

**KEY:**

- Extent of development covered by current planning application.
- Adjacent Development Phase

**NOTES:**

The foul & surface water design has been based on the approved principles outlined within the Flood Risk Assessment & Drainage Strategy undertaken by Forge Engineering Design Solutions.

**Foul Water:**

The foul water flows from each property will drain via gravity through the private house drainage before out-falling to a new sewer located typically within the development road network. All foul flow from the development gravitates in a southerly direction to a new foul outfall sewer constructed as part of the adjacent Cala Homes Development.

The development foul drainage network will be offered to Thames Water for adoption under a Section 104 agreement of the Water Industry Act 1991.

**Surface Water:**

The surface water drainage strategy sets of general principles for the designs. The sub strata is unsuitable for infiltration type SUDs and will therefore require a more traditional approach.

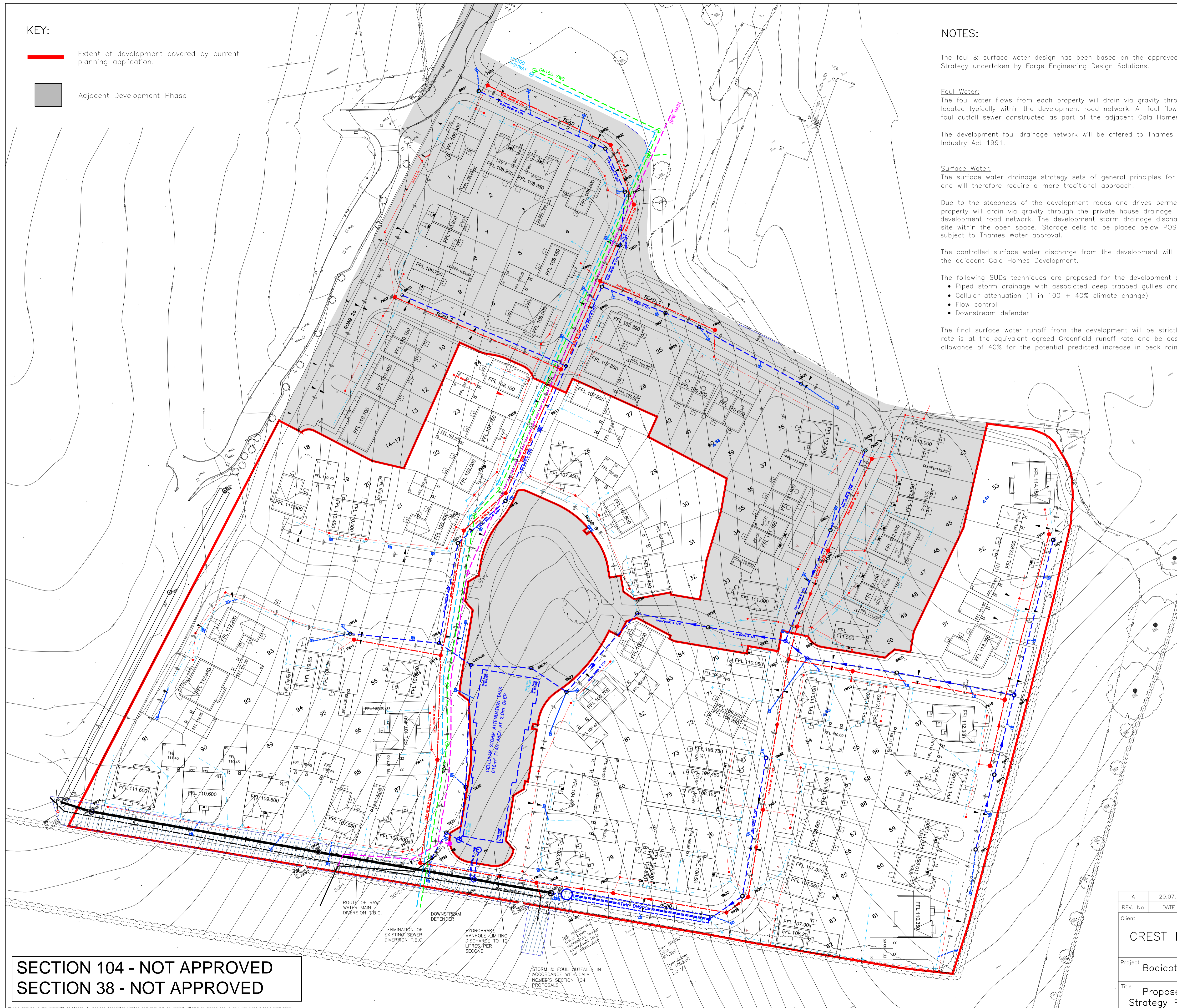
Due to the steepness of the development roads and drives permeable type paving is unsuitable. The surface water flows from each property will drain via gravity through the private house drainage before out-falling to a new storm drain located typically within the development road network. The development storm drainage discharges to an attenuation tank located towards the southern end of the site within the open space. Storage cells to be placed below POS avoiding LEAP and to be an off line design. Detail design to be subject to Thames Water approval.

The controlled surface water discharge from the development will outfall to a new surface water outfall sewer constructed as part of the adjacent Cala Homes Development.

The following SUDs techniques are proposed for the development site and form part of the drainage treatment train.

- Piped storm drainage with associated deep trapped gullies and catchpits
- Cellular attenuation (1 in 100 + 40% climate change)
- Flow control
- Downstream defender

The final surface water runoff from the development will be strictly controlled via the above Sustainable Drainage Systems. The runoff rate is at the equivalent agreed Greenfield runoff rate and be designed to manage the 1 in 100 year return storm plus an extra allowance of 40% for the potential predicted increase in peak rainfall up to 2115.



**KEY:**

**Proposed Adoptable Sewers:**

Foul sewer —●—

Storm sewer —●—

Road Gully (no distinction between private or adopted at this time) —●—

Storm Attenuation (see plan for details)

**Proposed Private Drainage:**

Foul drain -.-●-.-

Storm drain -.-●-.-

**Diversions to Existing:**

RAW Water Main (subject to Thames Water approval) -.-

Private Storm -.-

Highway DN300 -.-

**PRELIMINARY - FOR PLANNING**

REV. No.	A	20.07.18	Revised in accordance with current planning layout.	AJW
DATE				INITIALS
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Project	Bodicote, Banbury			
Title	Proposed Drainage Strategy Plan (Phase 2)	Scale	1:500 @A1	Date
Checked	KTG	Drawn	AJW	Nov' 2017
Drawing No.	5692:P71		Rev	A

**SECTION 104 - NOT APPROVED**  
**SECTION 38 - NOT APPROVED**