
Land at Gosford

Technical Note 12 Rv2: Indicative Foul Water Strategy Date 28th April 2023

1 Introduction

- 1.1** Brookbanks appointed by Barwood Development Securities Ltd to provide technical support for a proposed residential development at Gosford, Oxfordshire, which is the subject of a planning application (reference: 22/00747/OUT).

2 Foul Water Indicative Strategy

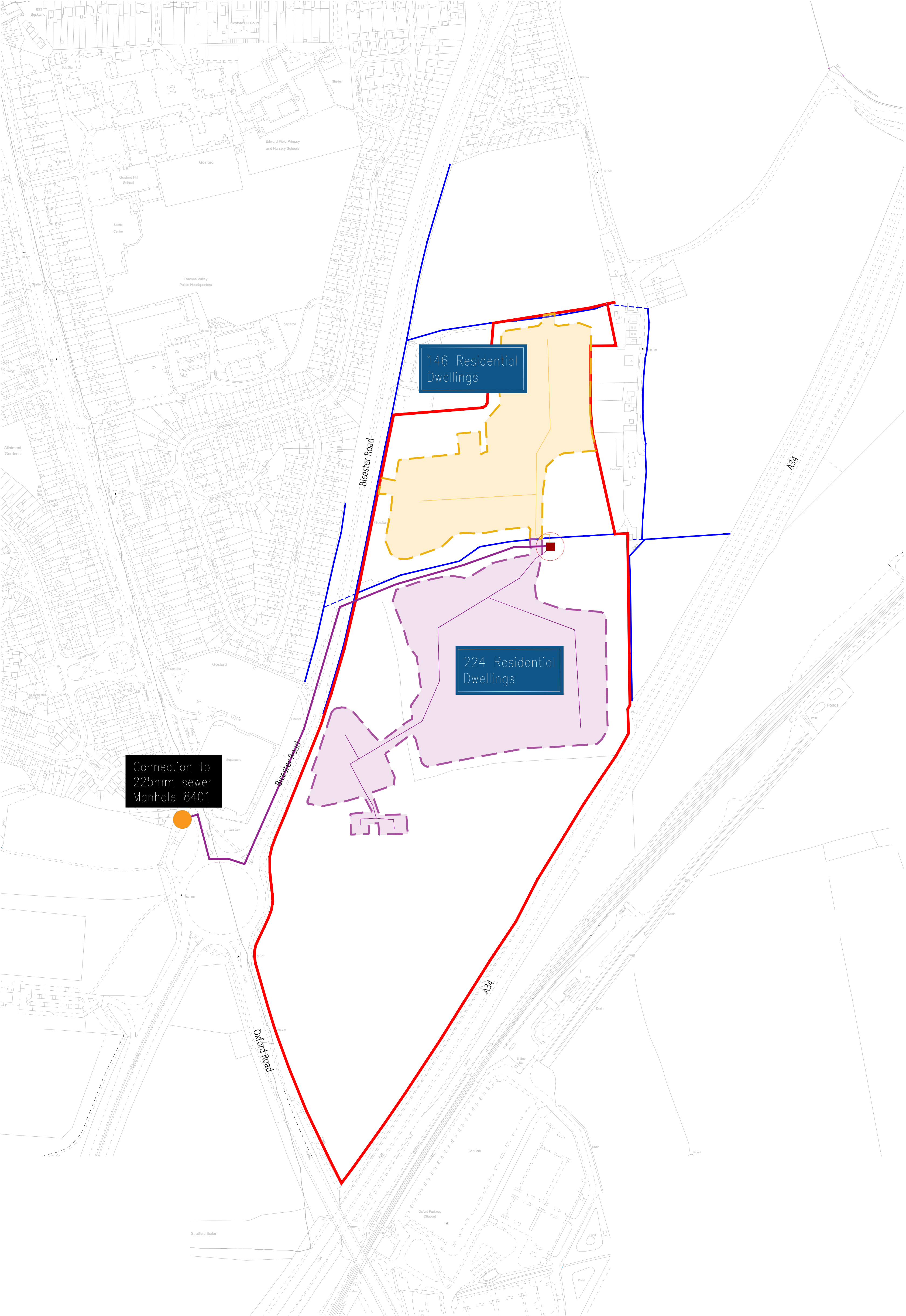
- 2.1** The Foul Water Strategy for the proposed development is to be in accordance to plan reference: 10669-SK-08, appended to this note.
- 2.2** It is envisaged that a pump station will be required for the Site and the Site will drain to the 225mm sewer (Manhole 8401), located on the A4260, to the south-west of the proposed development - subject to Thames Water's confirmation. The indicative pumped rate is anticipated to be 8.5l/s.
- 2.3** The proposed development is anticipated to commence in January 2024, with the first occupations being June 2024. The following indicative build out rate is anticipated:
- 2024 = 35 Dwellings
 - 2025 = 65 Dwellings
 - 2026 = 65 Dwellings
 - 2027 = 65 Dwellings
 - 2028 = 70 Dwellings
 - 2029 = 70 Dwellings

3 Summary

- 3.1** This note has to provide the indicative foul water strategy for the proposed development.
- 3.2** A pumped connection is envisaged to the 225mm sewer, at Manhole 8401, located on the A4260. A build out rate has been indicatively provided, with first occupations anticipated in June 2024.

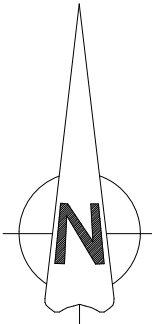
Appendix A – Indicative Foul Sewer Network and Connection

Occupation Schedule		
	Date	Number of Dwellings
1st Occupation	June 2024	35
	2025	65
	2026	65
	2027	65
	2028	70
Completion	March 2029	70



- NOTES:**
- Do not scale from this drawing.
 - All dimensions are in metres unless otherwise stated.
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- KEY:**
- Site Boundary
 - Catchment Areas (different colours)
 - Foul Sewer Connections (different colours)
 - Indicative Pumping station
 - Existing Manhole / Sewer System
 - Existing Drainage Network



- First Issue KM - DS 26.04.23



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Land at Gosford,
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Indicative Foul Sewer Network
and Connection

Status		Status Date
Information		APR 2023
Drawn	Checked	Date
KM	DS	26.04.23
Scale	Number	Rev
1:2500	10669-SK-08	-
0 50 100 150 200 250		
METRES		