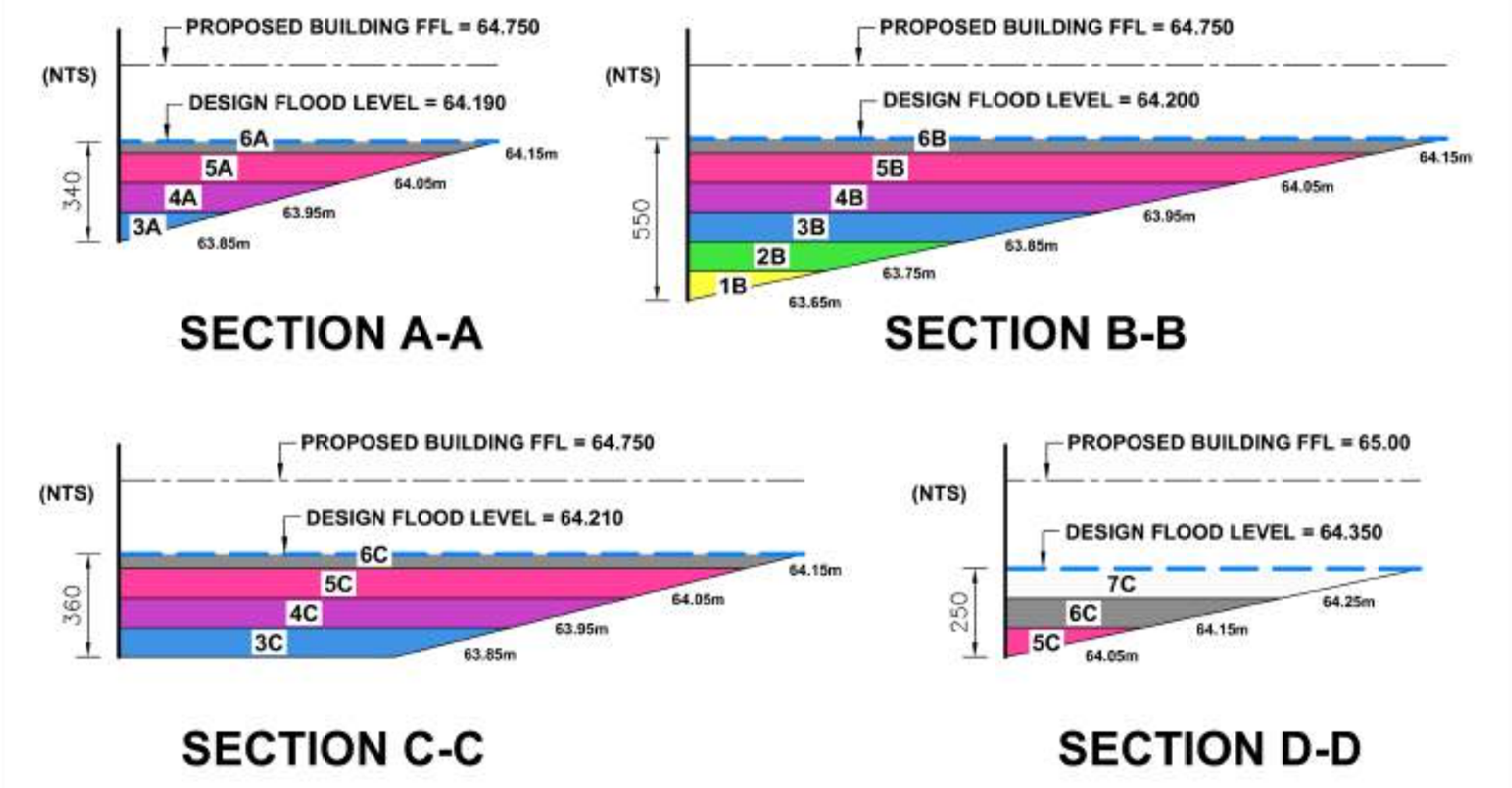
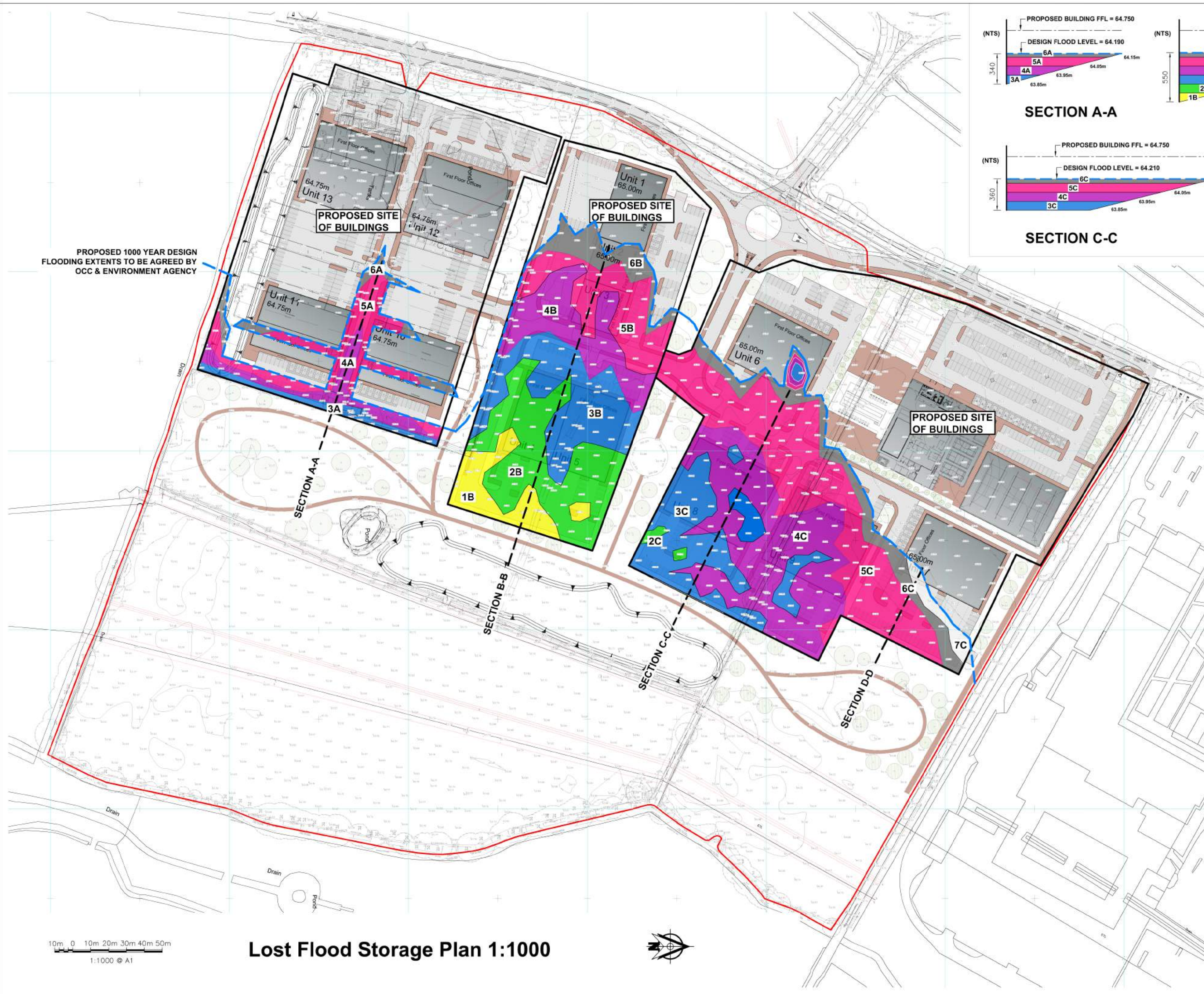


APPENDIX H

BAILEY JOHNSON HAYES FLOOD COMPENSATION DETAILS FEBRUARY 2020



PROPOSED 1000 YEAR DESIGN FLOODING EXTENTS TO BE AGREED BY OCC & ENVIRONMENT AGENCY

KEY

- (7) Area between 64.25 and 64.35
- (6) Area between 64.15 and 64.25
- (5) Area between 64.05 and 64.15
- (4) Area between 63.95 and 64.05
- (3) Area between 63.85 and 63.95
- (2) Area between 63.75 and 63.85
- (1) Area between 63.65 and 63.75

| # | Level (mAOD) | Lost Volume |
|-------|---------------|-------------|
| 7 | 64.25 - 64.35 | 191 m3 |
| 6 | 64.15 - 64.25 | 1643 m3 |
| 5 | 64.05 - 64.15 | 2629 m3 |
| 4 | 63.95 - 64.05 | 1685 m3 |
| 3 | 63.85 - 63.95 | 889 m3 |
| 2 | 63.75 - 63.85 | 338 m3 |
| 1 | 63.65 - 63.75 | 71 m3 |
| TOTAL | | 7446 m3 |

PRELIMINARY

| Rev | Date | Revision Description |
|-------------------|------|----------------------|
| Revision Schedule | | |

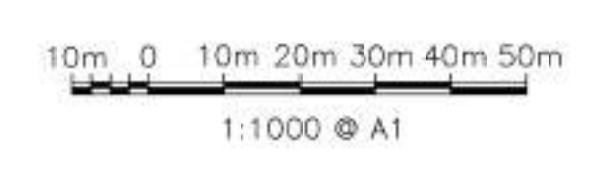
Catalyst Bicester
Wendlebury Road, Bicester

Client:
Albion Land Plc.

LOST FLOOD STORAGE PLAN
(1000 YEAR EVENT)

BAILEY JOHNSON HAYES
Consulting Engineers
ST ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST ALBANS, Herts AL1 5PL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6PW

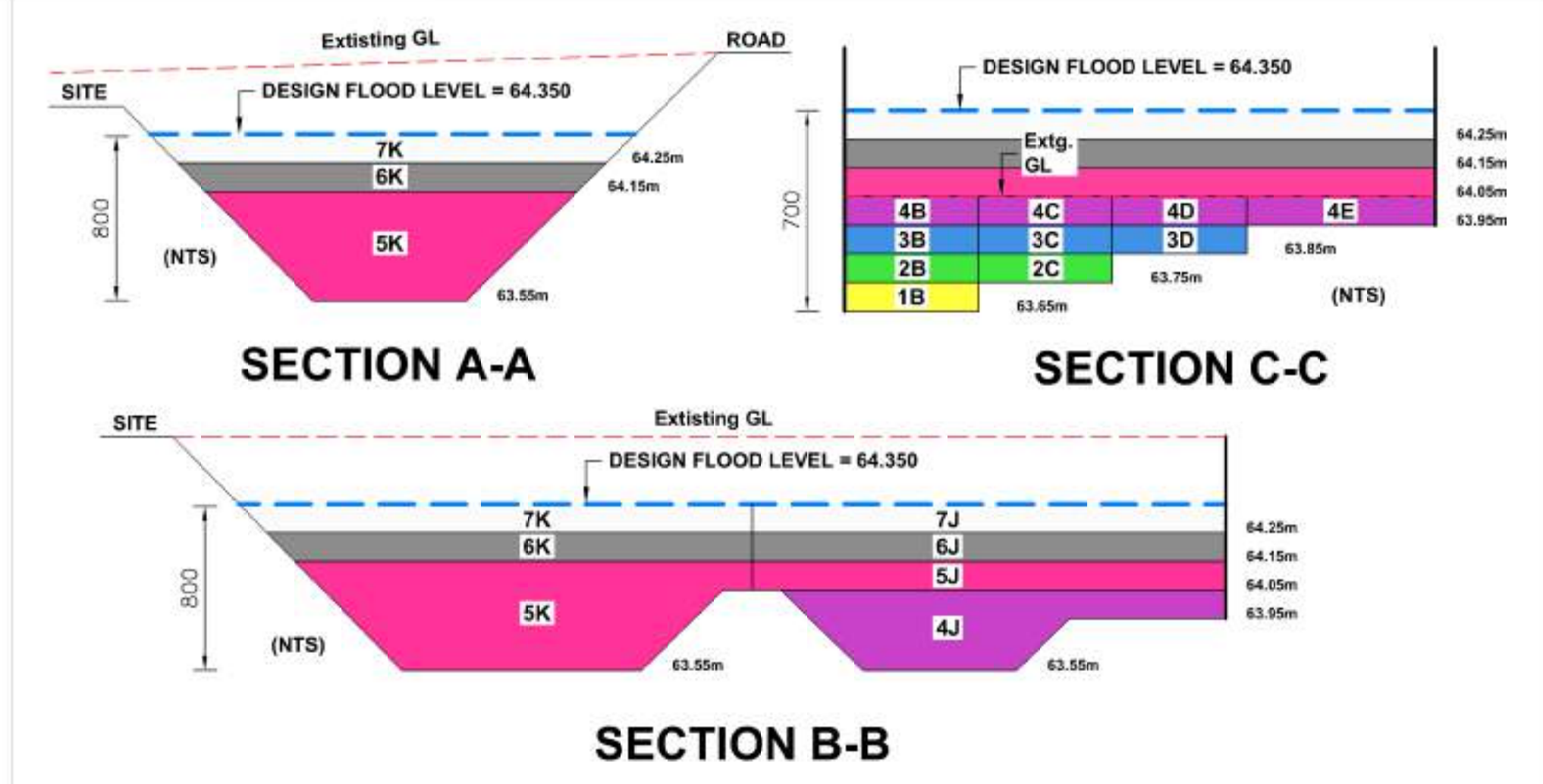
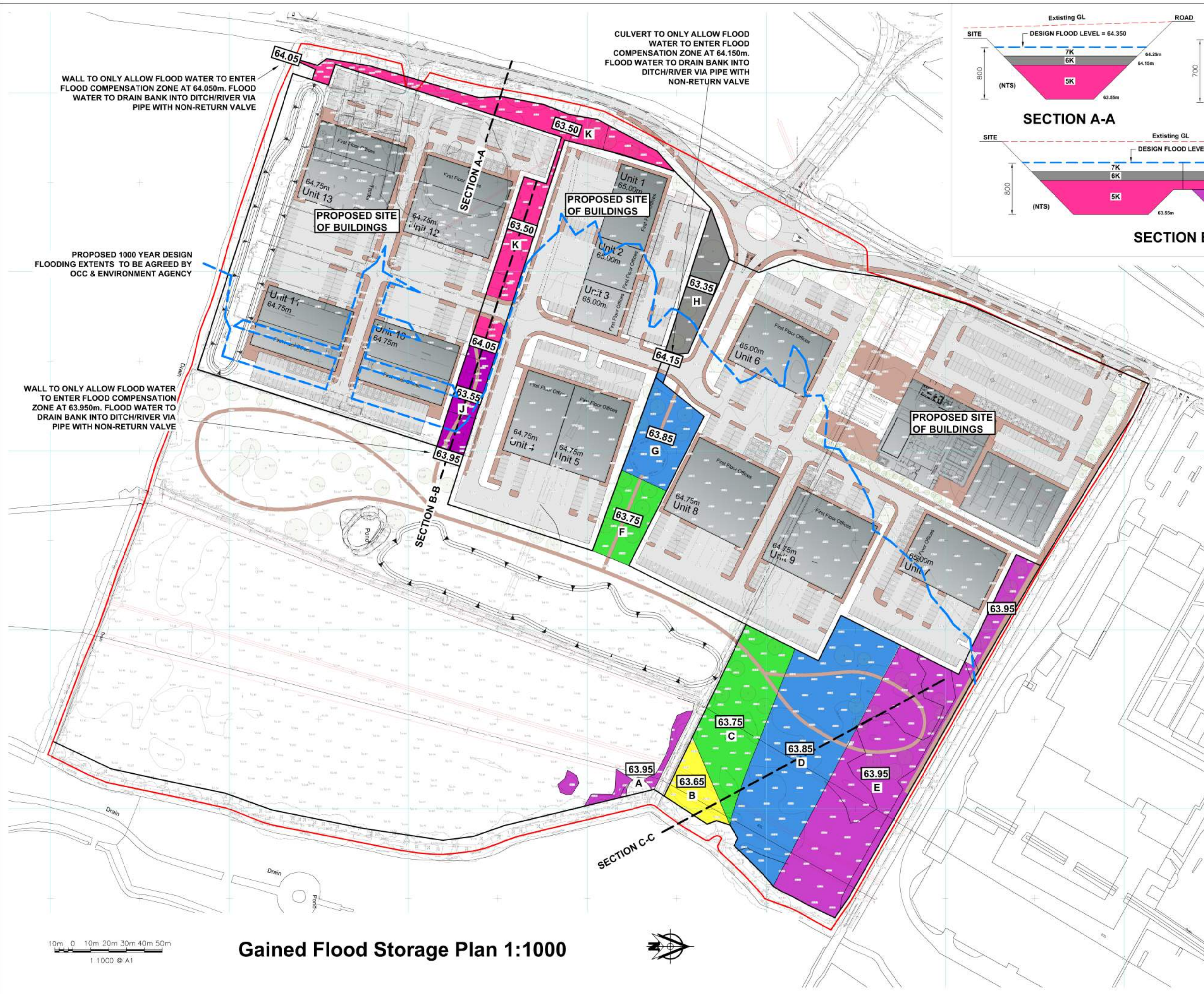
Scale: 1:1000 @A1
Date: 20.11.19
Drawn: JNG



Lost Flood Storage Plan 1:1000



S1358-Ext-44



- KEY**
- (7) Area between 64.35 and 64.25
 - (6) Area between 64.25 and 64.15
 - (5) Area between 64.15 and 64.05
 - (4) Area between 64.05 and 63.95
 - (3) Area between 63.95 and 63.85
 - (2) Area between 63.85 and 63.75
 - (1) Area between 63.75 and 63.65
- 63.75 Proposed Compensation Level**

| # | Level (mAOD) | Lost Vol. | Gained Vol. |
|--------------|---------------|----------------|----------------|
| 7 | 64.25 - 64.35 | 191 m3 | 462 m3 |
| 6 | 64.15 - 64.25 | 1643 m3 | 1648 m3 |
| 5 | 64.05 - 64.15 | 2629 m3 | 2635 m3 |
| 4 | 63.95 - 64.05 | 1685 m3 | 1687 m3 |
| 3 | 63.85 - 63.95 | 889 m3 | 928 m3 |
| 2 | 63.75 - 63.85 | 338 m3 | 410 m3 |
| 1 | 63.65 - 63.75 | 71 m3 | 81 m3 |
| TOTAL | | 7446 m3 | 7878 m3 |

PRELIMINARY

| Rev | Date | Revision Description |
|-------------------|------|----------------------|
| Revision Schedule | | |

Catalyst Bicester
Wendlebury Road, Bicester

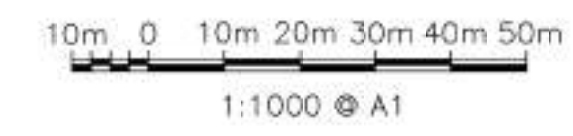
Client:
Albion Land Plc.

**GAINED FLOOD STORAGE PLAN
(1000 YEAR EVENT)**

BAILEY JOHNSON HAYES
Consulting Engineers

ST ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST ALBANS, Herts AL1 5PL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6PW

| | |
|-------------------|--------------|
| Scale: 1:1000 @A1 | S1358-Ext-45 |
| Date: 18.10.19 | |
| Drawn: JNG | |



Gained Flood Storage Plan 1:1000

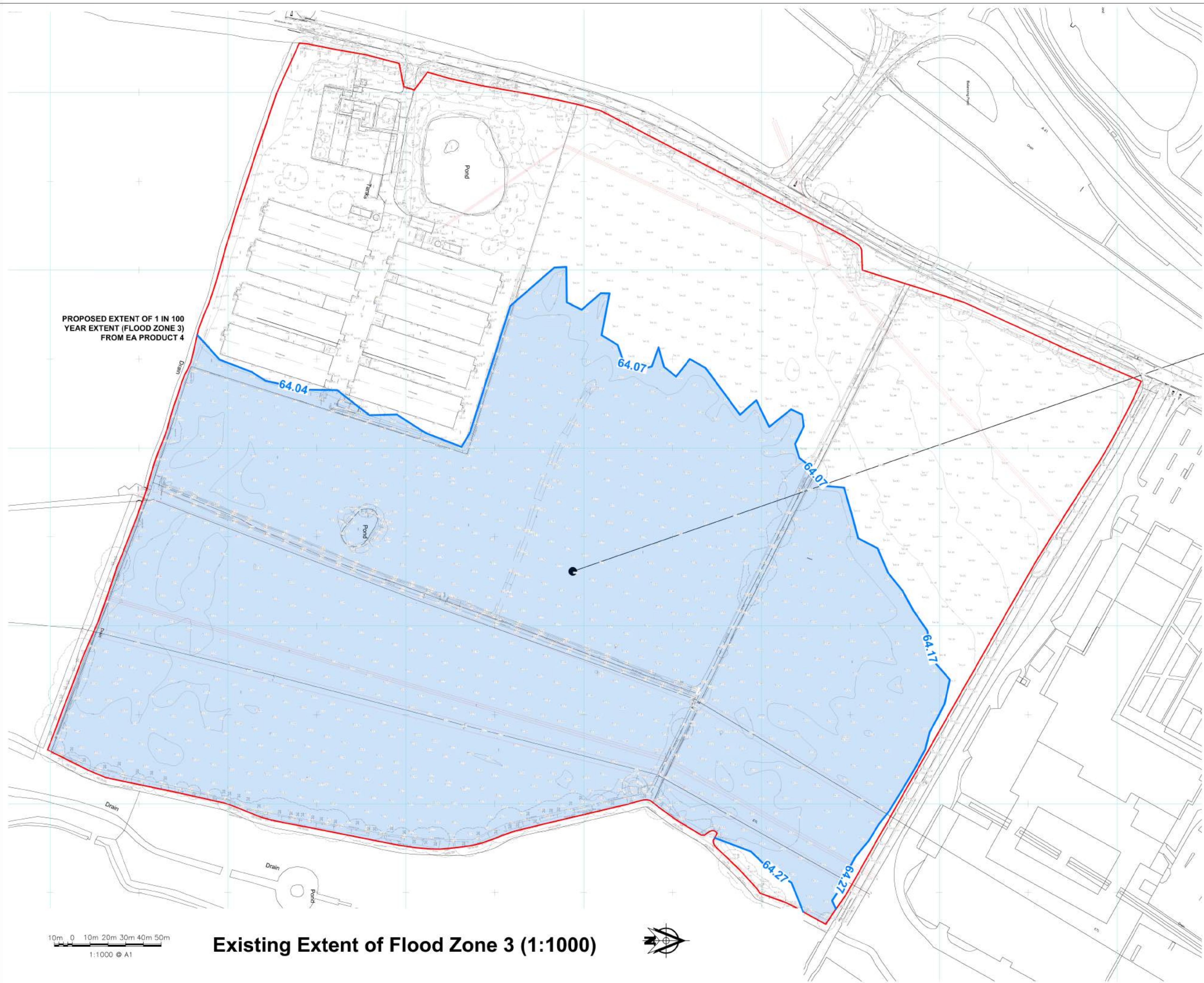


NOTES
 Topographical survey by MK Surveys
 (June 2018)
 Flood levels information derived from
 Environment Agency Product 4
 (November 2019)

AREA OF EXISTING
 FLOOD ZONE 3 =
 CIRCA 110,000 M²



PROPOSED EXTENT OF 1 IN 100
 YEAR EXTENT (FLOOD ZONE 3)
 FROM EA PRODUCT 4



PRELIMINARY

| Rev | Date | Revision Description |
|-----|----------|-------------------------------|
| A | 28.11.19 | Updated to new Product 4 data |

Revision Schedule

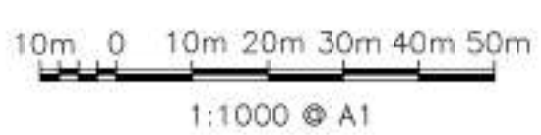
Catalyst Bicester
 Wendlebury Road, Bicester

Client:
Albion Land Plc.

EXTENT OF FLOOD ZONE 3 PRIOR
 TO START OF DEVELOPMENT

BAILEY JOHNSON HAYES
 Consulting Engineers
 ST ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST ALBANS, Herts AL1 5FL
 MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

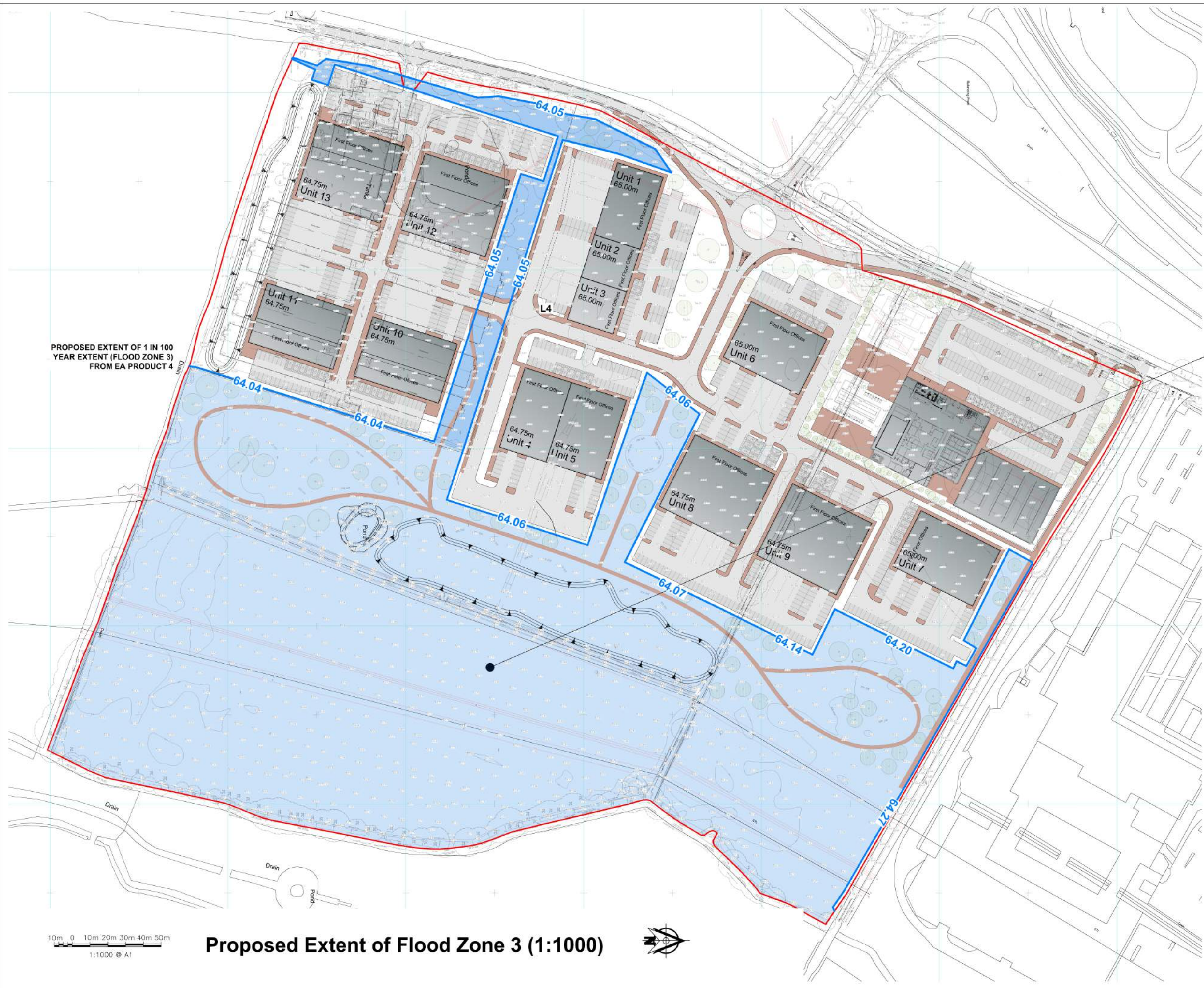
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 Date: 01.11.19
 Drawn: JNG



Existing Extent of Flood Zone 3 (1:1000)



S1358-Ext-41A



PROPOSED EXTENT OF 1 IN 100 YEAR EXTENT (FLOOD ZONE 3) FROM EA PRODUCT 4

NOTES
 Topographical survey by MK Surveys (June 2018)
 Cornish Architects Tech Scheme Option 8 Plan Ref. 18022 - SK025(E) (May 2019)
 Flood levels information derived from Environment Agency Product 4 (November 2019)

AREA OF PROPOSED FLOOD ZONE 3 = CIRCA 92,000 M²

See BJH Plans S1358-Ext-44/45 Flood Compensation Plans for calculations to the 1 in 1000 year storm event (Zone 1)

PRELIMINARY

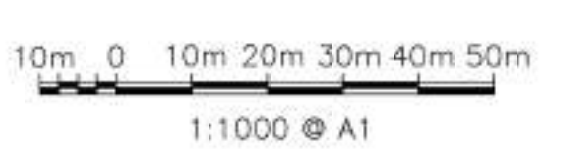
| Rev | Date | Revision Description |
|-----|----------|-------------------------------|
| A | 28.11.19 | Updated to new Product 4 data |

Revision Schedule
 Catalyst Bicester
 Wendlebury Road, Bicester

Client:
Albion Land Plc.

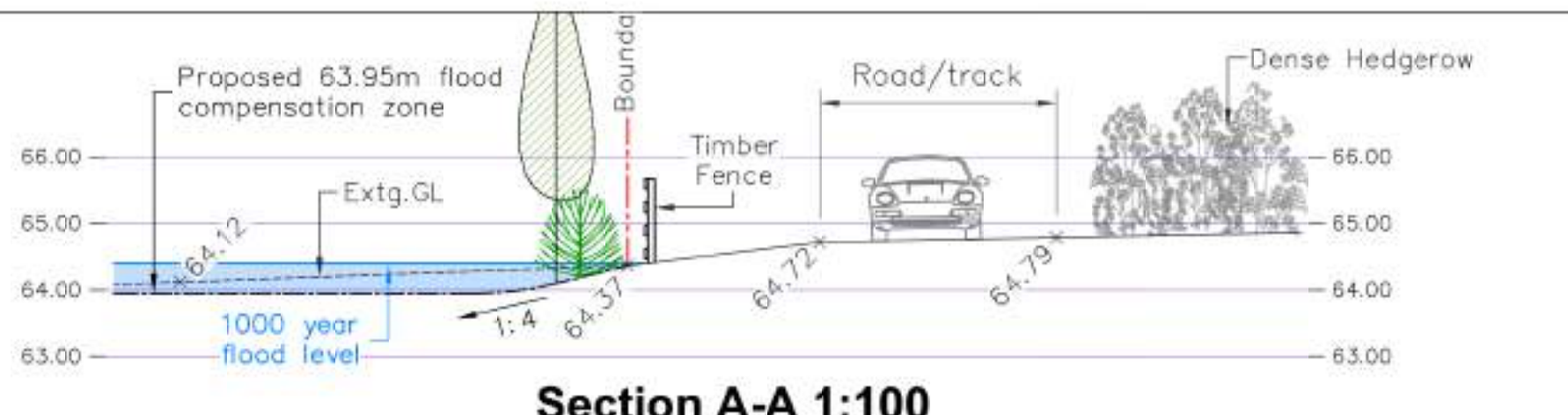
EXTENT OF FLOOD ZONE 3 AFTER COMPLETION OF DEVELOPMENT

BAILEY JOHNSON HAYES
 Consulting Engineers
 ST ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST ALBANS, Herts AL1 5FL
 MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

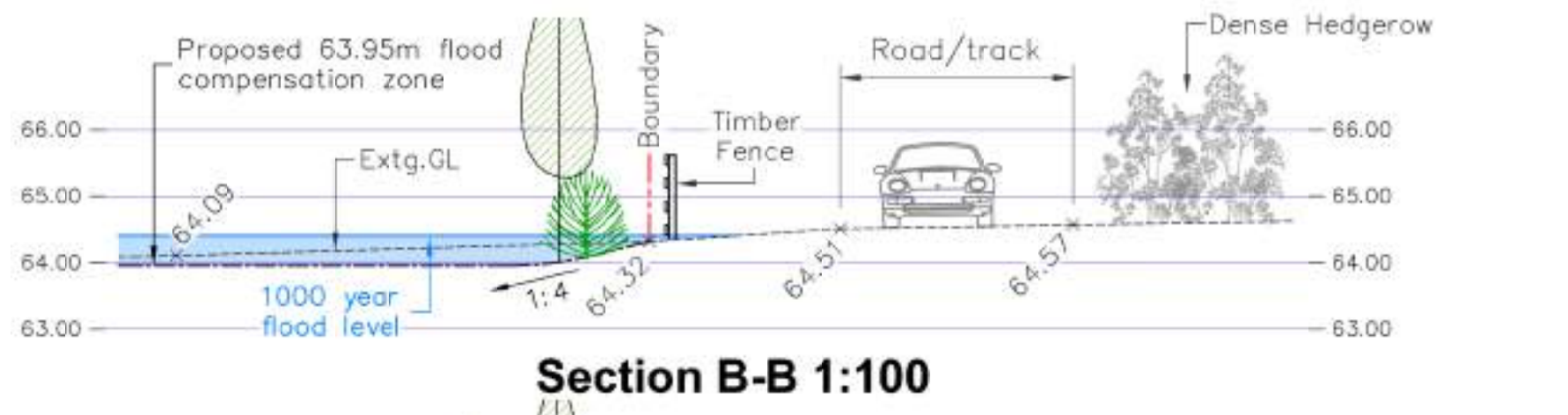


Proposed Extent of Flood Zone 3 (1:1000)

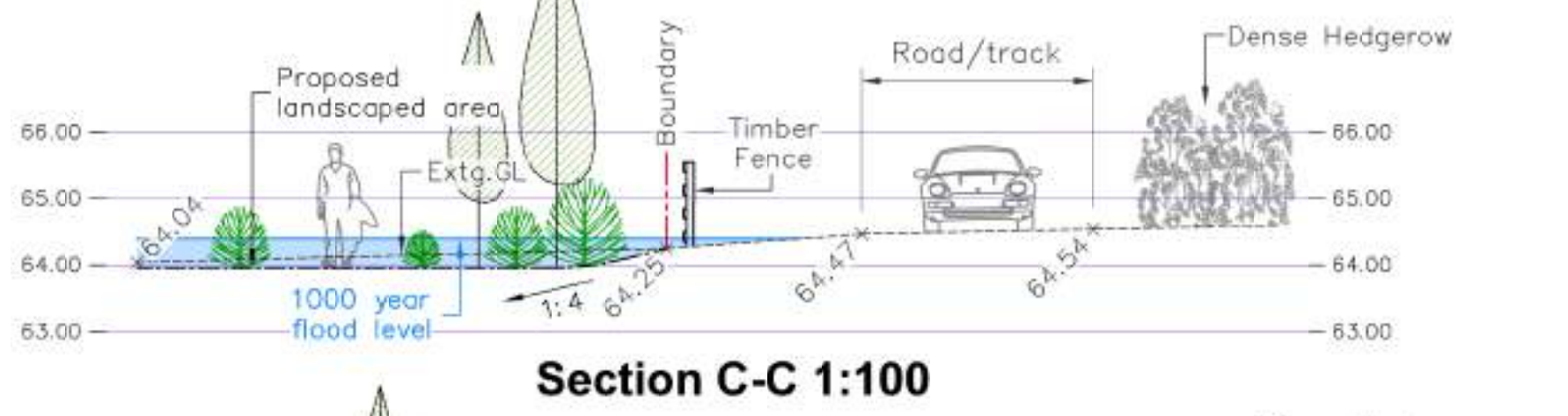




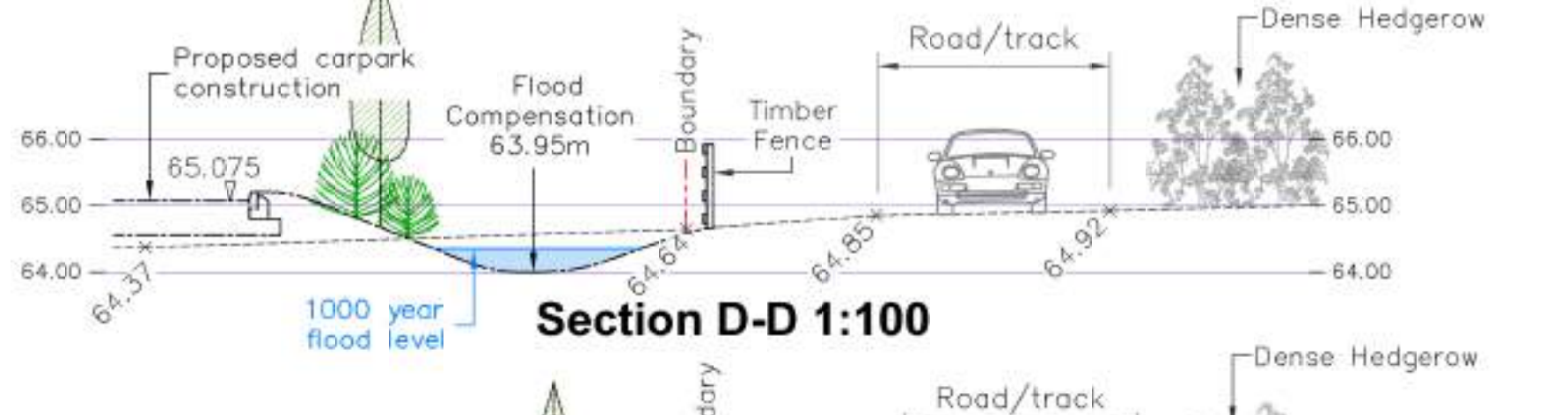
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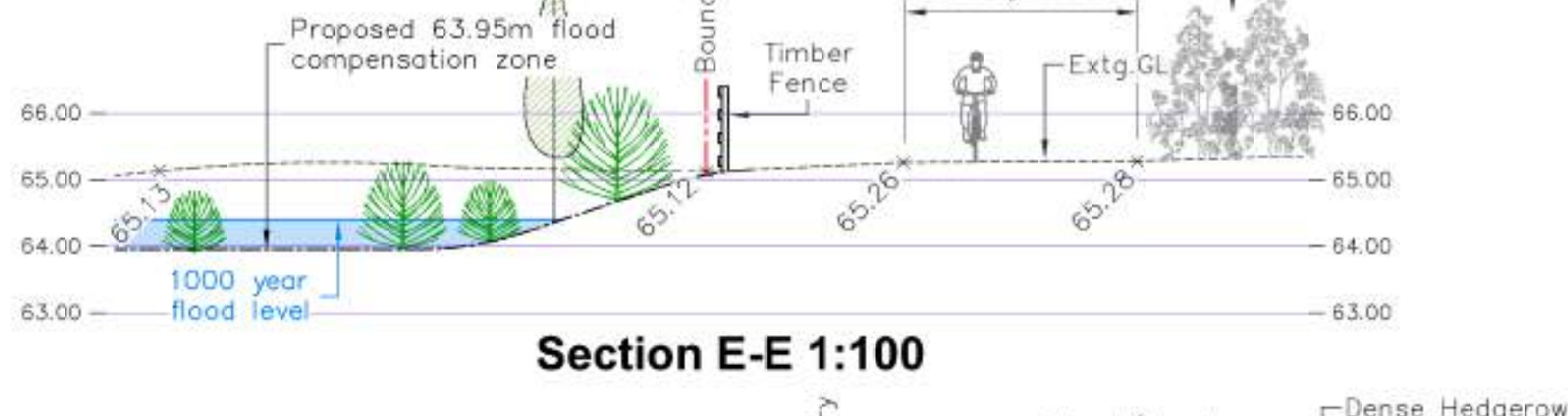
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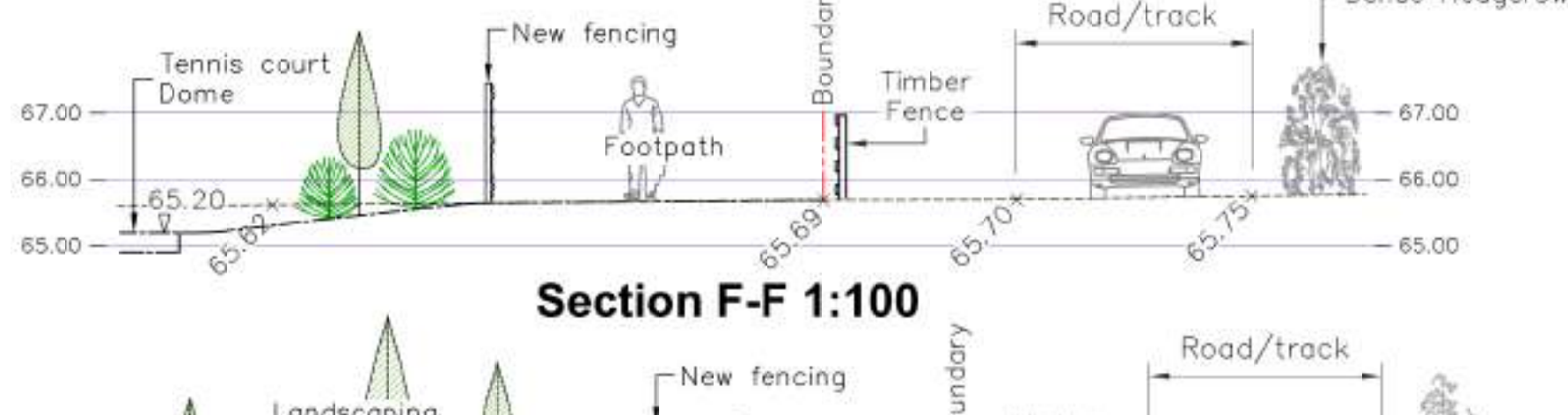
Section C-C 1:100



Section D-D 1:100



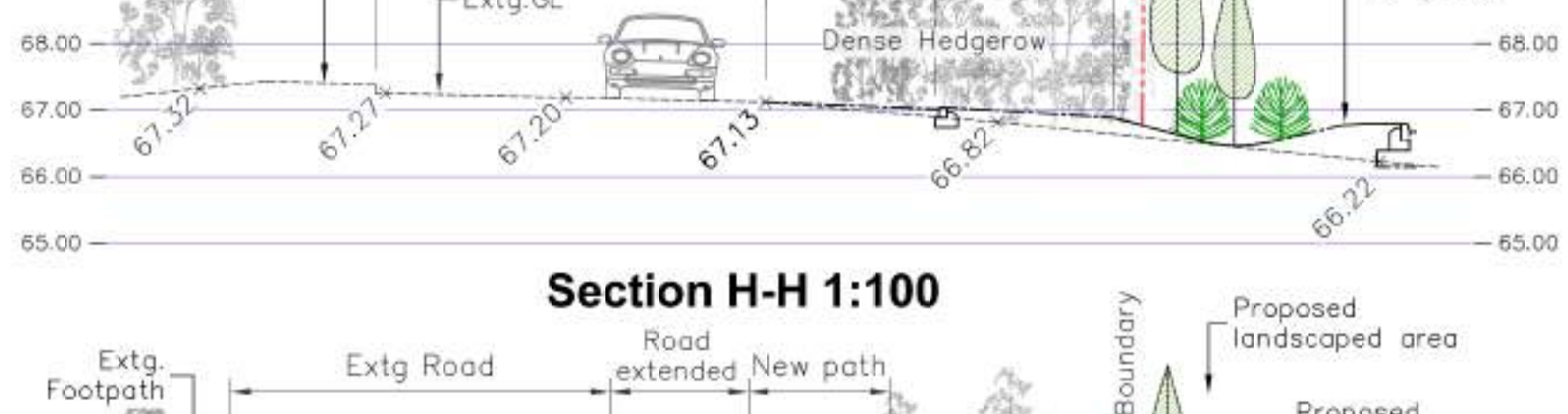
Section E-E 1:100



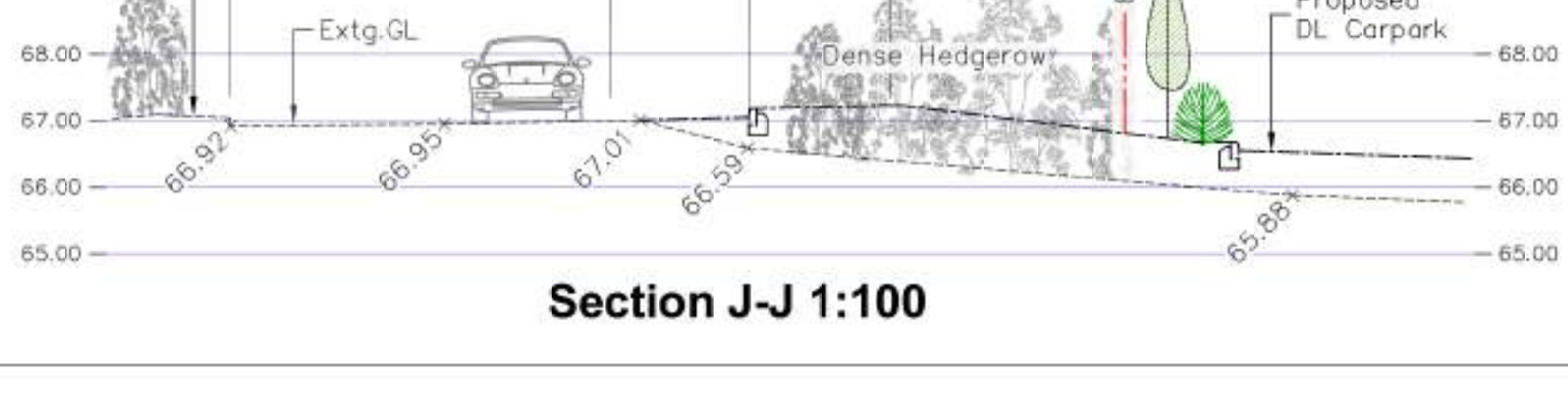
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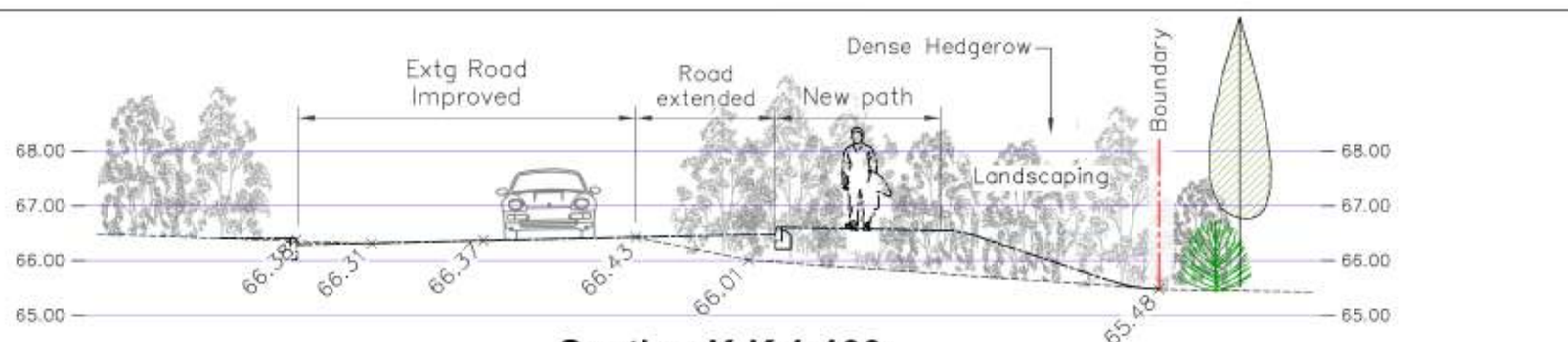
Section G-G 1:100



Section H-H 1:100



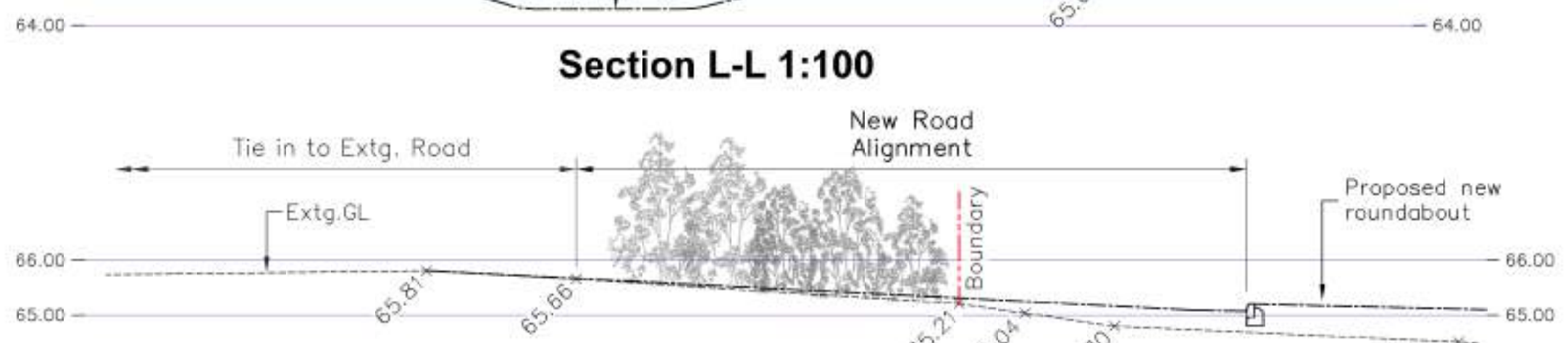
Section J-J 1:100



Section K-K 1:100



Section L-L 1:100



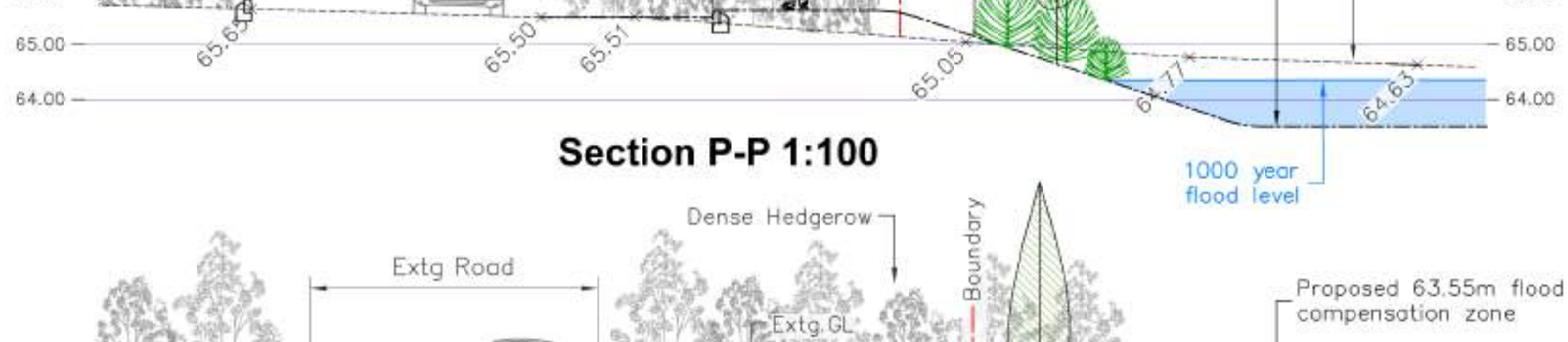
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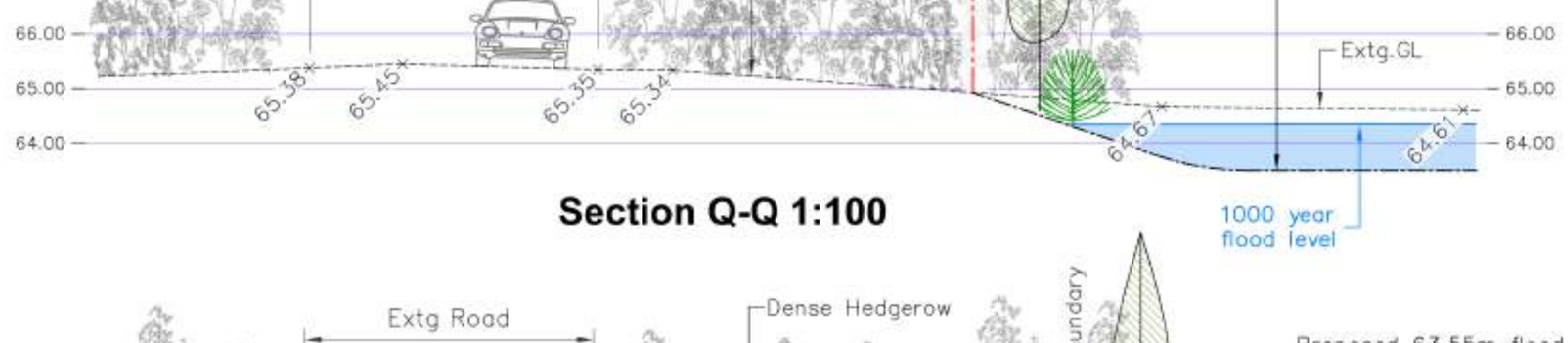
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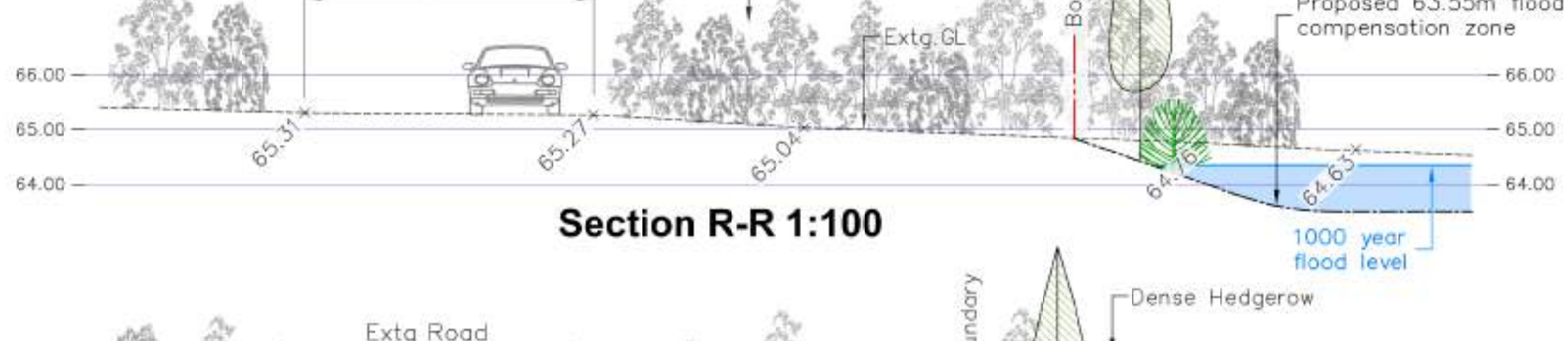
Section O-O 1:100



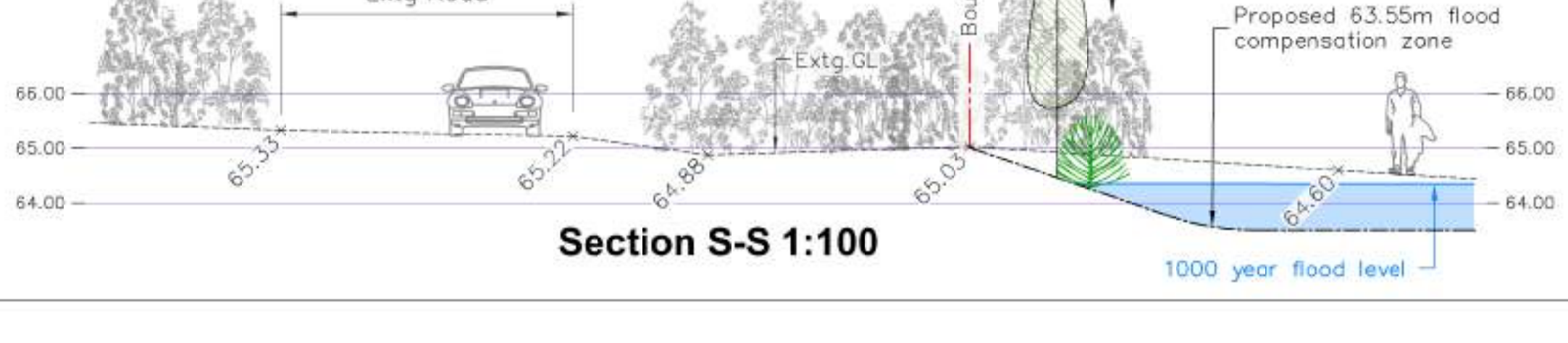
Section P-P 1:100



Section Q-Q 1:100



Section R-R 1:100



Section S-S 1:100



Proposed Site Layout 1:2500

PRELIMINARY

| Rev | Date | Revision Description |
|-------------------|------|----------------------|
| Revision Schedule | | |

Catalyst Bicester
Wendlebury Road, Bicester

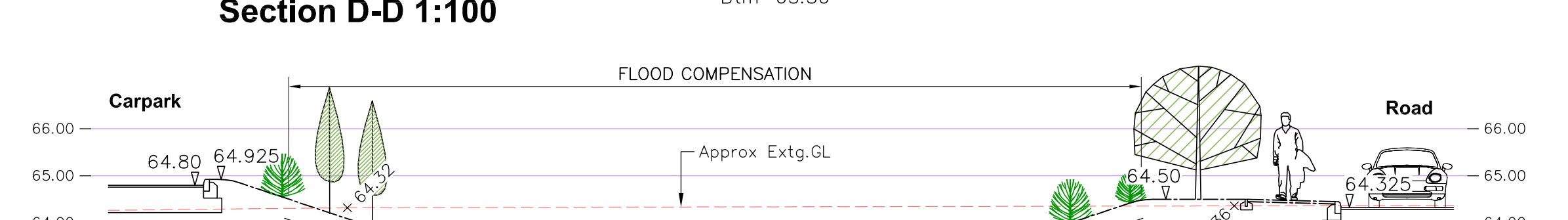
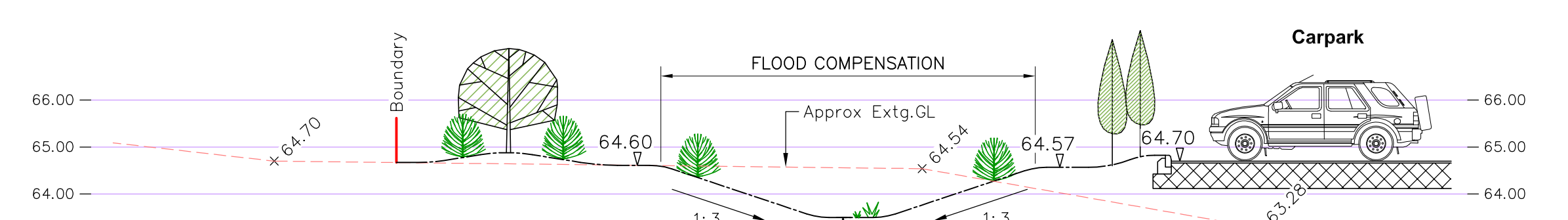
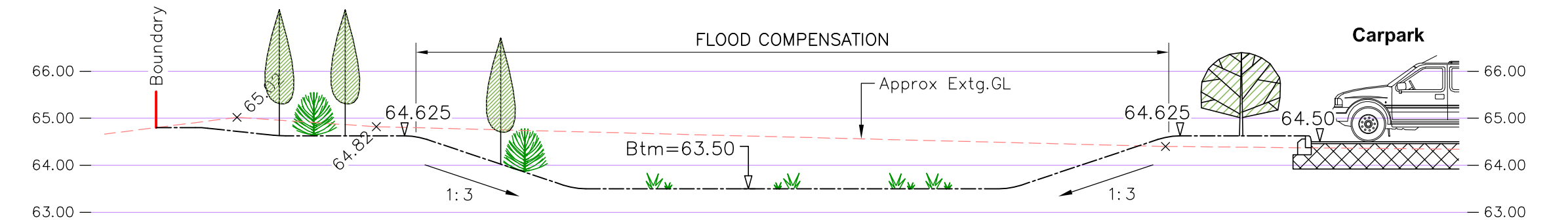
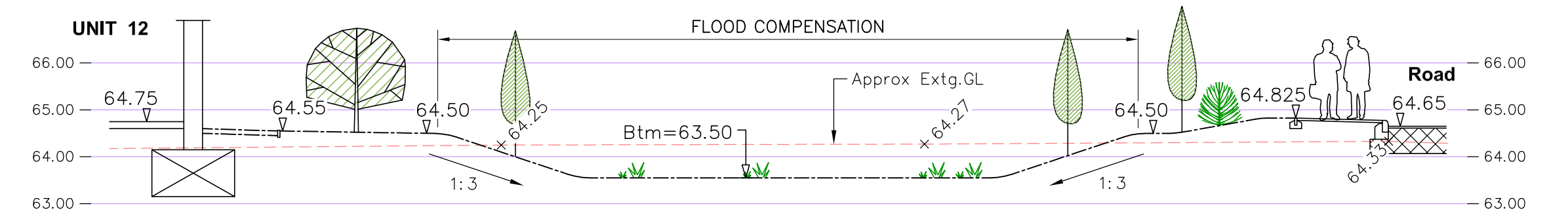
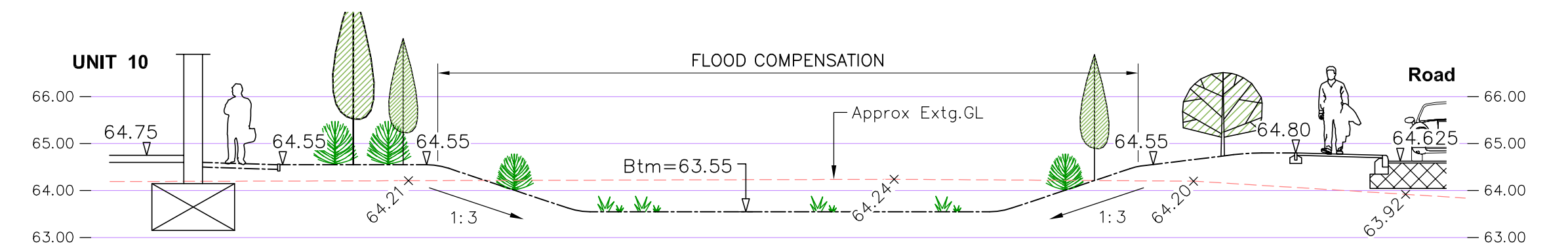
Client:
Albion Land Plc.

**NORTH AND WEST
SITE BOUNDARY SECTIONS**

BAILEY JOHNSON HAYES
Consulting Engineers
ST ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST ALBANS, Herts AL1 5PL
MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW

Scale: 1:100 @A1
Date: 12.11.19
Drawn: JNG

S1358-Ext-43



PRELIMINARY

| Rev | Date | Revision Description |
|--|----------------|----------------------|
| Revision Schedule | | |
| Catalyst Bicester Wendlebury Road, Bicester | | |
| Client: Albion Land Plc. | | |
| FLOOD COMPENSATION DETAILS | | |
| BAILEY JOHNSON HAYES Consulting Engineers | | |
| ST.ALBANS: Suite 4, Phoenix House, 63 Campfield Rd, ST.ALBANS, Herts AL1 5FL MANCHESTER: Grange House, John Dalton Street, MANCHESTER, M2 6FW | | |
| Scale | 1:500, 100 @A1 | |
| Date | 30.01.20 | |
| Drawn | DJC | |
| | | S1358-Ext-49 |