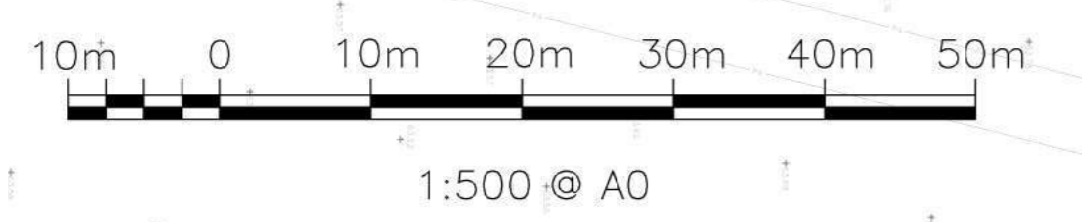


- KEY:**
- Site Boundary
 - SuDS Dry Attenuation Basin without infiltration
 - SuDS Permeable Paving with sub-base attenuation
 - Class 1 By-Pass Petrol Interceptor
 - Surface Water Manhole
 - Surface Water Pipe
 - RWP
 - Linear Drainage Channel
 - Surface Water Gully
 - Foul Water Manhole
 - Foul Water Pipe

SW Drainage Strategy & Layout 1:500



PRELIMINARY

Rev	Date	Revision Description
B	24.02.20	Updated to latest layout + minor revs
A	30.01.20	Foul Drainage added + SW changes

Revision Schedule

Catalyst Bicester
Wendlebury Road, Bicester

Client:
Albion Land Plc.

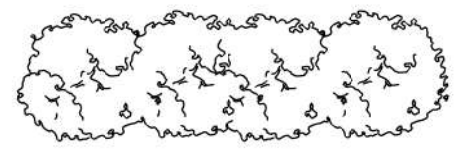
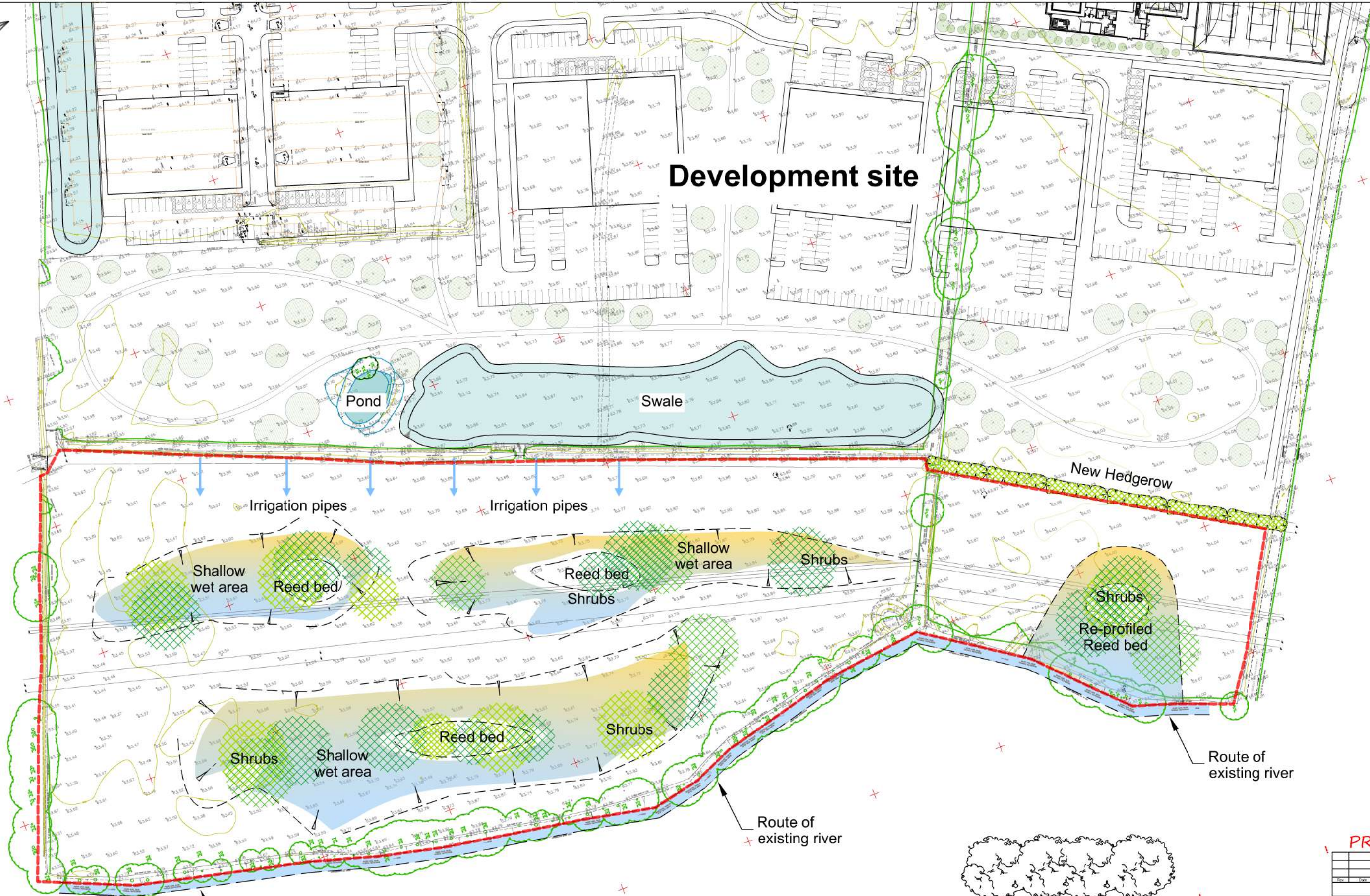
SURFACE WATER DRAINAGE STRATEGY & LAYOUT

BAILEY JOHNSON HAYES
Consulting Engineers

Scale: 1:500 @A0
Date: 26.03.19
Drawn: JNG
S1358-Ext-34B



Development site



Hedgerow



Reed bed

ZONE DEDICATED TO CONSERVATION 1:500

PRELIMINARY

Rev	Date	Revision Description

Revision Schedule

Catalyst Bicester
Wendlebury Road, Bicester

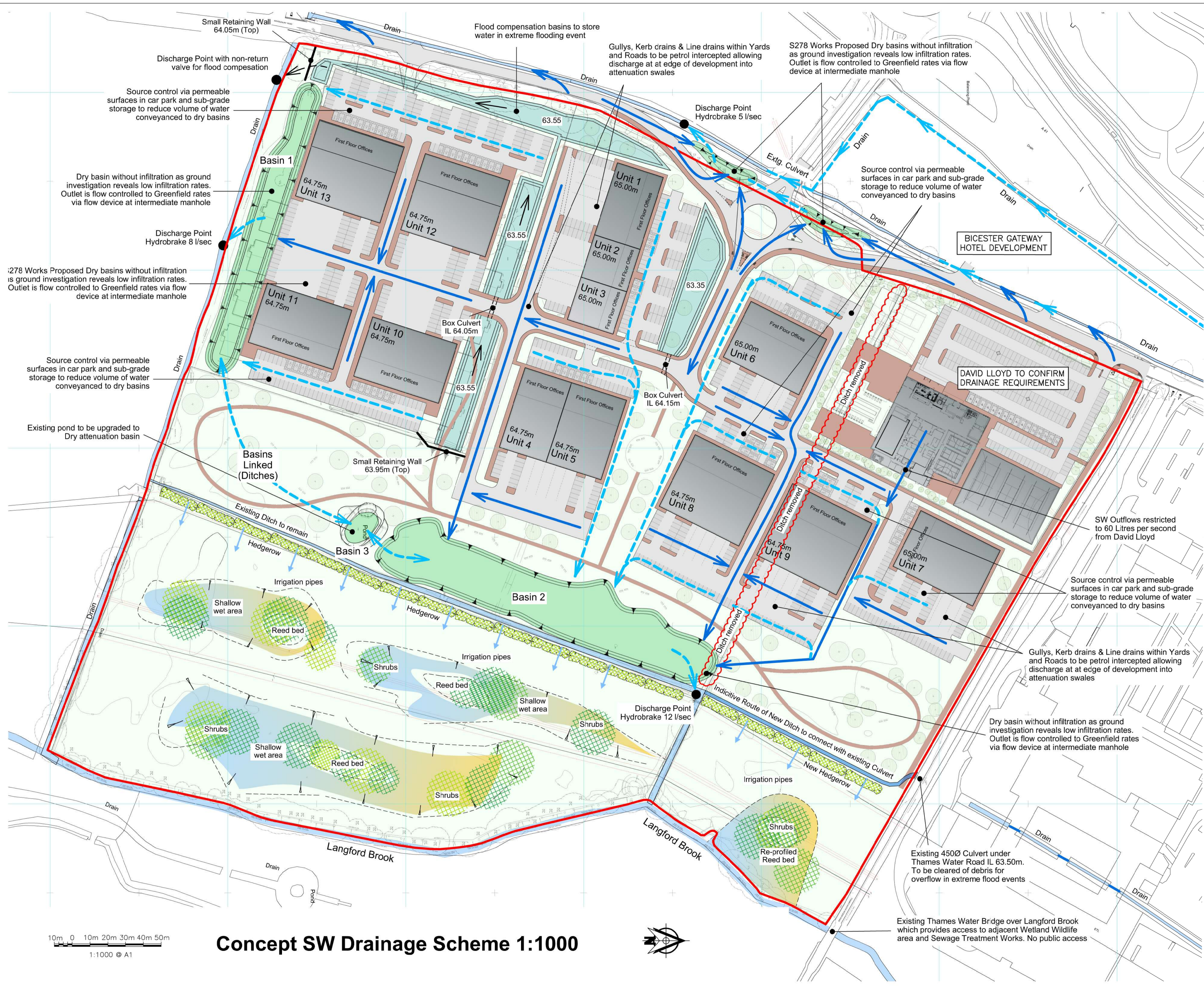
Client:
Albion Land Plc.

CONSERVATION ZONE

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

Scale: 1:500 @A0
Date: 15.07.19
Drawn: DC

S1358-Ext-37



- KEY:**
- Proposed Buildings
 - Existing Watercourse
 - Proposed Watercourse
 - Green Space
 - Proposed Wetland
 - SuDS Dry Attenuation Basin without infiltration
 - Flood Compensation Zone holding basin
 - Main underground piped drainage route
 - SuDS Surface water flow route
 - Removed existing hedgerow/ditch
 - Site Boundary
 - Point of Discharge

PRELIMINARY

Rev	Date	Revision Description
B	24.02.20	Minor revs to notes
A	27.01.20	Updated to include road/surrounding drains

Revision Schedule

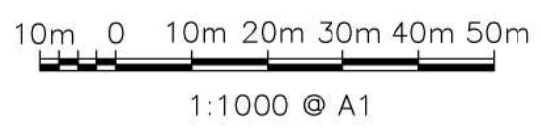
Catalyst Bicester
Wendlebury Road, Bicester

Client:
Albion Land Plc.

CONCEPT SW DRAINAGE SCHEME

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: 1:1000 @A1	S1358-Ext-46B
Date: 28.11.19	
Drawn: JNG	

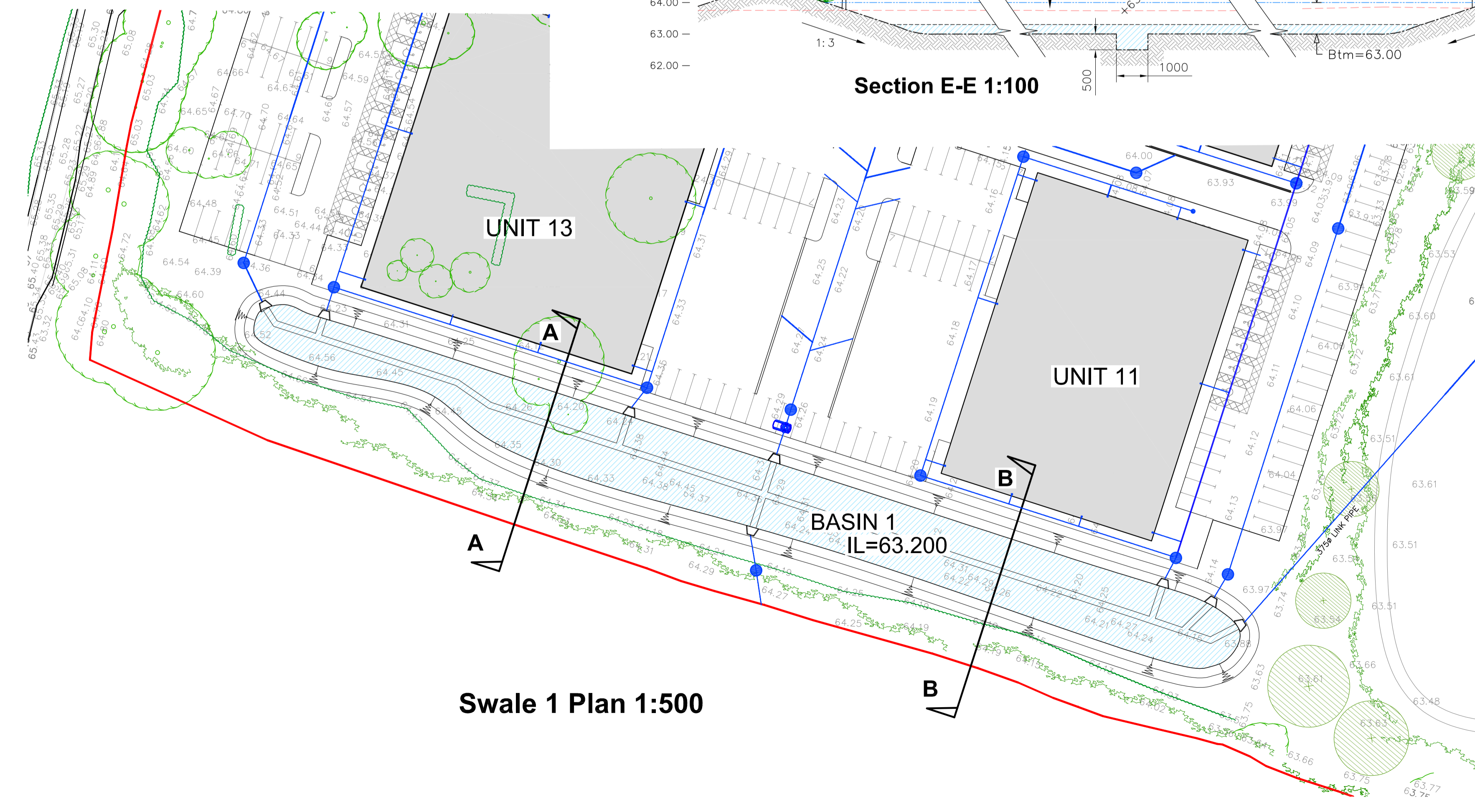
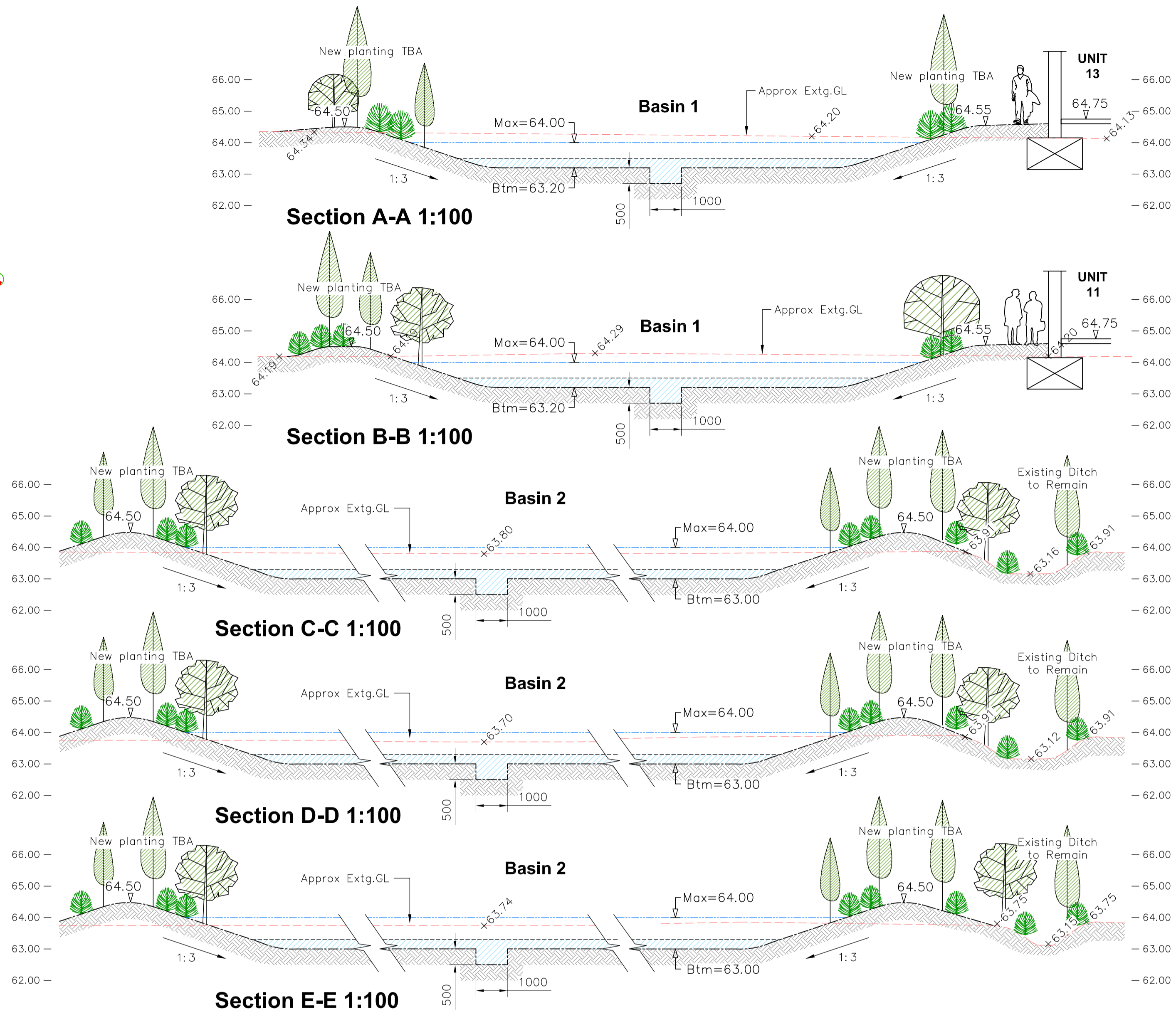


Concept SW Drainage Scheme 1:1000

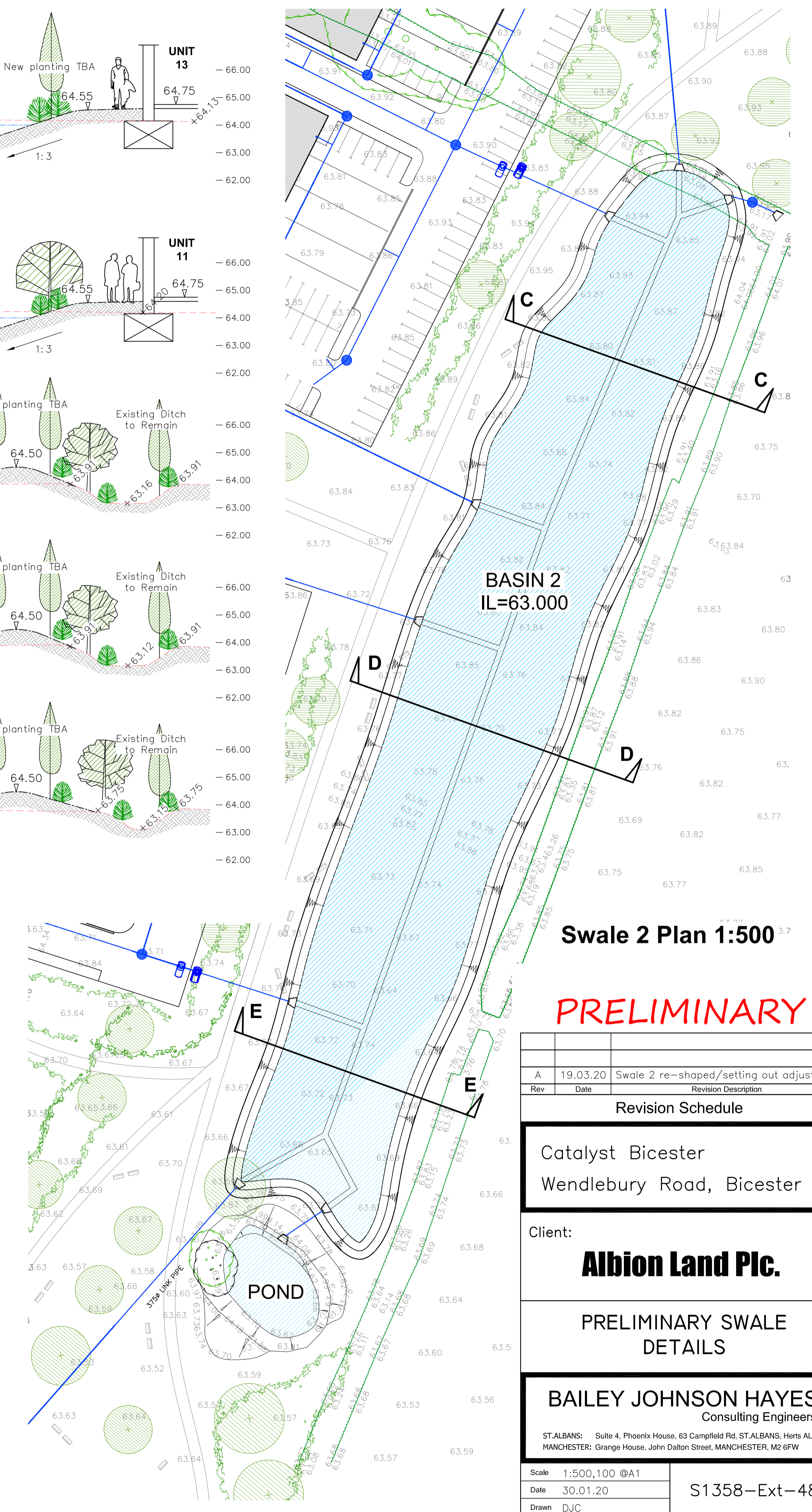




Site Layout 1:2500



Swale 1 Plan 1:500



Swale 2 Plan 1:500

PRELIMINARY

Rev	Date	Revision Description
A	19.03.20	Swale 2 re-shaped/setting out adjusted

Revision Schedule
 Catalyst Bicester
 Wendlebury Road, Bicester

Client:
Albion Land Plc.

**PRELIMINARY SWALE
 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-48A