

Project name	Wykham Park Farm, Banbury		
Design note title	Planning Statement - Pumping Station & Access		
Document reference	WPF-HYD-XX-XX-RP-C-0011		
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1. INTRODUCTION

This Technical Note (TN) has been prepared in support of a Reserved Matters Planning application for the foul pumping station and access serving the Strategic Development mixed use, residential led development at South West Banbury known as Wykham Park Farm, Banbury (Policy Banbury 17).

The Strategic Development is located specifically on land bound by Bloxham Road and Salt Way, south west of Banbury Town Centre. Outline planning permission (ref: 14/01932/OUT) has been granted for the development of up to 1,000 dwellings together with a mixed use local centre, primary school, secondary school playing field, green infrastructure, sports facilities, sustainable drainage systems, highway pedestrian and cycle routes, infrastructure and associated engineering works.

1.1 Relevant Planning Documents

The site is indicated on David Lock Associates (DLA) Development Framework Plan Ref. JJG043/035-Y, as approved under the outline planning permission.

The outline planning permission set out the following Condition 10:

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."

Condition 10 has been discharged under reference 20/01164/DISC and the following information has been approved.

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

2. PUMPING STATION AND ACCESS

2.1 Foul Water Strategy

In accordance with the planning documents already approved under 14/01932/OUT and 20/01164/DISC, the foul water sewers will discharge to a new foul pumping station located at the eastern end of the development. The pumping station and access submitted for reserved matters approval is in accordance with the drainage strategy submitted to discharge condition 10 of the outline approval.

Details of the access, levels, pumping station compound, foul storage requirements, and swept paths are provided on drawings WPF-HYD-XX-XX-DR-C-2600 to 2604 (Appendix A).

The principles of the foul water drainage strategy remain the same, utilising a gravity sewer network to convey foul water from the development to a foul water pumping station. Foul storage is provided in the upstream sewer network and an offline storage tank.

2.2 Foul Outfall

Foul water will be pumped via a rising main to an existing Thames Water sewer in Bloxham Road (A361). The route of the rising main through the development will be confined to the Spine Road.

Appendix A

Drawings