









Key

-  Site Boundary
-  Search Extent
-  Depth greater than 1.20 (m)
-  Depth 0.90 - 1.20 (m)
-  Depth 0.60 - 0.90 (m)
-  Depth 0.30 - 0.60 (m)
-  Depth 0.15 - 0.30 (m)
-  Depth 0.0 - 0.15 (m)



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
EirEng Consulting Engineers

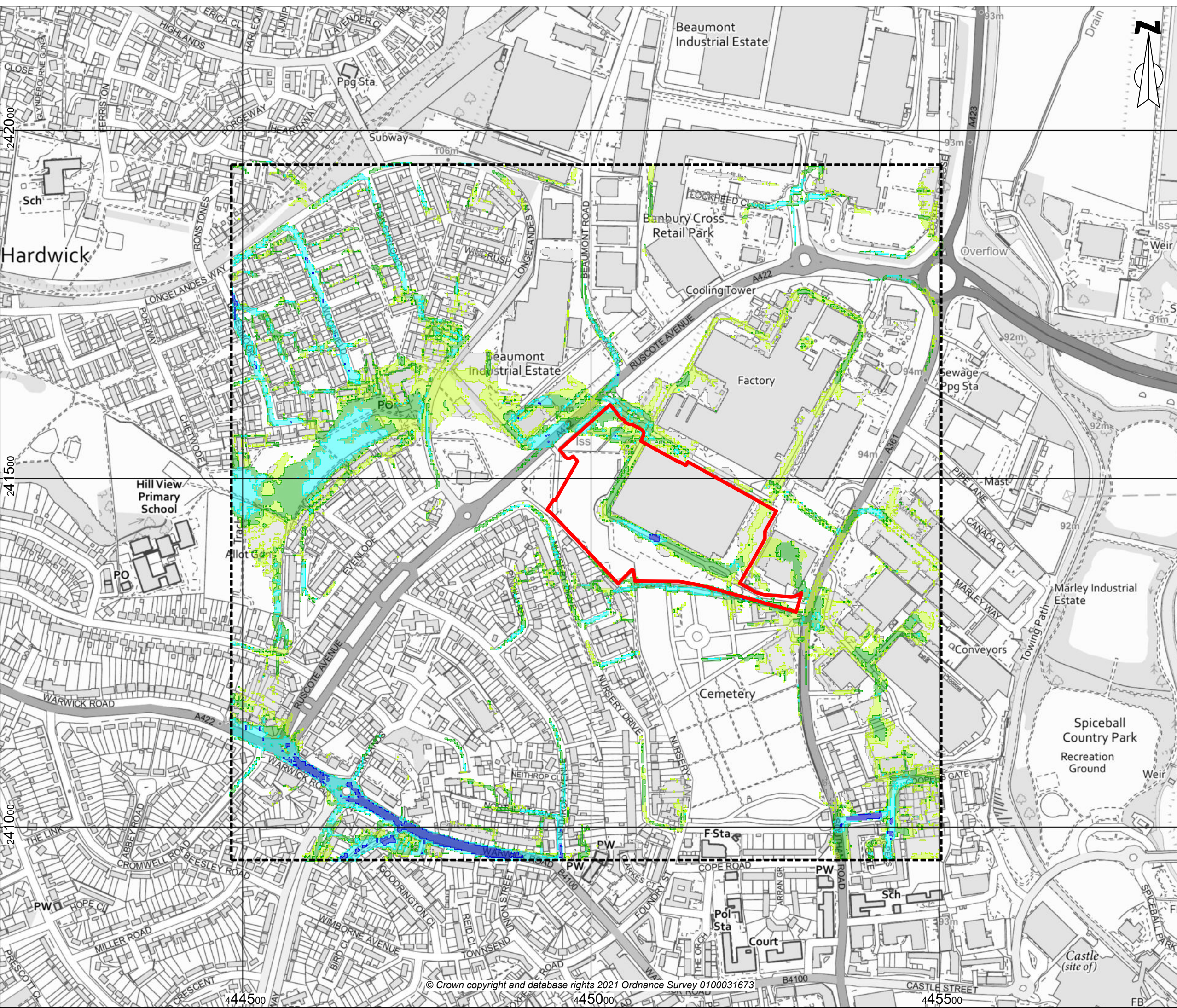
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DRAWN: **MG** CHECKED: **HDR** DATE: **April 2021**








PROJECT:
Ruscot Avenue, Banbury

TITLE:
**Environment Agency 1 in 1000
Year Surface Water Depth**

DRAWING NO:
SHF.393.013.HY.D.010.2.A



Key

-  Site Boundary
-  Search Extent
-  Velocity 2.00 or greater (m/s)
-  Velocity 1.00 - 2.00 (m/s)
-  Velocity 0.50 - 1.00 (m/s)
-  Velocity 0.25 - 0.50 (m/s)
-  Velocity 0.00 - 0.25 (m/s)



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
EirEng Consulting Engineers

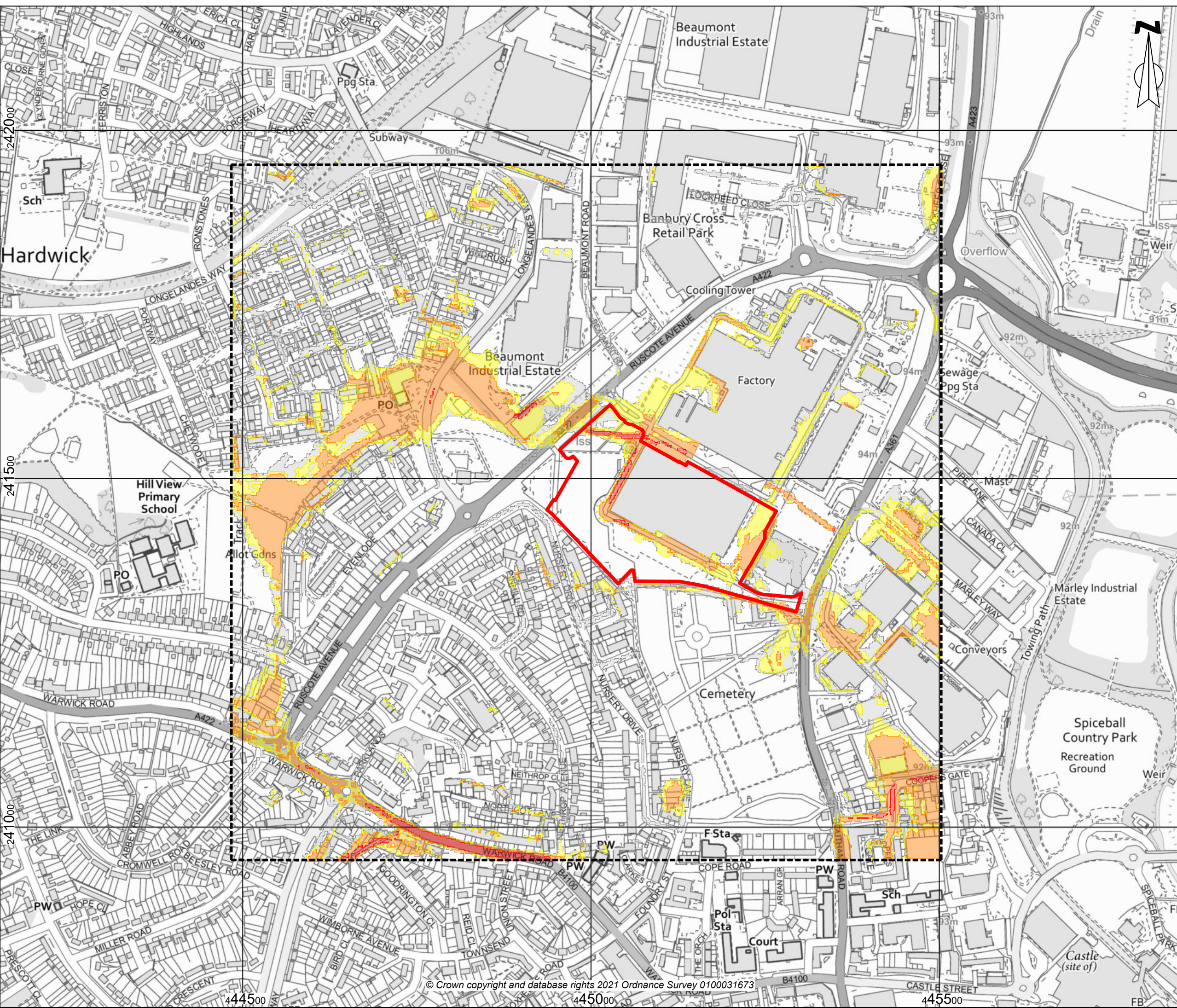
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





DRAWN: **MG** CHECKED: **HDR** DATE: **April 2021**

PROJECT:
Ruscot Avenue, Banbury

TITLE:
Environment Agency 1 in 1000 Year Surface Water Velocity

DRAWING NO:
SHF.393.013.HY.D.010.3.A



- Key**
-  Site Boundary
 -  Search Extent
 -  Extreme Hazard (> 2.0)
 -  Significant Hazard (1.25 - 2.00)
 -  Moderate Hazard (0.75 - 1.25)
 -  Low Hazard (0.50 - 0.75)



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
EirEng Consulting Engineers

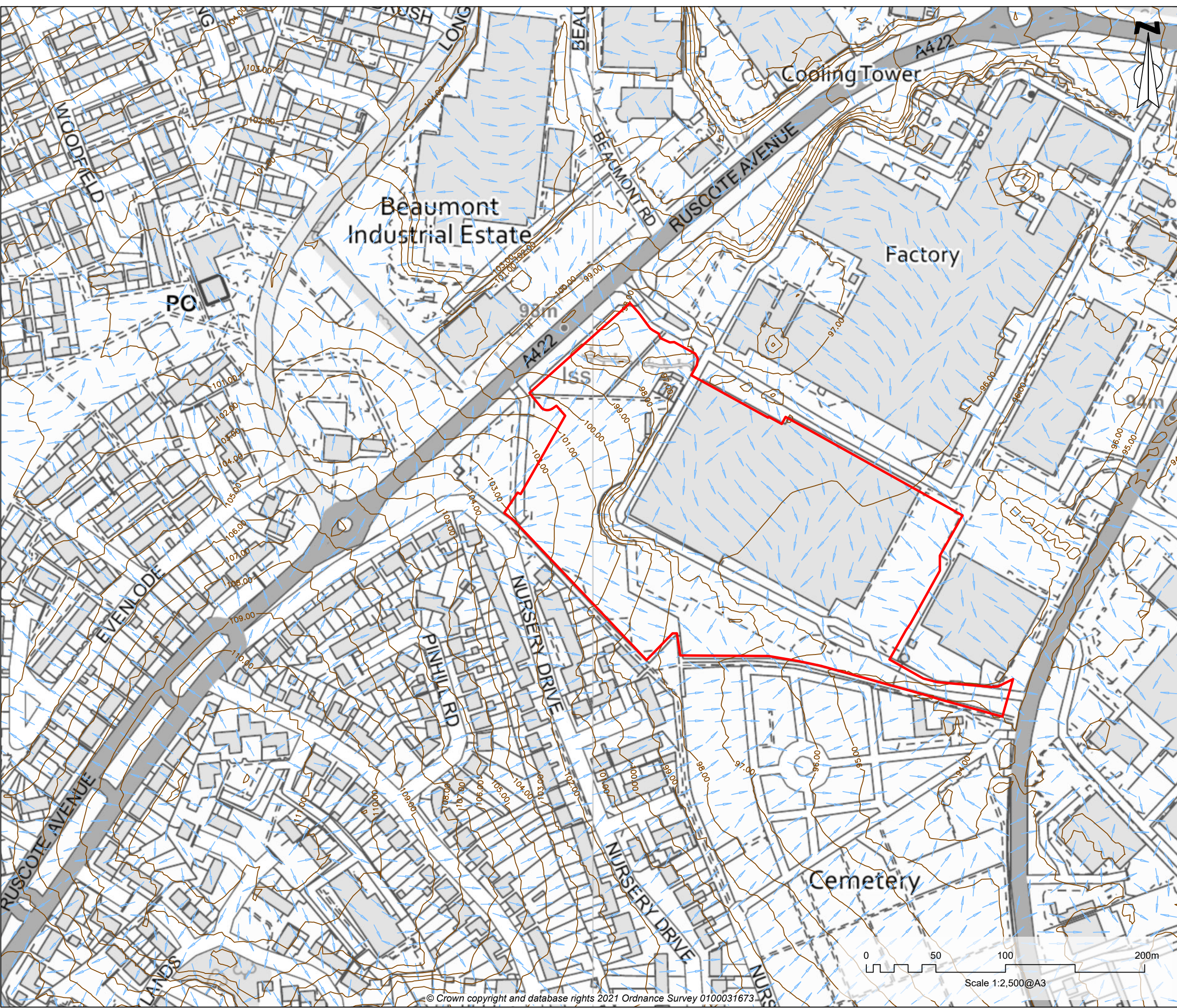
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DRAWN: **MG** CHECKED: **HDR** DATE: **April 2021**

PROJECT:
Ruscot Avenue, Banbury

TITLE:
Environment Agency Surface Water 1000 Year Hazard Rating

DRAWING NO:
SHF.393.013.HY.D.010.4.A



Key

- Site Boundary
- Contours
1.0m Intervals (mAOD)
- Surface Water Flow Path

Notes:
Ground Model Specification: 2m DTM LIDAR data



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
EirEng Consulting Engineers

SCALE: **1:2,500@A3** PROJECT REF: **SHF.393.013**

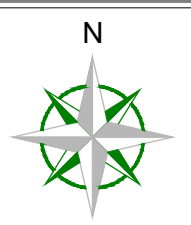
DRAWN: **MG** CHECKED: **HDR** DATE: **April 2021**

PROJECT:
Ruscot Avenue, Banbury

TITLE:
Flow Pathway Analysis

DRAWING NO:
SHF.393.013.HY.D.011.A

Appendix 1 – Topographic Survey



Station Information:

Station	Easting (m)	Northing (m)	Level (m)
CP1	445041.127	241423.668	99.089
CP2	444981.349	241444.984	101.739
CP3	445020.911	241487.683	99.623
CP4	445039.867	241536.206	98.120
GH1	445243.026	241476.821	96.045
GH2	445190.899	241379.812	95.817
GH3	445160.311	241376.093	95.726
GH4	445069.635	241428.956	96.480
GH5	445024.707	241454.194	96.619
GH6	445077.913	241552.868	96.669
GH7	445115.224	241533.004	96.641
GH8	445261.870	241325.069	94.856
GH9	445303.489	241326.160	94.304
JM1	445186.882	241736.975	96.840
JM2	445144.007	241658.746	96.923
JM3	445084.411	241589.593	97.041
JM4	445075.382	241563.499	96.683
RD1	445029.684	241617.485	98.199
RD2	444941.395	241538.699	99.870
RD3	444865.957	241465.925	104.961
RD4	444931.329	241448.227	103.561
RD5	444958.705	241430.199	102.588
RD6	445039.553	241344.182	98.568
RD1A	445076.933	241681.406	101.888

OS Note:
 This survey has been orientated to the Ordnance Survey (O.S.) National Grid OSGB36(15) via Global Navigation Satellite Systems (GNSS) and the O.S. Active Network (OS Net).
 A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.
 The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.
 No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.
 Please refer to Survey Station Table to enable establishment of the on-site grid and datum.
 Some services may have been omitted due to parked vehicles.

Legend:

Symbol	Description	Symbol	Description
...

Rev	Date	Description	Drawn	Checked
1	23.07.18	Survey extended	JM	GH3378

greenhatch group

Topographical Surveys Measured Building Surveys
 Site Engineering 3D Laser Scanning
 Utility / CCTV Surveys Revit & BIM Models

Rowan House
 Duffield Road
 Little Eaton
 Derby
 DE21 5DR
 Tel (01332) 830044 Fax (01332) 830055
 admin@greenhatch-group.co.uk
 www.greenhatch-group.co.uk

St Albans Newcastle London
 Unit 8, The Courtyard 24 Riverside Studios 27, Cornwell Terrace New
 Alton Park Newcastle Bus Park Reports Park
 Hertfordshire NE4 7YL London
 AL4 6AA t. (01912) 736391 NW1 5LL
 t. (01272) 854481 t. (02072) 241806

CLIENT
RPS Group Plc

PROJECT
Ruscote Avenue
Banbury
OX16 2QU

TITLE
Topographical Survey

SCALE A1@ 1: 1000	DATE 20.10.17
DRAWN CQ	QUALITY REF GH1830

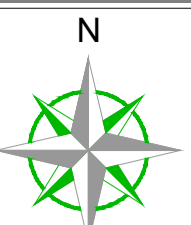
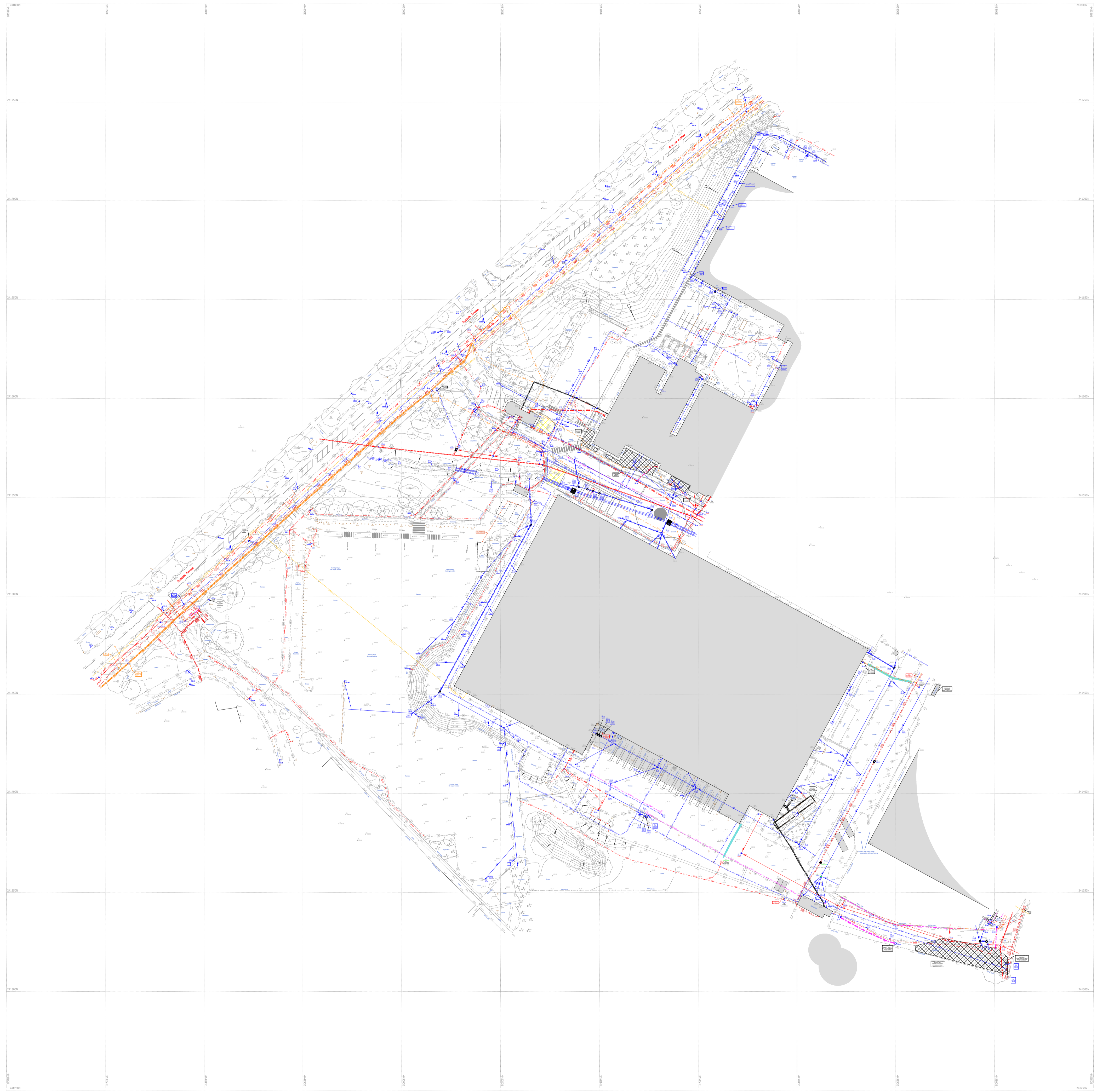
Level datum See note
 Grid orientation See note

Job number 28419

Drawing No. 28419_T	Rev. 1
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Comments
 This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.
 All dimensions should be checked on site prior to design and construction.
 Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:



NOTES

1. DRAINAGE INFORMATION HAS BEEN OBTAINED WITHOUT INVASION INTO CHAMBERS AND SHOULD BE CHECKED ON SITE BEFORE ANY CONSTRUCTION WORK IS COMMENCED. THE INFORMATION IS SHOWN AS LOCATED IN A BROAD BUILT AND CONTROL TO THE UTILITY RECORDS.
2. ALL DIMENSIONS ARE PRELIMINARY TO BE CHECKED ON SITE.

LEGEND

UTILITY LINETYPES	Symbol	Utility Type
1st Line	Red line	Gas
2nd Line	Blue line	Water
3rd Line	Green line	Electric
4th Line	Orange line	Drainage
5th Line	Purple line	Other
6th Line	Yellow line	Other
7th Line	Light Blue line	Other
8th Line	Light Green line	Other
9th Line	Light Orange line	Other
10th Line	Light Purple line	Other
11th Line	Light Yellow line	Other
12th Line	Light Light Blue line	Other
13th Line	Light Light Green line	Other
14th Line	Light Light Orange line	Other
15th Line	Light Light Purple line	Other
16th Line	Light Light Yellow line	Other
17th Line	Light Light Light Blue line	Other
18th Line	Light Light Light Green line	Other
19th Line	Light Light Light Orange line	Other
20th Line	Light Light Light Purple line	Other
21st Line	Light Light Light Yellow line	Other
22nd Line	Light Light Light Light Blue line	Other
23rd Line	Light Light Light Light Green line	Other
24th Line	Light Light Light Light Orange line	Other
25th Line	Light Light Light Light Purple line	Other
26th Line	Light Light Light Light Yellow line	Other
27th Line	Light Light Light Light Light Blue line	Other
28th Line	Light Light Light Light Light Green line	Other
29th Line	Light Light Light Light Light Orange line	Other
30th Line	Light Light Light Light Light Purple line	Other
31st Line	Light Light Light Light Light Yellow line	Other
32nd Line	Light Light Light Light Light Light Blue line	Other
33rd Line	Light Light Light Light Light Light Green line	Other
34th Line	Light Light Light Light Light Light Orange line	Other
35th Line	Light Light Light Light Light Light Purple line	Other
36th Line	Light Light Light Light Light Light Yellow line	Other
37th Line	Light Light Light Light Light Light Light Blue line	Other
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39th Line	Light Light Light Light Light Light Light Orange line	Other
40th Line	Light Light Light Light Light Light Light Purple line	Other
41st Line	Light Light Light Light Light Light Light Yellow line	Other
42nd Line	Light Light Light Light Light Light Light Light Blue line	Other
43rd Line	Light Light Light Light Light Light Light Light Green line	Other
44th Line	Light Light Light Light Light Light Light Light Orange line	Other
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46th Line	Light Light Light Light Light Light Light Light Yellow line	Other
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100th Line	Light Light Light Light Light Light Light Light Light Light Light Light Light Light Light Light Light Light Light Purple line	Other

UTILITY SURVEY INFORMATION

Symbol	Utility Type	Utility Type
0.00	Unable to Survey	UTS
0.00	Unable to Trace	UTT
0.00	Assumed Route	AR
0.00	Assumed Connection	AC
0.00	No Visible Exit	NVE

GPR Anomaly

Red box	Multiple Services Route
Blue box	Unable to Survey
Green box	Chamber Externs

PAS 128: 2014

MARKER CATEGORY	QUALITY LEVEL	CRITERIA USED IN THE DETERMINATION OF QUALITY LEVEL
TYPE 1 DETECTION	1A-00	UTILITY DETECTED BY VISUAL INSPECTION OR BY GPR. POSITION OF THE UTILITY IS NOT KNOWN AS AN APPROXIMATE POSITION IS INDICATED.
	1B-00	POSITION OF THE UTILITY IS KNOWN BY GPR. POSITION OF THE UTILITY IS KNOWN AS AN APPROXIMATE POSITION. LIMITED CONFIDENCE IN DEPTH.
	1C-00	POSITION AND DEPTH OF THE UTILITY IS KNOWN BY GPR. POSITION OF THE UTILITY IS KNOWN AS AN APPROXIMATE POSITION. LIMITED CONFIDENCE IN DEPTH.
	1D-00	POSITION AND DEPTH OF THE UTILITY IS KNOWN BY GPR. POSITION OF THE UTILITY IS KNOWN AS AN APPROXIMATE POSITION. LIMITED CONFIDENCE IN DEPTH.

ABBREVIATIONS

AV	ASBESTOS	AS	ASBESTOS
BE	BENCH MARK	BE	BENCH MARK
BO	BORING	BO	BORING
BR	BURIED	BR	BURIED
BS	BUILDING SURVEY	BS	BUILDING SURVEY
CA	CABLE	CA	CABLE
CB	CABLE BOX	CB	CABLE BOX
CC	CABLE CHAMBER	CC	CABLE CHAMBER
CD	CABLE DUCT	CD	CABLE DUCT
CE	CABLE END	CE	CABLE END
CF	CABLE FEED	CF	CABLE FEED
CG	CABLE GROUND	CG	CABLE GROUND
CH	CABLE HEAD	CH	CABLE HEAD
CI	CABLE IDENTIFICATION	CI	CABLE IDENTIFICATION
CJ	CABLE JUNCTION	CJ	CABLE JUNCTION
CK	CABLE KNOT	CK	CABLE KNOT
CL	CABLE LOOP	CL	CABLE LOOP
CM	CABLE MANHOLE	CM	CABLE MANHOLE
CO	CABLE OFFSET	CO	CABLE OFFSET
CP	CABLE POINT	CP	CABLE POINT
CQ	CABLE QUANTITY	CQ	CABLE QUANTITY
CR	CABLE RACE	CR	CABLE RACE
CS	CABLE SPLIT	CS	CABLE SPLIT
CT	CABLE TAP	CT	CABLE TAP
CU	CABLE UNDERGROUND	CU	CABLE UNDERGROUND
CV	CABLE VALVE	CV	CABLE VALVE
CW	CABLE WIRE	CW	CABLE WIRE
CX	CABLE XING	CX	CABLE XING
CY	CABLE YARD	CY	CABLE YARD
CZ	CABLE ZONE	CZ	CABLE ZONE
DA	DRAINAGE	DA	DRAINAGE
DB	DRAINAGE BOX	DB	DRAINAGE BOX
DC	DRAINAGE CHAMBER	DC	DRAINAGE CHAMBER
DD	DRAINAGE DUCT	DD	DRAINAGE DUCT
DE	DRAINAGE END	DE	DRAINAGE END
DF	DRAINAGE FEED	DF	DRAINAGE FEED
DG	DRAINAGE GROUND	DG	DRAINAGE GROUND
DH	DRAINAGE HEAD	DH	DRAINAGE HEAD
DI	DRAINAGE IDENTIFICATION	DI	DRAINAGE IDENTIFICATION
DJ	DRAINAGE JUNCTION	DJ	DRAINAGE JUNCTION
DK	DRAINAGE KNOT	DK	DRAINAGE KNOT
DL	DRAINAGE LOOP	DL	DRAINAGE LOOP
DM	DRAINAGE MANHOLE	DM	DRAINAGE MANHOLE
DN	DRAINAGE NETWORK	DN	DRAINAGE NETWORK
DO	DRAINAGE OFFSET	DO	DRAINAGE OFFSET
DP	DRAINAGE POINT	DP	DRAINAGE POINT
DQ	DRAINAGE QUANTITY	DQ	DRAINAGE QUANTITY
DR	DRAINAGE RACE	DR	DRAINAGE RACE
DS	DRAINAGE SPLIT	DS	DRAINAGE SPLIT
DT	DRAINAGE TAP	DT	DRAINAGE TAP
DU	DRAINAGE UNDERGROUND	DU	DRAINAGE UNDERGROUND
DV	DRAINAGE VALVE	DV	DRAINAGE VALVE
DW	DRAINAGE WIRE	DW	DRAINAGE WIRE
DX	DRAINAGE XING	DX	DRAINAGE XING
DY	DRAINAGE YARD	DY	DRAINAGE YARD
DZ	DRAINAGE ZONE	DZ	DRAINAGE ZONE

DISCLAIMER

While every effort has been made in the preparation of this drawing, the original and complete configuration may have been altered since the information was provided. The user shall verify the accuracy and completeness of the information shown on this drawing and accept the responsibility for any errors or omissions. The user shall also verify the accuracy and completeness of the information shown on this drawing and accept the responsibility for any errors or omissions. The user shall also verify the accuracy and completeness of the information shown on this drawing and accept the responsibility for any errors or omissions.

Rev	Date	Description	Drawn	Q. Ref.
1	23.07.18	Survey extended	JM	GH3378

greenhatch group

Topographical Surveys Measured Building Surveys
 Site Engineering 3D Laser Scanning
 Utility / CCTV Surveys Revit & BIM Models

**Rowan House
Duffield Road
Little Eaton
Derby
DE21 5DR**

Tel (01332) 830044 Fax (01332) 830055
 admin@greenhatch-group.co.uk
 www.greenhatch-group.co.uk

St Albans Unit B, The Courtyard Alban Park Hertfordshire AL4 0AA T: (01727) 854881	Newcastle 24 Riverside Studios St Albans Newcastle Bus Park Newcastle-Upon-Tyne NE4 7YL T: (01912) 736391	London 27, Cornwell Terrace Mevo Reports Bank London NW11 5LL T: (02072) 241806
---	---	--

RPS Group Plc

PROJECT

**Ruscote Avenue
Banbury
OX16 2QU**

TITLE

**Utility
Survey**

SCALE	DATE
A1@ 1: 1000	17/08/18
DRAWN	QUALITY REF
RT / RW	G18031

Level datum See note
 Grid orientation See note

Job number 28419B

Drawing No.	Rev.
28419_T_UG	1

Comments

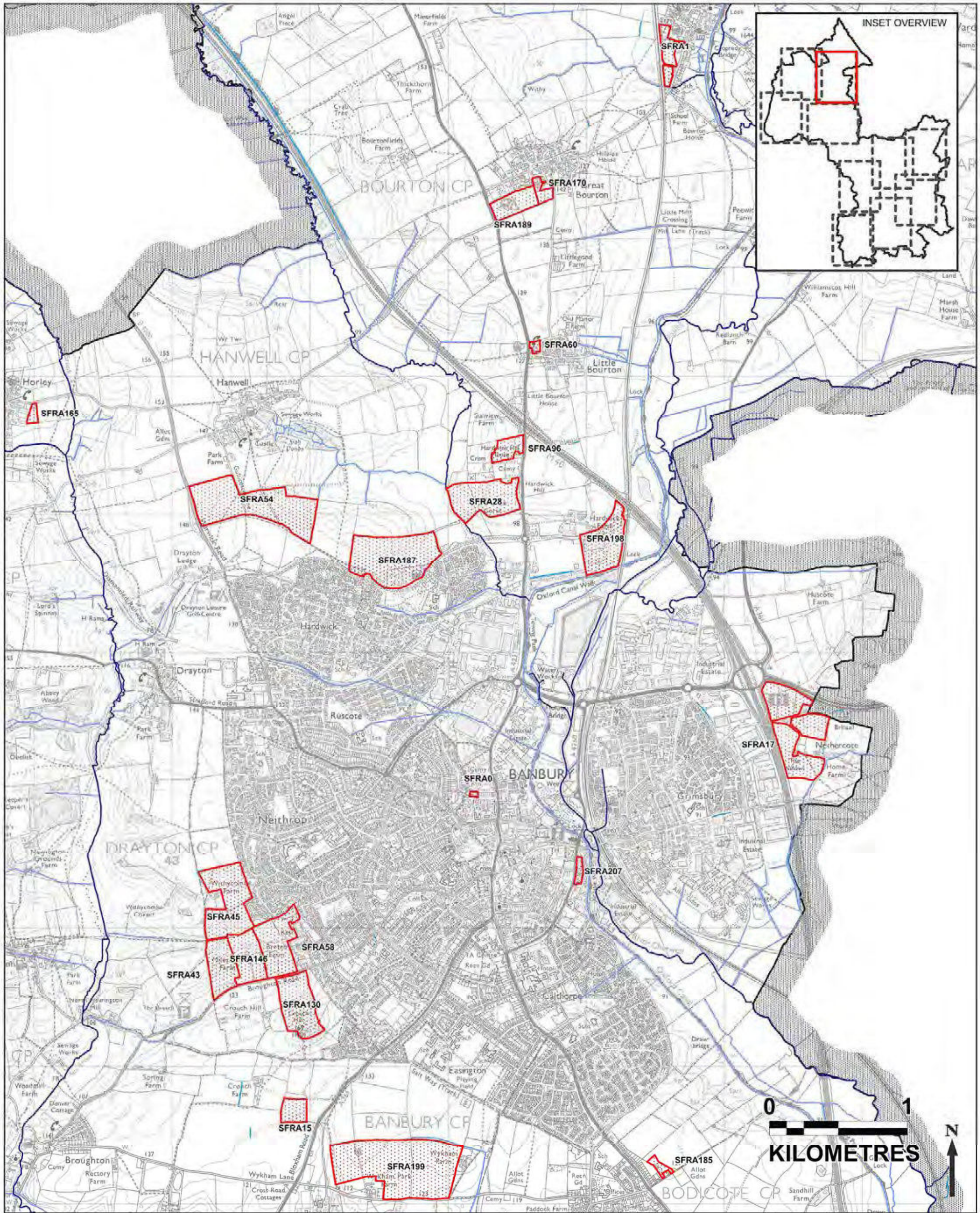
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

Appendix 2 – SFRA Mapping Extracts



<p>Legend</p> <ul style="list-style-type: none"> Cherwell District Boundary Inset Maps Level 1 SFRA Sites Detailed River Network <ul style="list-style-type: none"> Main River Ordinary Watercourse Offline Waterbody 	<p>Job Title CHERWELL LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT UPDATE</p> <p>Copyright © Copyright. All rights reserved. Environment Agency 2016. This map is based upon Ordnance Survey material with the behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Cherwell District Council. Licence No. 100024316, 2016.</p>	<p>Drawing Title LEVEL 1 SFRA POTENTIAL DEVELOPMENT SITES - INSET B</p> <p>THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF AECOM'S APPOINTMENT WITH ITS CLIENT AND IS AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. © AECOM INFRASTRUCTURE & ENVIRONMENT UK LTD 2017</p>	<p>Client Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE</p> <p>Drawing Status FINAL</p> <p>Revision Details</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>By</th> <th>Check</th> <th>Date</th> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>RS</td> <td>MT</td> <td>05-2017</td> <td>AS SHOWN (1:25,000)</td> </tr> </tbody> </table> <p>Notes THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED</p>	By	Check	Date	Scale	RS	MT	05-2017	AS SHOWN (1:25,000)	<p>Client Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE</p> <p>Drawing Status FINAL</p> <p>Revision Details</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>By</th> <th>Check</th> <th>Date</th> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>RS</td> <td>MT</td> <td>05-2017</td> <td>AS SHOWN (1:25,000)</td> </tr> </tbody> </table> <p>Notes THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED</p> <p>AECOM Royal Court, Bass Close, Crasterfield, Cherwell, Oxon, OX4 7SL www.aecom.com Tel 01246 209 221 Fax 01246 209 229</p> <p>Drawing Number FIGURE B1-B</p>	By	Check	Date	Scale	RS	MT	05-2017	AS SHOWN (1:25,000)
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