

Heyford Springs Drainage Works – Frequently Asked Questions

We appreciate that the planned drainage works and associated temporary road closure have generated several questions from local residents. The information below is intended to address the most common queries we have received.

When will the works take place and when will the road be closed?

The drainage works are programmed to take place between Wednesday 1st July 2026 and Thursday 31st December 2026, with construction activities expected to take place between 8:00am and 6:00pm.

Whilst construction activities will generally take place during these working hours, the road closure will remain in force at all times throughout the permitted period to ensure the works can be undertaken safely.

The closure will operate as a rolling road closure. This means that the closure will not affect the entire length of Camp Road at the same time. Instead, the location of the closure will move progressively along Camp Road as the drainage works advance, with completed sections reopening as work progresses.

To assist residents in understanding the extent of the works and the diversion route, we have attached an updated plan, which we hope provides a clearer illustration than the plan previously issued.

Why is a full road closure necessary?

The works require deep excavations within Camp Road to install the new drainage infrastructure. Due to the depth of excavation, the nature and extent of the works, and the location of existing underground services, the rising main is positioned close to the centre of the carriageway. This means there is insufficient space to safely maintain a live traffic lane whilst also providing the required protected working area for the workforce.

A full road closure is therefore necessary to enable the works to be carried out safely for both engineers and road users.

Were any alternative traffic management arrangements considered?

Yes. Alternative traffic management options were assessed during the design process. However, due to the nature of the works, the depth of excavation and the position of existing underground services, no alternative arrangement could be implemented safely.

The agreed traffic management proposals have been reviewed and approved by Oxfordshire County Council as part of the statutory approval process.

What assessments have been undertaken?

Prior to the works being approved, detailed engineering and design reviews were undertaken to determine the most appropriate drainage design, construction methodology and traffic management arrangements. These proposals were then reviewed through the relevant statutory approval processes before permission was granted for the works to proceed.

Why isn't the development connecting to a nearer sewer?

There are no Thames Water sewer assets located closer to the development than the approved connection point.

The drainage strategy, including the agreed connection point, forms part of the approved planning consent and has been developed and approved through the appropriate statutory processes. The connection is therefore being made to the closest suitable Thames Water asset.

Why can't the drainage connect to the Heyford Park treatment plant?

This option was fully reviewed during the design process.

It is important to clarify that the Heyford Park treatment plant is not part of an adopted Thames Water sewerage network, but a private treatment facility operated by Dorchester Living. Utilising this asset to serve the development would require significant upgrades and is neither a viable nor an approved solution.

Why can't the works be carried out only during off-peak hours or using single-lane traffic management?

The nature of the works means that a full road closure is required throughout the construction period. Restricting the closure to certain times of day or operating a single-lane traffic management system is not feasible due to the depth of excavation, the extent of the works and the location of existing underground services. These arrangements would not provide a safe working environment or a safe route for road users.

Will emergency services still have access?

We appreciate the importance of ensuring that emergency services can continue to operate effectively throughout the works.

The contractor will comply with all obligations and permit requirements set out by Oxfordshire County Council's Network Management Team throughout the works.

What arrangements are being made for the No. 25 bus service?

Discussions with the bus operator are ongoing regarding the operation of the service during the works.

What consideration has been given to local businesses?

We recognise that these works will inevitably cause some temporary disruption to local businesses and those who regularly use Camp Road.

The proposed traffic management arrangements have been reviewed in detail with Oxfordshire County Council. The agreed solution has been developed to provide the simplest and safest traffic management arrangement for the scheme whilst allowing the works to be completed as efficiently as possible.

What alternative construction methods were considered?

Two principal construction methods were considered: traditional trench excavation and directional drilling.

Directional drilling was discounted because of the extent of existing underground services within the area, which would have introduced an unacceptable risk of damaging existing infrastructure. Traditional trench excavation was therefore identified as the appropriate construction method.

What measures will be taken to minimise disruption?

We appreciate these works will inevitably cause temporary disruption.

Every effort will be made to complete the works safely and as efficiently as possible. The programme will be closely monitored throughout the construction period, traffic management has been designed to provide the simplest and safest arrangement for the works, access to properties will be maintained, and pedestrian access will remain available with traffic marshals on site to assist where required.

What happens if the works overrun beyond 31 December 2026?

The works are programmed to be completed within the permitted period ending on 31 December 2026. Progress will be closely monitored throughout the project to ensure the programme remains on track.

Why were residents only informed shortly before the works commenced?

We appreciate that residents would have welcomed earlier notification and apologise for the relatively short notice provided.

Unfortunately, we were only able to issue notification once the necessary road closure permit had been granted by Oxfordshire County Council. As the permit was only approved shortly before communications were issued, we were unable to provide residents with earlier confirmation of the works.

Should Oxfordshire County Council have consulted residents before approving the closure?

Any questions relating to Oxfordshire County Council's consultation processes or statutory decision-making should be directed to the Council, as these fall outside of our control.

Will access to my property be maintained?

Yes. Access to residential properties will be maintained throughout the works. Should any temporary changes to individual access arrangements become necessary, affected residents will be contacted in advance wherever reasonably practicable.

Will pedestrian access be maintained?

Yes. Pedestrian access will be maintained throughout the works, with traffic marshals on site to assist residents where required.

What about concerns regarding the capacity of the sewerage network?

Thames Water has been consulted throughout the planning process and is responsible for assessing the capacity of its network and identifying any upgrades necessary to accommodate approved development. Where improvements are required to facilitate approved development, these are a matter for Thames Water.

Any concerns regarding the operation or effectiveness of the existing treatment works should therefore be raised directly with Thames Water, as this falls outside of our control.

What about PFAS contamination?

Our development is not affected by the PFAS issue identified elsewhere within the wider Heyford Park area, and no planning conditions relating to PFAS have been imposed on our site.

The matter referred to relates to land associated with a separate development being brought forward by another developer and is connected to the watercourse that passes through Heyford Park. Our works do not impact the affected watercourse or groundwater, and the drainage pipe being installed is impermeable, meaning it would neither be affected by, nor contribute to, the issue identified elsewhere in the area.