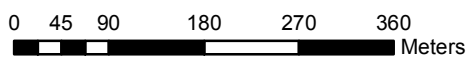
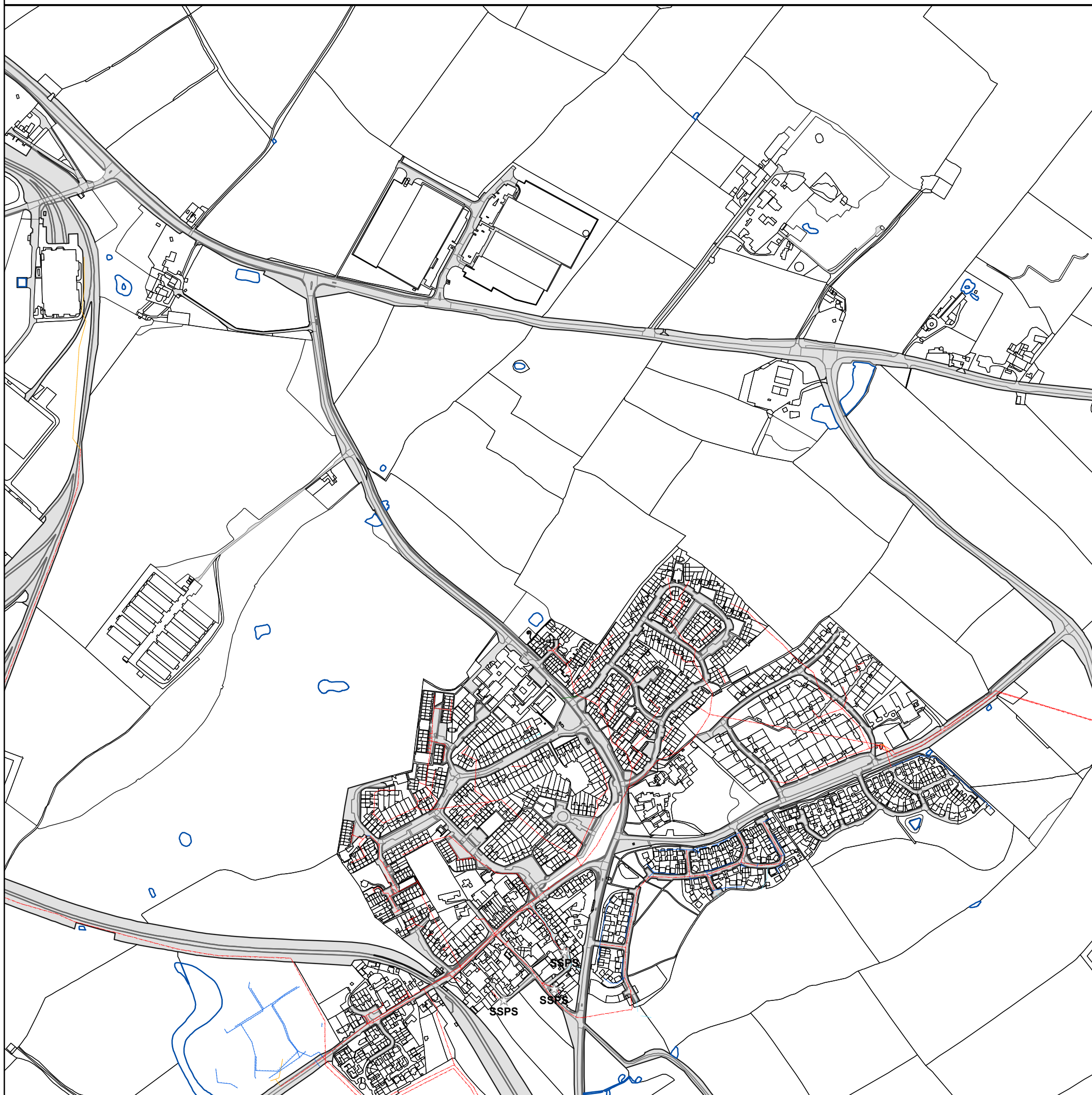


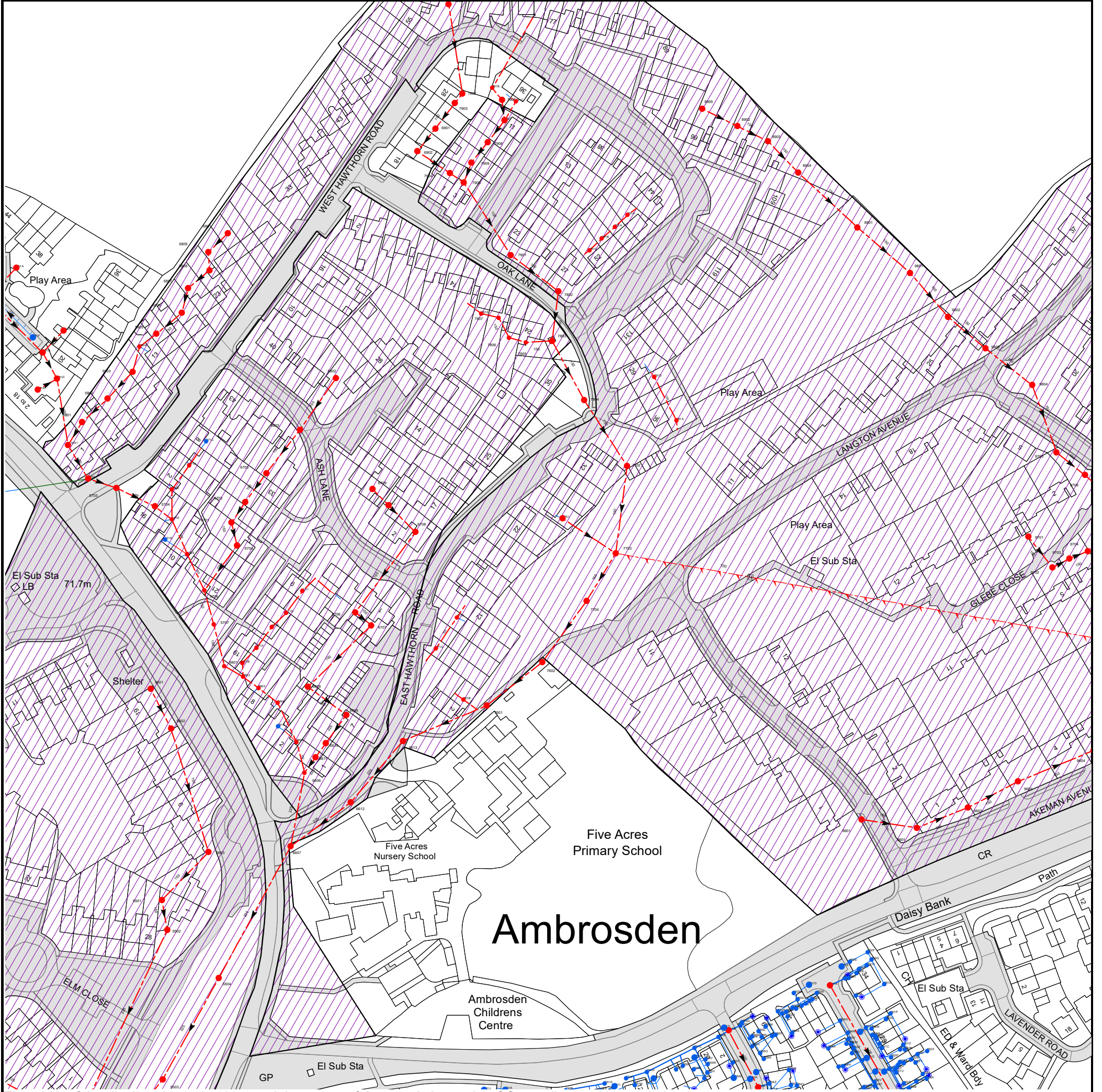
**Appendix C – Thames Water Sewer Records (x3 pages)**



The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

**Scale:** 1:7160  
**Width:** 2000m  
**Printed By:** G1KANAGA  
**Print Date:** 07/07/2022  
**Map Centre:** 460487,220045  
**Grid Reference:** SP6020SW

**Comments:**



# Ambrosden
















The width of the displayed area is 500m and the centre of the map is located at OS coordinates 460750,219750  
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.









# Asset Location Search - Sewer Key

## Public Sewer Types (Operated and maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Storm Sewer
-  Sludge Sewer
-  Foul Trunk Sewer
-  Surface Trunk Sewer
-  Combined Trunk Sewer
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Vacuum
-  Thames Water Proposed
-  Vent Pipe
-  Gallery

## Other Sewer Types (Not operated and maintained by Thames Water)

-  Sewer
-  Culverted Watercourse
-  Proposed
-  Decommissioned Sewer
-  Content of this drainage network is currently unknown
-  Ownership of this drainage network is currently unknown

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Meter
-  Dam Chase
-  Vent
-  Fitting

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Ancillary
-  Drop Pipe
-  Control Valve
-  Weir

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Inlet
-  Outfall
-  Undefined End




## Other Symbols

Symbols used on maps which do not fall under other general categories.





-  Change of Characteristic Indicator
-  Public / Private Pumping Station
-  Invert Level
-  Summit

## Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Chamber
-  Operational Site

## Ducts or Crossings

-  Casement
  -  Conduit Bridge
  -  Subway
  -  Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

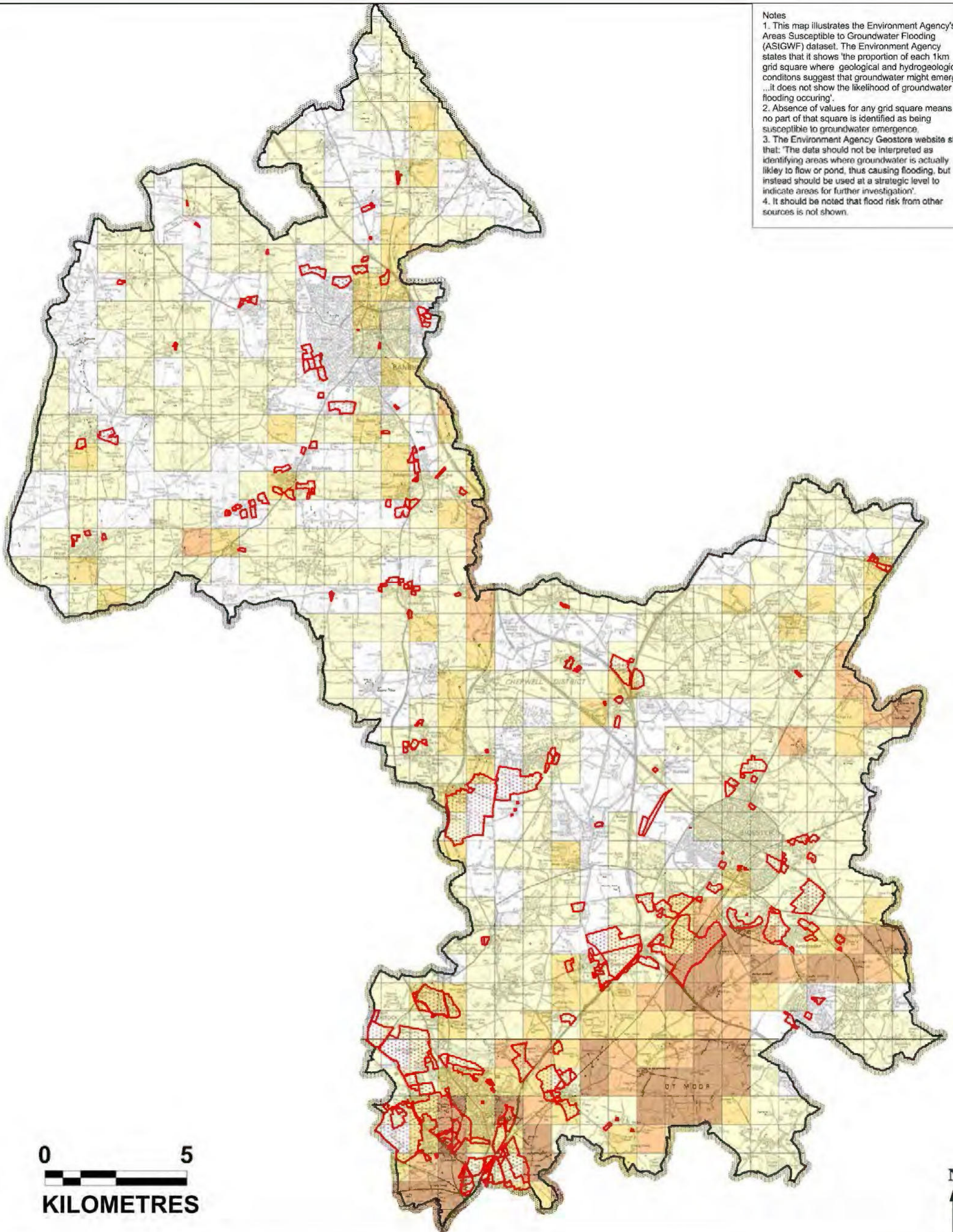
5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

**Appendix D – Level-1 SFRA Groundwater Flood Map (x1 Pages)**

Notes

1. This map illustrates the Environment Agency's Areas Susceptible to Groundwater Flooding (ASIGWF) dataset. The Environment Agency states that it shows 'the proportion of each 1km grid square where geological and hydrogeological conditions suggest that groundwater might emerge ...it does not show the likelihood of groundwater flooding occurring'.
2. Absence of values for any grid square means that no part of that square is identified as being susceptible to groundwater emergence.
3. The Environment Agency Geostore website states that: 'The data should not be interpreted as identifying areas where groundwater is actually likely to flow or pond, thus causing flooding, but instead should be used at a strategic level to indicate areas for further investigation'.
4. It should be noted that flood risk from other sources is not shown.



Legend

- Cherwell District Boundary
- Level 1 SFRA Sites

**Areas Susceptible to Groundwater Flooding**

- <25 percent
- >=25 percent <50 percent
- >=50 percent <75 percent
- >=75 percent

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

Client **Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Drawing Status  
**FINAL**

Revision Details By Date Suffix AECOM Infrastructure & Environment UK Ltd

Job Title  
**CHERWELL LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT UPDATE**

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. 100524316, 2016.

Drawing Title  
**AREAS SUSCEPTIBLE TO GROUNDWATER FLOODING (ASTGWF)**

Scale at A3: **AS SHOWN**

Drawn RS Approved MT Date 05-2017

Notes  
THIS DRAWING MAY BE USED ONLY FOR THE PURPOSE INTENDED

Royal Court, Bazel Close, Chesterfield, Derbyshire, S41 7SS  
**AECOM**  
www.aecom.com  
Tel 01246 209 221 Fax 01246 209 229

Drawing Number **FIGURE B8** Rev

**Appendix E – Gothic Pond Catchment (x1 page)**



LOCATION OF GOTHIC POND

CUT OFF DITCH ALONG BOUNDARY LENGTH.

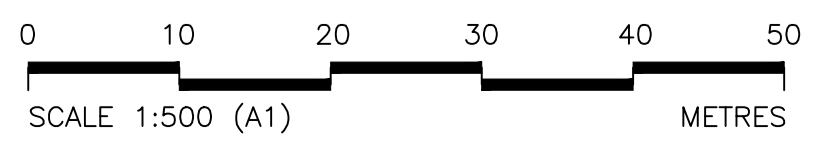
CONTRIBUTING AREA  $\approx 7183m^2$

THE GOTHIC POND IS TAKING AN AREA OF CIRCA  $24,362m^2$  OF OVERLAND FLOW FROM THE SOUTH. A NEW CUT OFF DITCH ALONG THE SITE BOUNDARY WILL REDIRECT  $17,179m^2$  OF FLOWS WHICH WILL REDUCE THE FLOODING IMPACT AT THE POND AND ACROSS PLOUGHLEY ROAD.

CONTRIBUTING AREA  $\approx 17,179m^2$

KEY

- OVERLAND FLOW TO BE REDIRECTED
- OVERLAND FLOW TO REMAIN AS EXISTING



**CDM RESIDUAL RISKS**  
 The work shown on this drawing is both familiar to the designers and routinely safely built in similar circumstances by competent contractors.  
 Risks are not considered significant.  
 Relevant data is included in the Pre-Construction Information Pack.  
 Signed: Max Thurgood Date: 25.08.2022  
 DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES.  
 CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.

PO2	BASE MASTERPLAN UPDATED.	JB	MT	06.09.22
PO1	FIRST ISSUE.	JB	MT	25.08.22
Rev	Detail	By	Chk	Date

**clarkebond**  
 MULTIDISCIPLINARY ENGINEERING CONSULTANTS  
 The Cocoa House  
 129 Cumberland Road  
 Bristol BS1 6UY  
 tel +44 (0) 117 929 2244  
 fax +44 (0) 117 929 3095  
 e-mail bristol@clarkebond.com  
 web www.clarkebond.com  
 Bristol Exeter London

Client  
**ARCHSTONE AMBROSDEN LTD. AND BELLWAY HOMES LTD.**

Project  
**LAND OFF PLOUGHLEY ROAD AMBROSDEN**

Drawing Title  
**GOTHIC POND CATCHMENT**

Purpose of Issue  
**ISSUE FOR INFORMATION**

ClarkeBond Project No.		Status	
B05927		S2	
Project	Originator	Volume	Level
B05927	CLK	XX	XX
Scale	Date	Revision	Drawn
1/500	AUG 2022		JB
Checked	Sheet Size	P02	
MT	A1		

© This drawing may not be copied without prior written permission.



**Appendix F – Drainage Strategy (x1 page)**



CUT OFF DITCH ALONG NORTH-WEST BOUNDARY OF SITE TO COLLECT ANY OVERLAND FLOWS AND DIRECT THEM TO THE EXISTING DITCH

EXISTING WATERCOURSE  
IL APPROX = 63.320

EXISTING DITCH CONNECTS INTO ANOTHER DITCH NETWORK THAT FEEDS DIRECTLY INTO THE RIVER REY.

ALL LOCATIONS SHOWN ARE POTENTIAL SUDS FEATURES

FOUL WATER PUMPING STATION LOCATION

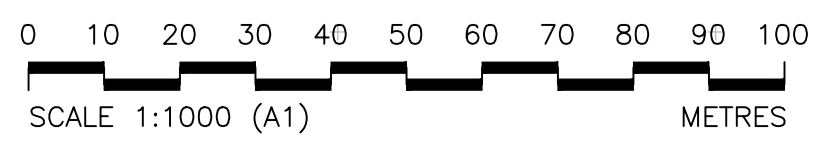
FOUL WATER TO BE PUMPED TO NEAREST FOUL SEWER. TO BE CONFIRMED WITH THAMES WATER

ADDITIONAL CONVEYANCE FEATURES TO BE UTILISED ADJACENT HIGHWAYS AND IN GREENSPACE WHERE REQUIRED.

**KEY**

- POTENTIAL SUDS
- EXISTING DITCH
- CONVEYANCE FEATURE

INFILTRATION RATES ARE TO BE CONFIRMED DURING THE PHASE 2 GROUND INVESTIGATION. THIS WILL INFORM THE FINAL SUDS SOLUTION FOR THE DEVELOPMENT.



**CDM RESIDUAL RISKS**  
The work shown on this drawing is both familiar to the designers and routinely safely built in similar circumstances by competent contractors.  
Risks are not considered significant.  
Relevant data is included in the Pre-Construction Information Pack:  
Signed: Max Thurgood Date: 25.08.2022  
DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES.  
CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.

PO3	BASE MASTERPLAN UPDATED	JB	MT	06.09.22
PO2	PUMP STATION ADDED	JB	MT	25.08.22
PO1	FIRST ISSUE	CP	MT	21.07.22
Rev	Detail	By	Chk	Date

**clarkebond**  
MULTIDISCIPLINARY ENGINEERING CONSULTANTS  
The Cocoa House  
129 Cumberland Road  
Bristol BS1 6UY  
tel +44 (0) 117 929 2244  
fax +44 (0) 117 929 3095  
e-mail bristol@clarkebond.com  
web www.clarkebond.com  
Bristol Exeter London

Client: ARCHSTONE AMBROSDEN LTD. AND BELLWAY HOMES LTD.

Project: LAND OFF PLOUGHLEY ROAD AMBROSDEN

Drawing Title: DRAINAGE STRATEGY

Purpose of Issue: ISSUE FOR INFORMATION

ClarkeBond Project No.	B05927		Status	S2		
Project	Originator	Volume	Level	Type	Scale	Orig No.
B05927	CLK	XX	XX	DR	C	0010
Scale	1/1000		Date	15.07.2022		Revision
Drawn	Checked	Sheet Size				P03
CP	MT	A1				

© This drawing may not be copied without prior written permission.



clarkebond

MULTIDISCIPLINARY ENGINEERING CONSULTANTS

The Cocoa House  
129 Cumberland Road  
Bristol  
BS1 6UY

tel: +44 (0)117 929 2244

GF Suite  
Bickleigh House  
Park Five Business Centre  
Exeter EX2 7HU

tel: +44 (0)1392 369098

7 Hatchers Mews  
Bermondsey Street  
London  
SE1 3GS

tel: +44(0)20 7939 0959

[www.clarkebond.com](http://www.clarkebond.com)