



**Private Drainage Layout**

**Drawing key**

- Site boundary
- New Thames Water section 104 foul water sewer
- Adoptable Section 104 surface water sewer with pipe diameter, gradient and manhole
- New Oxfordshire county highway adoptable road gully
- Private surface water drainage run with 450mm inspection chamber for pipes 150mm and below, 600mm inspection chambers for 225mm
- Private foul water drainage run with 450mm inspection chamber for pipes 150mm and below, 600mm inspection chambers for 225mm
- Private foul water drainage run with private access chamber < 0.6m deep 225mm
- Private rodding eye
- Existing ground level (Shown on topographical survey)
- Private Trapped Pot Gully
- Linear Drainage Channel

- General Notes:**
- All dimensions in metres unless otherwise stated
  - All levels are in metres
  - This drawing is to be read in conjunction with all relevant Engineer's and Architect's drawings, specification, Reports and Engineering Details.
  - Do not scale from this drawing
  - Any discrepancies found on this drawing are to be reported to Persimmon Homes South Midlands Technical Department immediately.

**General drainage & Private drainage notes**

1. The exact position, level, size and use of existing sewers to be confirmed on site and reported to Persimmon Homes South Midlands Technical department prior to the commencement of works.
2. All pipes are to be laid with level soffits or as indicated.
3. All private drainage works to accord with the requirements of Building Regulations, Part H (drainage and waste disposal).
4. Unless otherwise stated, all private drainage to be 100mm diameter. Minimum gradients are as below:  
 Surface water 100mm diameter pipes shall not be laid flatter than 1 in 100  
 Surface water 150mm diameter pipes shall not be laid flatter than 1 in 150  
 Foul water 100mm diameter pipes shall not be laid flatter than 1 in 40 unless there is a WC connected upstream at which it can be laid at 1 in 80  
 Foul water 150mm diameter pipes shall not be laid flatter than 1 in 150 providing there are minimum of 5 WCs connected.
5. Foul water sewers serving more than 10 dwellings shall have a minimum diameter of 150mm
6. All private manholes and inspection chambers situated in areas subject to light vehicular loading to have Class B125 covers and frames and those not subject to vehicular loading to have class A15 covers and frames all to BS EN 124:2015.
7. All drains near existing or proposed trees shall be constructed in accordance with the requirements of NHBC's practice note 3 'building near trees'.
8. Adequate surface water drainage systems shall be provided to prevent unregulated discharge of water from a private drive onto the highway. These measures shall be implemented before the development in brought into use.
9. Deep flow gutters to be implemented on all plots to minimise RWP connections into private drainage network



Development  
 Wykham Park Farm,  
 Banbury,  
 Oxfordshire

Drawing Title	Date	Scale	Drawn by
Private Drainage Sheet 6/7	02/23	1/250@A1	KM/RW
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