

APPENDIX A

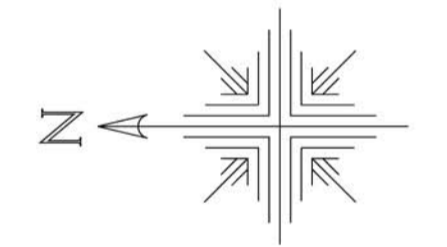
CHETWOODS LAYOUT PLAN 3830-11 REV 21

Notes:
 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
 Subject to statutory approvals and survey.

AREAS:
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.

SCHEDULE OF ACCOMMODATION GIA		
	sq. ft.	sq.m.
UNIT 1 (inc. 10% Offices at G+1)	179,111	16,640
UNIT 2 (inc. 10% Offices at G+1)	146,389	13,600
UNIT 3 (inc. 10% Offices at G+1)	91,838	8,532
UNIT 4 (inc. 10% Offices at G+1)	94,130	8,745
TOTAL DEVELOPMENT	511,468	47,517

UNIT 1		
Car parking (inc. disabled)	181 spaces	
HGV parking	25 spaces	
Dock levellers	19 No.	
Level access doors	2 No.	
UNIT 2		
Car parking (inc. disabled)	130 spaces	
HGV parking	28 spaces	
Dock levellers	15 No.	
Level access doors	3 No.	
UNIT 3		
Car parking (inc. disabled)	86 spaces	
HGV parking	26 spaces	
Dock levellers	8 No.	
Level access doors	2 No.	
UNIT 4		
Car parking (inc. disabled)	70 spaces	
HGV parking	20 spaces	
Dock levellers	7 No.	
Level access doors	2 No.	
Site Area	35.71 acres / 14,45ha	



21 Planning Issue 15.05.15 SM
 REVISIONS

PROPOSALS

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Project Job Number 3830-11
 SKIMMINGDISH LANE, BICESTER

ALBION LAND			
Drawing Title	Drawing Size A1		
ILLUSTRATIVE MASTERPLAN			
(Other than the siting of Units 1 & 3)			
Drawn AF	Date Oct 14	Scale 1/1250	Cadfile 3830
Reviewed by GC	Drawing No. 3830-11	Rev. 21	

APPENDIX B

ENVIRONMENT AGENCY PRODUCT 4 FLOOD MAPS

Product 4 (Detailed Flood Risk) fo Skimmingdish Lane - Bicester Our Ref: OX_0115_02

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This
i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq meters; and all domestic extensions",
ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)
Flood Map areas benefiting from defences (where available/relevant);
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;
Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied seperately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please read the enclosed guidance which sets out our requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

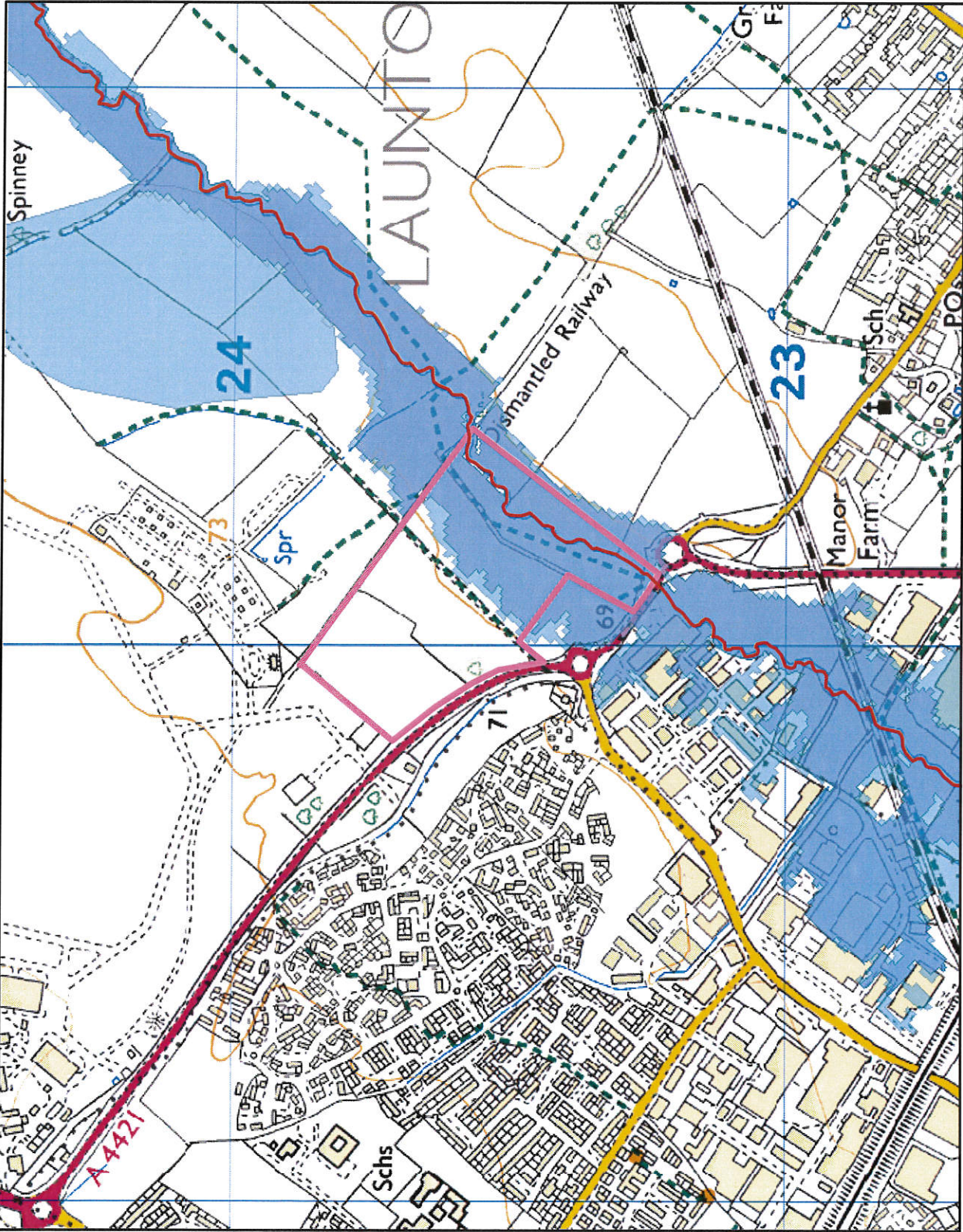
This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at

<http://www.environment-agency.gov.uk/research/planning/33580.aspx>

**Basic Flood Map centred on Skimmingdish Lane - Bicester
Created 09/10/2012 - REF: OX_0115_02**



Kilometres
0 0.1 0.2



Legend

- Main River
- Site Location
- Flood defences
- Areas benefiting from flood defences
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)
- Flood Map - flood storage areas

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:
 - from the sea with a 1 in 200 or greater chance of happening each year
 - or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Modelled floodplain flood levels

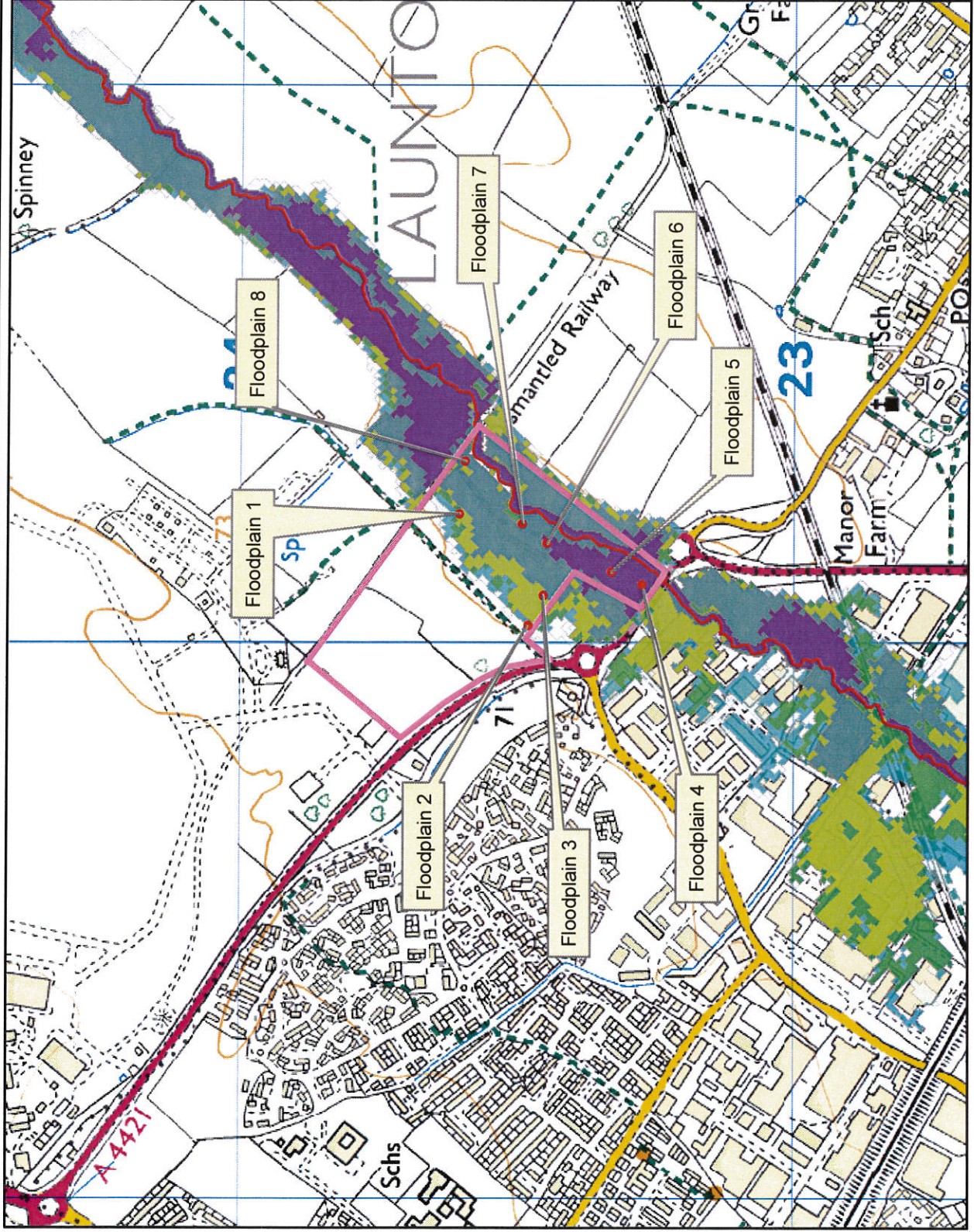
OX_0115_02

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	flood levels (mAOD)					
				20% AEP	5% AEP	2% AEP	1% AEP	1% AEP with climate change allowance (+20% on river flows)	0.1% AEP
Floodplain 1	Langford Brook (Bicester) & Pingle-Back-Bure 2010	459901	222987	No data	No data	69.58	69.64	69.73	69.82
Floodplain 2	Langford Brook (Bicester) & Pingle-Back-Bure 2011	460035	223476	No data	No data	69.56	69.62	69.69	69.77
Floodplain 3	Langford Brook (Bicester) & Pingle-Back-Bure 2012	460091	223448	No data	69.39	69.56	69.62	69.69	69.77
Floodplain 4	Langford Brook (Bicester) & Pingle-Back-Bure 2013	460108	223271	69.02	69.34	69.48	69.54	69.60	69.67
Floodplain 5	Langford Brook (Bicester) & Pingle-Back-Bure 2014	460125	223325	69.03	69.35	69.50	69.55	69.61	69.68
Floodplain 6	Langford Brook (Bicester) & Pingle-Back-Bure 2015	460182	223443	69.03	69.39	69.57	69.63	69.70	69.78
Floodplain 7	Langford Brook (Bicester) & Pingle-Back-Bure 2016	460213	223485	No data	69.39	69.58	69.64	69.72	69.8
Floodplain 8	Langford Brook (Bicester) & Pingle-Back-Bure 2017	460329	223587	No data	69.53	69.64	69.68	69.75	69.85

This flood model has represented the floodplain as a grid.
The flood water levels have been calculated for each grid cell.

FRA Map centred on Skimmingdish Lane - Bicester
Created 09/10/2012 - REF: OX_0115_02



Kilometres
 0 0.1 0.2



- Legend**
- Site Location
 - Main River
 - 20% AEP
 - 5% AEP
 - 2% AEP
 - 1% AEP
 - 1% CC
 - 0.1% AEP

AEP = Annual Exceedance Probability
 The probability of a flood of a particular magnitude, or greater, occurring in any given year

1%CC = 1% Climate Change extent
 This is the 1% AEP event with an allowance for climate change (+20% on river flows)

Model information

OX_0115_02

Model: Langford Brook (Bicester) & Pingle-Back-Bure 2010

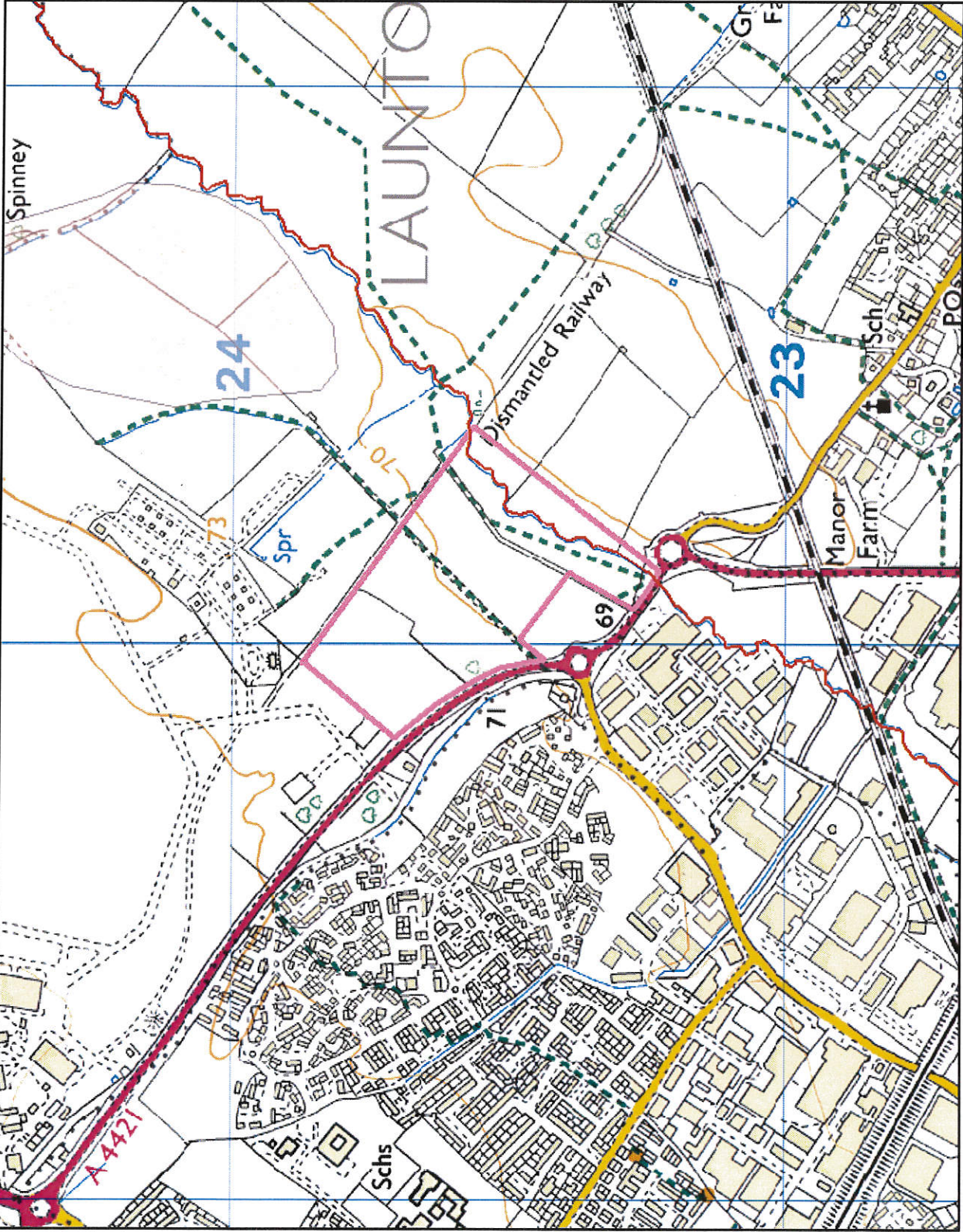
Description: The information provided is from the Langford Brook (Bicester) & Pingle-Back-Bure 2010 detailed mapping project. The study was carried out using 2D modelling software (ISIS-Tuflow).

Model design runs:
1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 100+20% / 1% AEP with climate change and 1 in 1000 / 0.1% AEP

Mapped Outputs:
1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 50 / 2% AEP; 1 in 100 / 1% AEP; 1 in 100+20% / 1% AEP with climate change and 1 in 1000 / 0.1% AEP

Model accuracy:
Levels \pm 250mm

Historic Flood Map centred on Skimmingdish Lane - Bicester Created 09/10/2012 - REF: OX_0115_02



Environment
Agency

Kilometres



Legend

-  1992 Flood Event Outline
-  Main River
-  Site Location

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Historic flood data

OX_01115_02

Our records show that the area of your site has been affected by flooding. Information on the floods that have affected your site is provided in the table below:

Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
EA0619920900273	06SeptemberAutumn1992	01/01/1992	12/12/1992	main river	channel capacity exceeded (no raised defences)

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

Defence information

Defence Location:

No defences on Main River

Description:

This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.