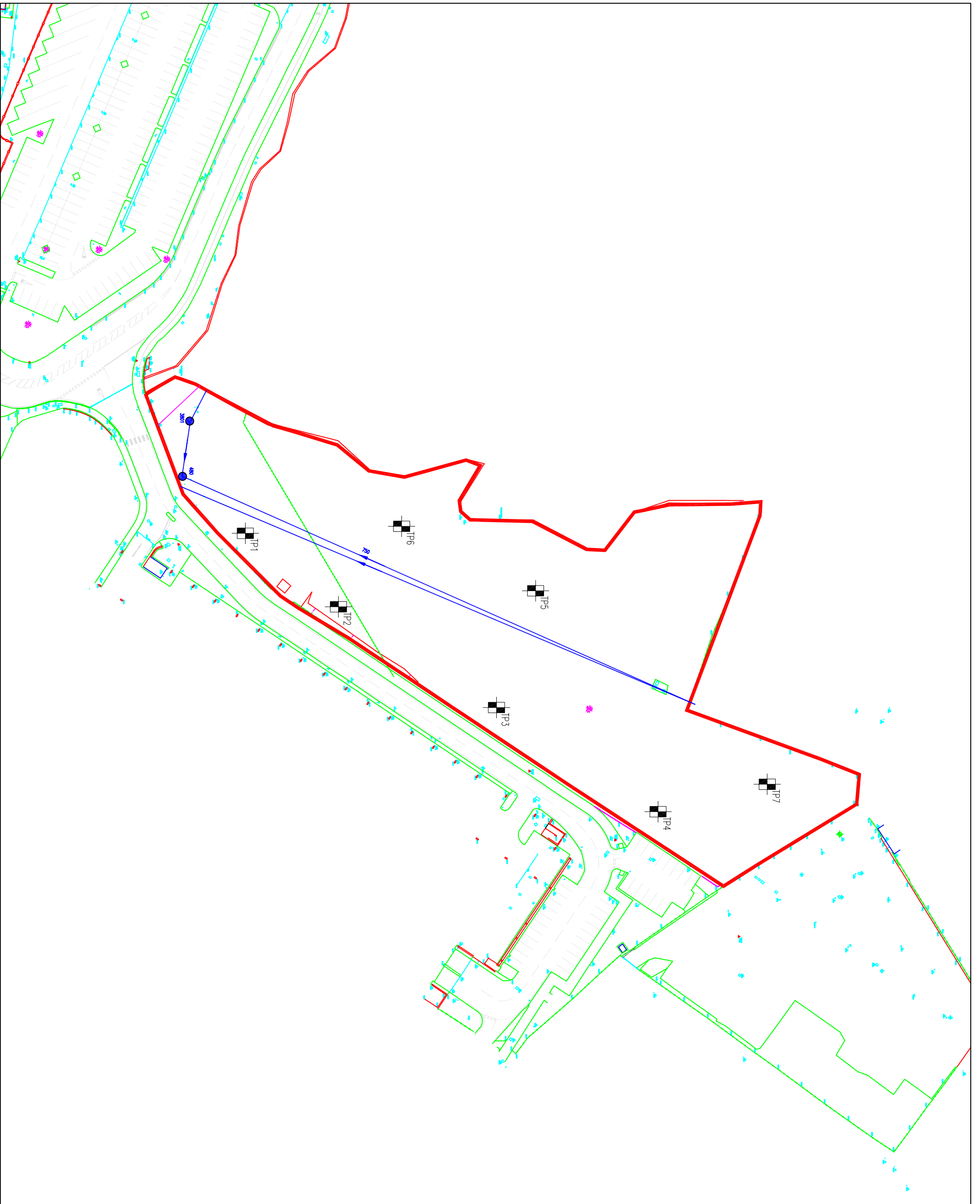







Appendix C – Topographic Survey

Appendix D – Ground Investigation Trial Pit Locations



KEY:

-  SITE BOUNDARY
-  GAS MAINS
-  BT MAINS
-  WATER MAINS
-  TRIAL PIT LOCATION

Rev	Detail	By	CHK	Date

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Project
 BLOOR LAND
 BICESTER VILLAGE
 PHASE I AND PRELIMINARY
 PHASE II ASSESSMENT

Drawing Title
 BLOOR LAND
 BICESTER VILLAGE
 EXPLORATORY HOLE
 LOCATION PLAN

Drawing Status
FINAL

Project No.	WB01189	Discipline	C	Drawing No.	F2
Scale	1:1000	Date	JUN 10	Revision	
Drawn	SHD	Checked	ST	Sheet Size	A3



Appendix E – SFRA Flood Zone Map

Cherwell District Council: Level 1 SFRA

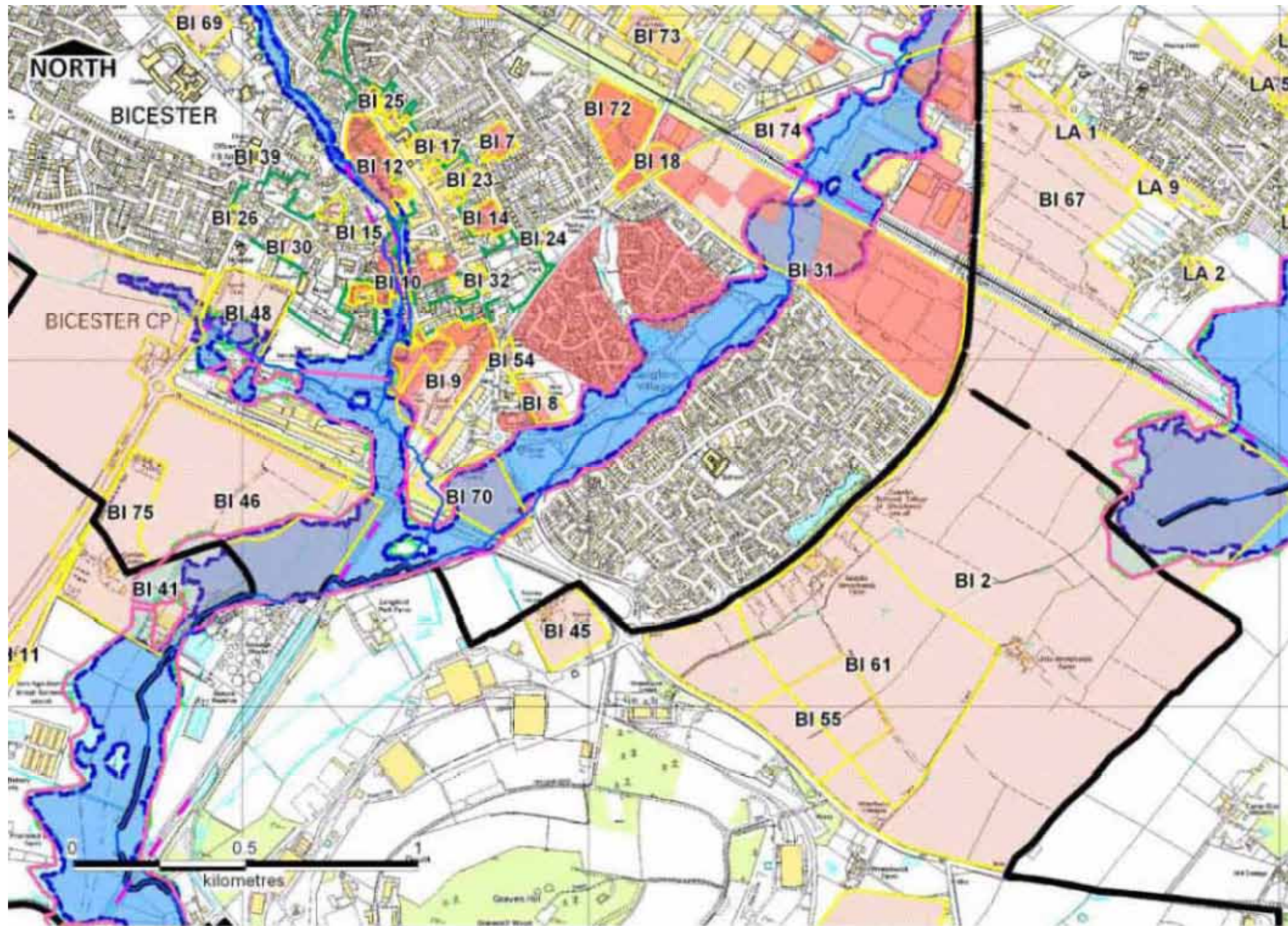


Bicester (SE) Settlement Hierarchy

Existing NSCLP Categorisation:
Urban Area

Potential LDF Categorisation:
Urban Area

Potential LDF Village Cluster:
N/A



Preliminary Core Strategy Assessment

Flood Zone	The majority of the proposed development sites are located in Flood Zone 1. Partial areas coincide with Flood Zones 2 and 3 associated with Langford Brook, Pingle Stream and the River Bure.
Data Information	The SFRA will inform the preparation of the LDF. The current planning policy framework for the settlement as contained in the Non-Statutory Cherwell Local Plan (NSCLP) 2011 is set out below. The existing policy framework for the settlement, including the potential for housing and employment allocations, is being reviewed through the preparation of the Core Strategy and Delivery DPDs. This review includes the possibility of clustering some settlements in recognition of existing and potential linkages between villages
Potential Housing Allocation	The emerging policies of the South East Plan require the district to provide some 13,400 new homes between 2006 and 2026, an average of 670 per year. This includes an estimated 4,900 at Bicester. Throughout Cherwell, 853 homes have already been built (in 2006/07) and land which potentially could provide about 5854 further homes has been identified, which includes urban extensions at south west Bicester. As the South East Plan is still to be finalised, the District's requirements could change.
Potential Employment Allocation	The NSCLP contains a number of proposals for employment development including a site to the east of the A41 Oxford Road. Bicester lies between the Oxford-Cambridge Arc, an area of potential economic growth. The town has a number of established employment areas, but significant housing growth in recent decades has led to a high level of out-commuting. An important aim for employment in Bicester is to combat this by achieving more of a balance between population and jobs in the area so Bicester can move towards self-containment. After the success of the Innovation Centre at Banbury, a new Innovation Centre has now been created in Bicester. This will introduce companies to the area and so new employment opportunities. The NSCLP has also identified Bicester Airfield as having employment potential in terms of re-use of existing buildings.
Main River	Pingle Stream (a main river) flowing eastwards converges in this quadrant with the River Bure flowing south through the centre of Bicester. Their combined flows later join that of Langford Brook flowing in a south westerly direction.
Flood Record Information	During flood events, considerable inter-relationship resulting in a backwater effect is known to have arisen upstream from the confluences of Pringle Stream, the River Bure and Langford Brook.



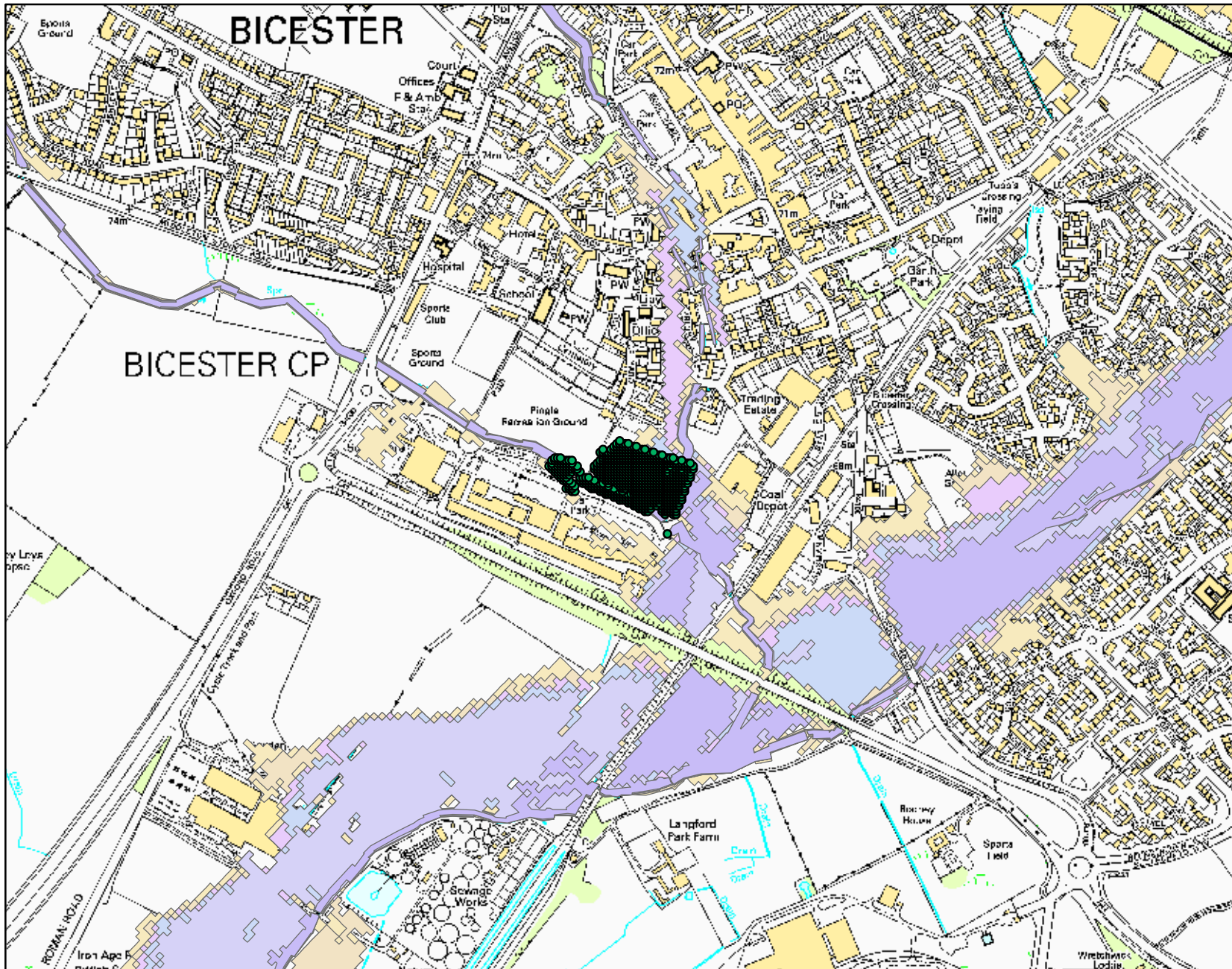
N.B. Flood Zones at this location for the River Bure, Pingle Stream and Gagle Brook are based on EA National Generalised Hydraulic Modelling. Flood Zones at this location for Langford Brook are based on EA Detailed Hydraulic Modelling.

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Appendix F – EA Flood Level Data

2d modelled water levels centred on Bicester OX26 6WD. Levels represent centre point of 5m x5m grid and do not represent flood level expected at individual properties [Ref:14_075_013_002]



Scale 1:10,000

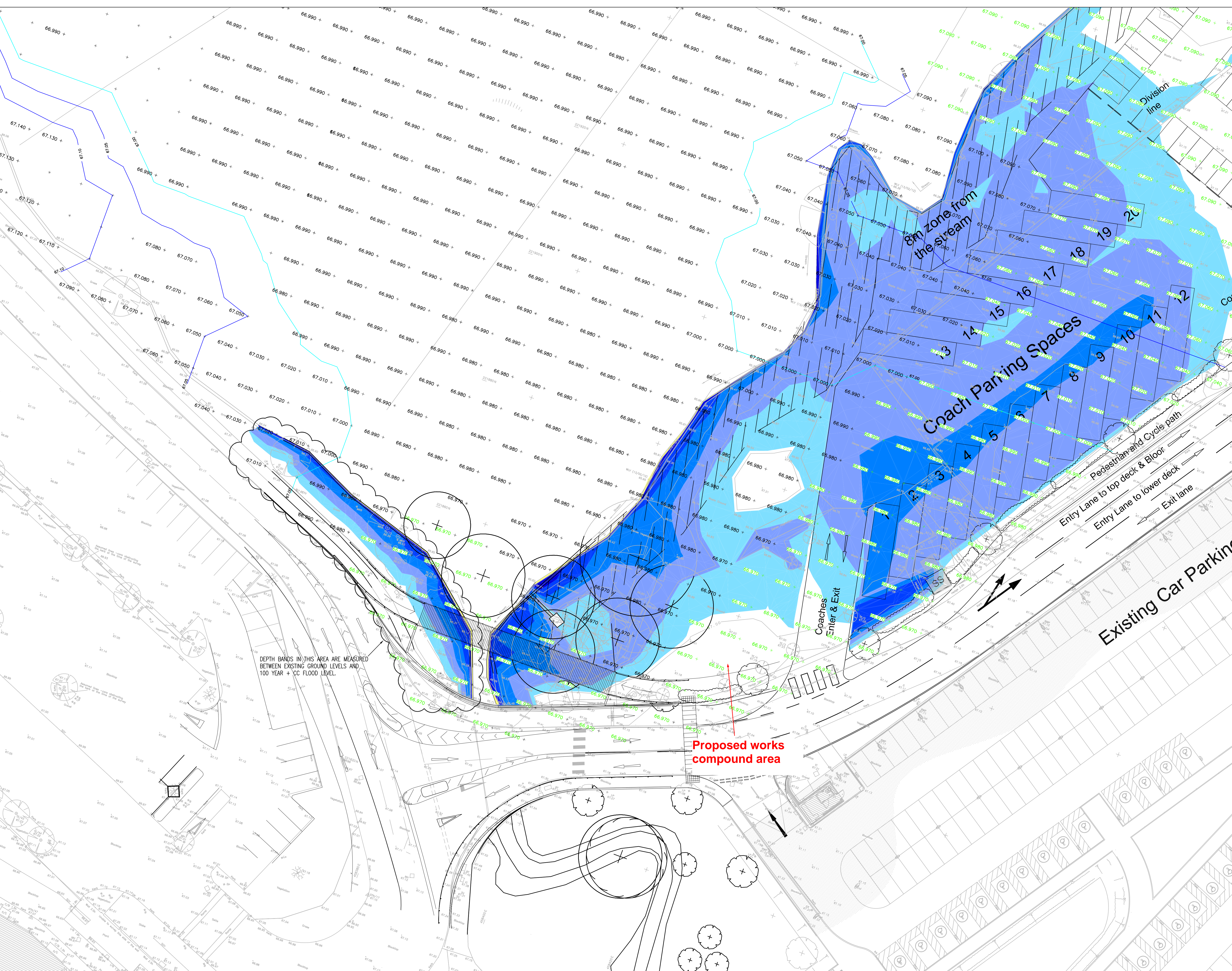
Legend

- model nodes
- ModelFloodOutline_5_region
- ModelFloodOutline_20_region
- ModelFloodOutline_50_region
- ModelFloodOutline_100_region
- ModelFloodOutline_120_region
- ModelFloodOutline_1000_region

Created 23/07/2010 SL

Appendix G – Extent and Depth Bands for the 1 in 100 year plus Climate Change event

DWG INFO: M:\CLARKEBOND UK LIMITED\BRISTOL PROJECTS\WB02669 - PHASE 4 BICESTER VILLAGE BICESTER DRAWINGS\CURRENT\WB02669 - SK102 - FLOOD EXTENT AND DEPTH BANDS FOR THE 1 IN 100 YEAR PLUS CLIMATE CHANGE EVENT



DEPTH BANDS IN THIS AREA ARE MEASURED BETWEEN EXISTING GROUND LEVELS AND 100 YEAR + CC FLOOD LEVEL

Proposed works compound area

CDM RESIDUAL RISKS
 The work shown on this drawing is both familiar to the designers and routinely safely built in similar circumstances by competent contractors.
 Risks are not considered significant.
 Relevant data is included in the Pre-Construction Information Pack
 Signed: Date:

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION PURPOSES.
 CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ENGINEER.
 NOTES:
 1. FLOOD LEVELS EXTRACTED FROM EA FLOOD LEVEL DATA.
 2. ONLY STRATEGIC FLOOD LEVELS ARE IDENTIFIED.

KEY:
 66.970 + DATA POINT (FLOOD LEVEL)
 66.970 + DATA POINT (FLOOD LEVELS EXTENDED EAST TO ROAD)
 FLOOD MODEL CONTOURS
 0-200mm DEPTH
 200-400mm DEPTH
 400-600mm DEPTH
 600-800mm DEPTH
 800-1000mm DEPTH
 1000-1200mm DEPTH
 1200-1480mm DEPTH

VOLUMES BETWEEN PROPOSED FINISHED GROUND LEVEL & 100 YEAR + C.C. FLOOD LEVEL:

0-100mm	= 459.9m ³
100-200mm	= 396.0m ³
200-300mm	= 288.1m ³
300-400mm	= 141.2m ³
400-500mm	= 43.8m ³
500-600mm	= 23.4m ³
600-700mm	= 13.4m ³
700-800mm	= 6.7m ³
800-900mm	= 2.8m ³
900-1000mm	= 1.6m ³
1000-1100mm	= 0.8m ³
1100-1200mm	= 0.3m ³
1200-1300mm	= 0.1m ³
1300-1400mm	= 0.05m ³
1400-1480mm	= 0.02m ³
TOTAL	= 1378.1m³

* FIRST ISSUE	AH	GG	11.03.16
Rev Detail	By	Chk	Date
Revisions			

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Client **VALUE RETAIL**
 Project **PHASE IV BICESTER VILLAGE**

Drawing Title **FLOOD EXTENT AND DEPTH BANDS FOR THE 1 IN 100 YEAR PLUS CLIMATE CHANGE EVENT**

INFORMATION

Project No.	WB02669	Discipline	C	Drawing No.	SK102
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