architects and Bailey Johnson Hayes drawings and specifications.
2. Do not scale. Work only to figured dimensions.
3. All dimensions to be confirmed on site prior to commencement of work.
4. Proposed Site Plan Option 10 from Cornish Architects:- Drawing Ref: 20005 - SK - 045 A
5. Topographical Survey by MK Surveys: Drawing Ref: 29999 Rev A
6. Soft Landscaping and planting to be by specialist (TBC).

Concept Site Levels & External Works (1:2500 @A1)

50m 0 50m 100m 150m 200m 250m

1:2500 @ A1

PRELIMINARY

Rev	Date	Revision Description
D	09.01.24	Site layout updated
C	25.08.21	Minor changes
B	20.08.21	Diverted public footpath added
A	18.08.21	General updates

Revision Schedule

Project Title

Axis J10 - M40 Junction 10, Baynards Green, Bicester

Client

ALBION LAND

Drawing Title

MASTERPLAN
Concept External Works Layout

BAILEY JOHNSON HAYES
Consulting Engineers
ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL

Scale	1:2500 @A1
Date	16.08.21
Drawn	DJC

Drawing Number

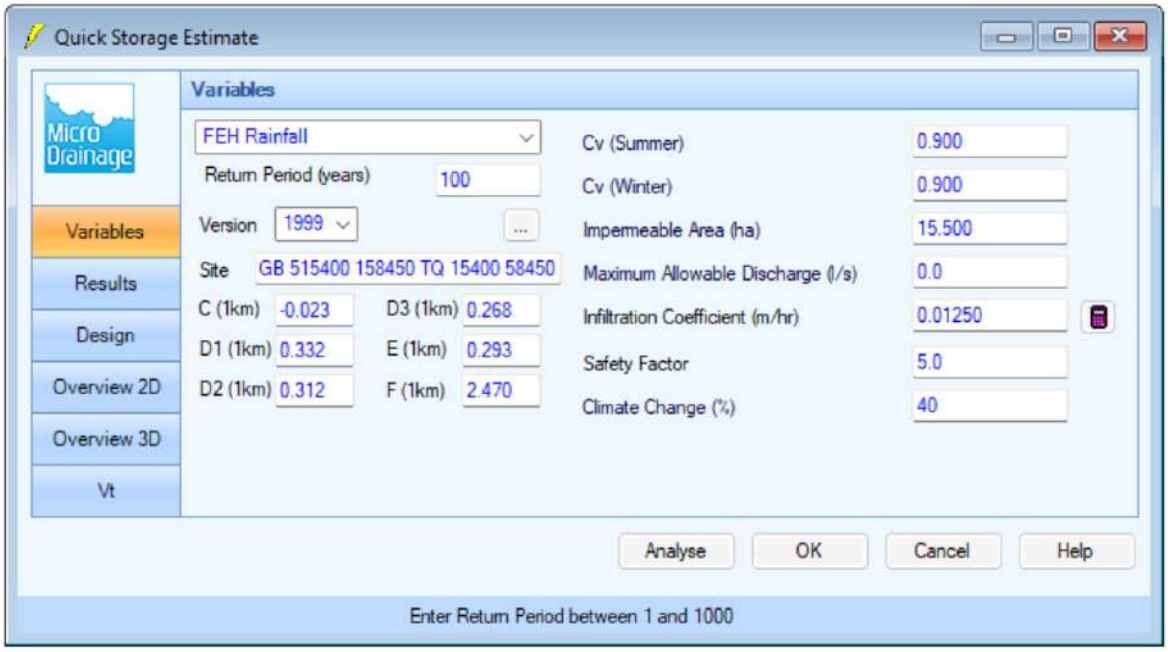
S1299-Ext-06 D

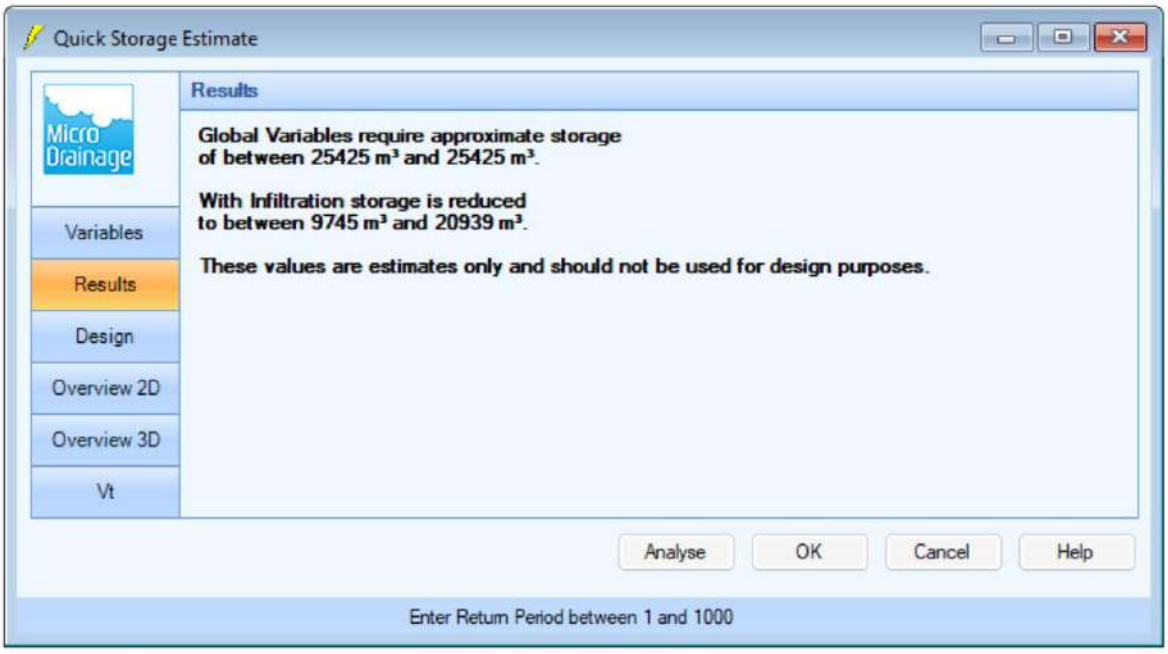
APPENDIX J

WinDes Quick Storage Estimates

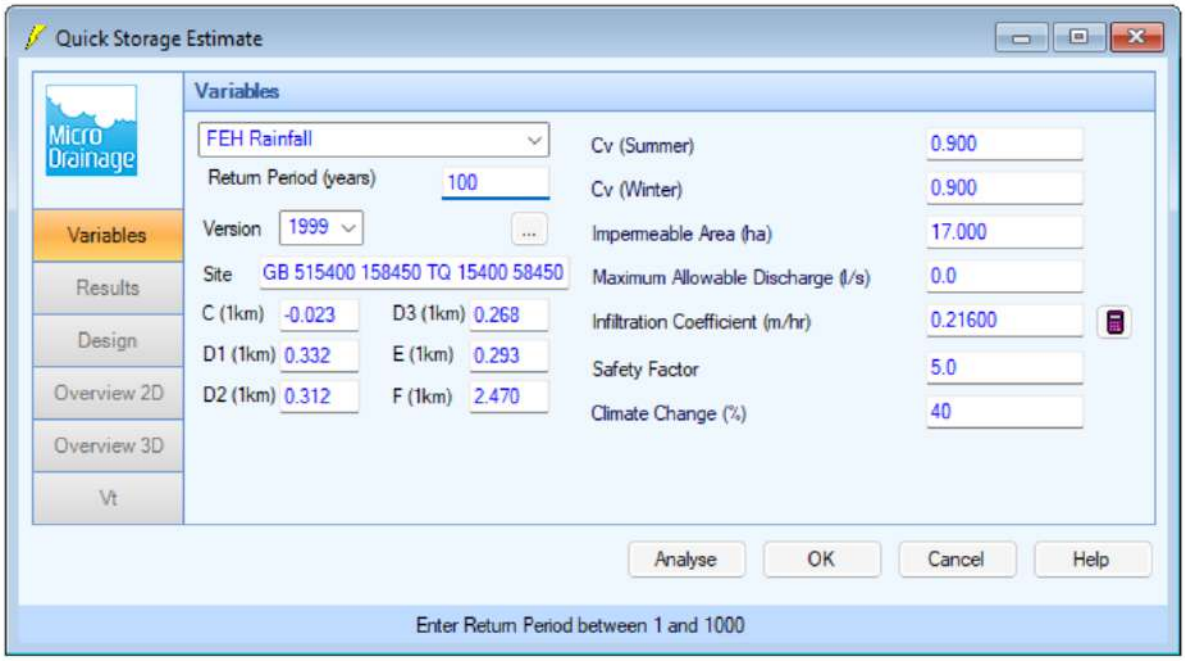
By Bailey Johnson Hayes (August 21)

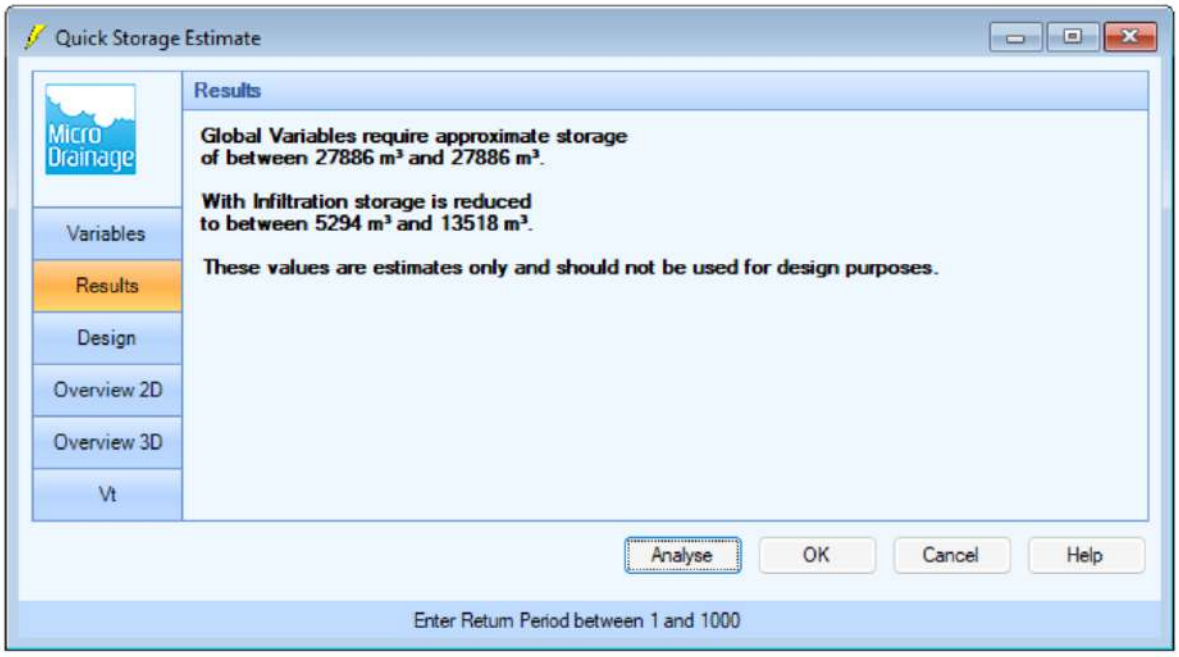
Unit 1 Catchment – Quick Storage Estimates
100-year + 40% Initial Calculations





Unit 2&3 Catchment – Quick Storage Estimates
100-year + 40% Initial Calculations





Unit 4&5 Catchment – Quick Storage Estimates
100-year + 40% Initial Calculations