

Project name	Wykham Park Farm, Banbury		
Design note title	Drainage Planning Statement		
Document reference	WPF-HYD-XX-XX-RP-C-0010		
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Revision	P01		
Date	13 April 2021	Approved	✓

## 1. INTRODUCTION

This Technical Note (TN) has been prepared in support of a Reserved Matters (RM) Application for the spine road and ancillary roads, for the development at Wykham Park Farm, Banbury.

The proposed residential development forms part of the Strategic Development at South West Banbury, a mixed-use allocation for up to 1,495 dwellings (Policy Banbury 17), on land bound by Bloxham Road and Salt Way, south west of Banbury Town Centre. The site is indicated on David Lock Associates (DLA) Regulating Plan Ref. L&Q002/REG/01-B OR Development Framework Plan Ref. JJG043/035-Y.

Outline planning permission (ref: 14/01932/OUT) has been granted for the development and condition 10 in the outline approval discharged.

Condition 10 (14/01932/OUT)

*"Prior to the commencement of any development on this site, including the preliminary earthworks proposed under condition 50, full details of a site wide sustainable drainage strategy, in accordance with the principles set out in Section 14 of the NPPF, together with the results of the assessment provided to the LPA and details for its future management, required in relation to the whole development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed drainage works shall be carried out and completed in accordance with approved strategy."*

The following information has been approved under approved under the discharge of condition 10:

Drainage Strategy Report – WPF-HYD-XX-XX-RP-C-0003 P05

Drainage Layout Sheet 1 - WPF-HYD-XX-XX-DR-C-0601 P06

Drainage Layout Sheet 2 - WPF-HYD-XX-XX-DR-C-0602 P06

Drainage Layout Sheet 3 - WPF-HYD-XX-XX-DR-C-0603 P06

Drainage Layout Sheet 4 - WPF-HYD-XX-XX-DR-C-0604 P08

Drainage Layout Sheet 5 - WPF-HYD-XX-XX-DR-C-0605 P09

SuDS Maintenance Plan - WPF-HYD-XX-XX-RP-C-0006 P01

## 2. RESERVED MATTERS (RM) DRAINAGE STRATEGY

The current drainage strategy submitted in support of the reserved matters application will include minor variations from the original strategy due to changes in the highway alignment. The principles of the original strategy have been maintained.

### 2.1 Surface water drainage strategy

The surface water strategy for the RM application is in accordance with the drainage strategy submitted to discharge condition 10 of the outline approval.

#### 2.1.1 Strategy

The principals of the surface water drainage strategy remain the same, utilising a swale and pipe network to convey surface water run off to two attenuation ponds.

Details of the surface water strategy are provided on drawings WPF-HYD-XX-XX-DR-C-0601 - 0605, and drainage strategy report WPF-HYD-XX-XX-RP-C-0003.

#### 2.1.2 Flow Restrictions

Flows from the two-attenuation basins are restricted to 39.6l/s and 5.0l/s using flow controls, as per the outline strategy.

#### 2.1.3 Catchment Areas

The site is separated in to two separate catchment areas with a separate discharge point for each catchment, as per the outline strategy. The areas for each of the catchments can be seen in Figure 1 below. Refer to drawing 04841-HYD-XX-XX-DR-C-5950 for a site wide catchment plan.



Figure 1: Surface Water Discharge Catchment Areas

## 2.1.4 *Outfall Locations*

The outfall for catchment 1 is provided to an existing ditch at the southern edge of the application boundary.

The discharge location for catchment 2 is via the same field drainage ditch as catchment 1. This connection is to be made via a new surface water sewer along Wykham Lane to the south of the development.

## 2.2 **Foul water drainage strategy**

The foul water strategy for the RM application is in accordance with the drainage strategy submitted to discharge condition 10 of the outline approval.

A pumping station located towards the east site boundary will pump foul flows to an existing Thames Water Foul sewer in Bloxham Road.

Details of the of water strategy are provided on drawings WPF-HYD-XX-XX-DR-C-0601 - 0605, and drainage strategy report WPF-HYD-XX-XX-RP-C-0003.