



CATCHMENT SPORTS PITCH A  
DEVELOPMENT AREA 1.24ha  
Impermeable area @ 30% = 0.37ha

CATCHMENT SPORTS PITCH B  
DEVELOPMENT AREA 1.05ha  
Impermeable area @ 30% = 0.32ha

PROPOSED PUMPING STATION  
LOCATION  
PEAK DISCHARGE APPROXIMATELY  
24.5l/s

ATTENUATION BASIN B DETAILS CATCHMENT 2  
BASE AREA = 300m<sup>2</sup> WITH 1 IN 4 SIDE SLOPES  
BASE LEVEL: 120.10  
TOP OF BASIN: 123.00  
TOP WATER LEVEL: 122.70 (1 IN 100 YEAR + 40%)  
TOTAL CONTRIBUTING AREA = 2.62Ha

HYDRO-BRAKE FLOW  
CONTROL DEVICE 5L/S

Key	Proposed adoptable Thames water section 104 foul sewer
	Proposed adoptable Thames water section 104 surface sewer
	Section 104 rising main
	125MM ØD PE110 SDR 11
	Oxfordshire county highway adoptable drain
	Oxfordshire county highway adoptable road gully
	Proposed Swale (Swale to surface water drainage connection from the spine and ancillary road drainage to attenuation basins)
	Flood Exceedance Route
	Drainage within boundary in support of Spine Road reserved matters application
	Drainage within boundary in support of Ancillary Road reserved matters application

**General Drainage Notes:**  
1. The planning, design and construction of sewers shall be in accordance with Sewers for Adoption 6th Edition, a design and construction guide for developers, the Civil Engineering Specification for the Water Industry 7th Edition and Thames Water amendments to CESWA.  
2. All adoptable sewers within adoptable highway with less than 1.2m cover to have reinforced concrete slab protection. All adoptable sewers within grassed areas with cover less than 0.8m to have reinforced concrete slab protection. All areas with greater cover than the minimum required to have Type S bed and surround.  
3. Sealed and lockable covers to be supplied where specified on manhole schedule.  
4. All sewers to be laid soft to soft unless otherwise shown.  
5. It is the Contractor's responsibility to locate existing services on site accurately.  
6. The Contractor should comply with hsl(g) 47 'Avoiding Danger from Underground Services' when excavating around existing services.  
7. The Contractor is to verify the line, level and diameter of existing sewers before commencing drainage works.  
8. All levels are to OS datum.  
9. Compliance with Health & Safety matters on any trench/shaft hole is obligatory and a permit to enter a confined space is required when connecting site drainage to the existing public sewerage system. A permit to enter a confined space will be obtained from Thames Water Ltd prior to the works commencing on any public sewerage system.  
10. Proposed adoptable sewers are only permitted to have other sewer/gully connections and other services laid at an angle of between 45° and 90° across the line with a vertical clearance in excess of 300mm.  
11. Where sewers are to be constructed inside the restricted tree zone a suitable tree protection barrier is to be installed to Thames Water's specification.  
12. Refer to Section 104 drawings for a full set of construction specification notes.  
13. Contractor to refer to drainage layout drawings for highway gully connections.  
14. Drawing to be read in conjunction with drainage strategy report WPF-HYD-XX-XX-DR-003.  
15. Refer to drawing WPF-HYD-XX-XX-DR-C-2121 for attenuation basins and swale profiles.

**NOTES (CONTINUED)**  
16. Drawing to be read in conjunction with drainage strategy report WPF-HYD-XX-XX-DR-003.  
17. Refer to drawing WPF-HYD-XX-XX-DR-C-2121 for attenuation basins and swale profiles.

**REVISIONS (CONTINUED)**

**REVISIONS**

Rev	Date	Description	By	Ckd	App
P00	26/01/21	Detention basin details amended following planning comments.	RAP	JD	RAP
P08	10/12/20	Highway application boundaries added to drawing.	RAP	JD	RAP
P07	23/11/20	Minor updates to swale profile. Note 14 and 15 added.	RAP	JD	RAP
P06	09/10/2020	Updated position of proposed pumping station to sit at southern point of sports pitch B.	RFS	SM	SM
P05	14/09/20	Updated pipework diameters to account for 40% allowance for climate change.	RFS	SM	SM
P04	04/06/20	Updated cover level to S52.	MF	SM	SM
P03	14/01/19	Updated swale route and depth and updated foul sewer details.	MF	SM	SM
P02	15/03/18	Masterplan updated to Rev Y.	MF	SM	SM
P01	02/08/17	First Issue.	MF	SM	SM

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**L&Q ESTATES**

**WYKHAM PARK FARM  
BANBURY**

PROJECT		CLIENT	
WYKHAM PARK FARM BANBURY		L&Q ESTATES	

TITLE		HYDROCK PROJECT NO	
DRAINAGE LAYOUT SHEET 5		C-04841-C	
SCALE @ A0		STATUS/DESCRIPTION	
1 : 500		INFORMATION	
DRAWING NO. (PROJECT CODE ORIGINATOR, ZONE LEVEL, FILE NUMBER)		REVISION	
WPF-HYD-XX-XX-DR-C-0605		P09	