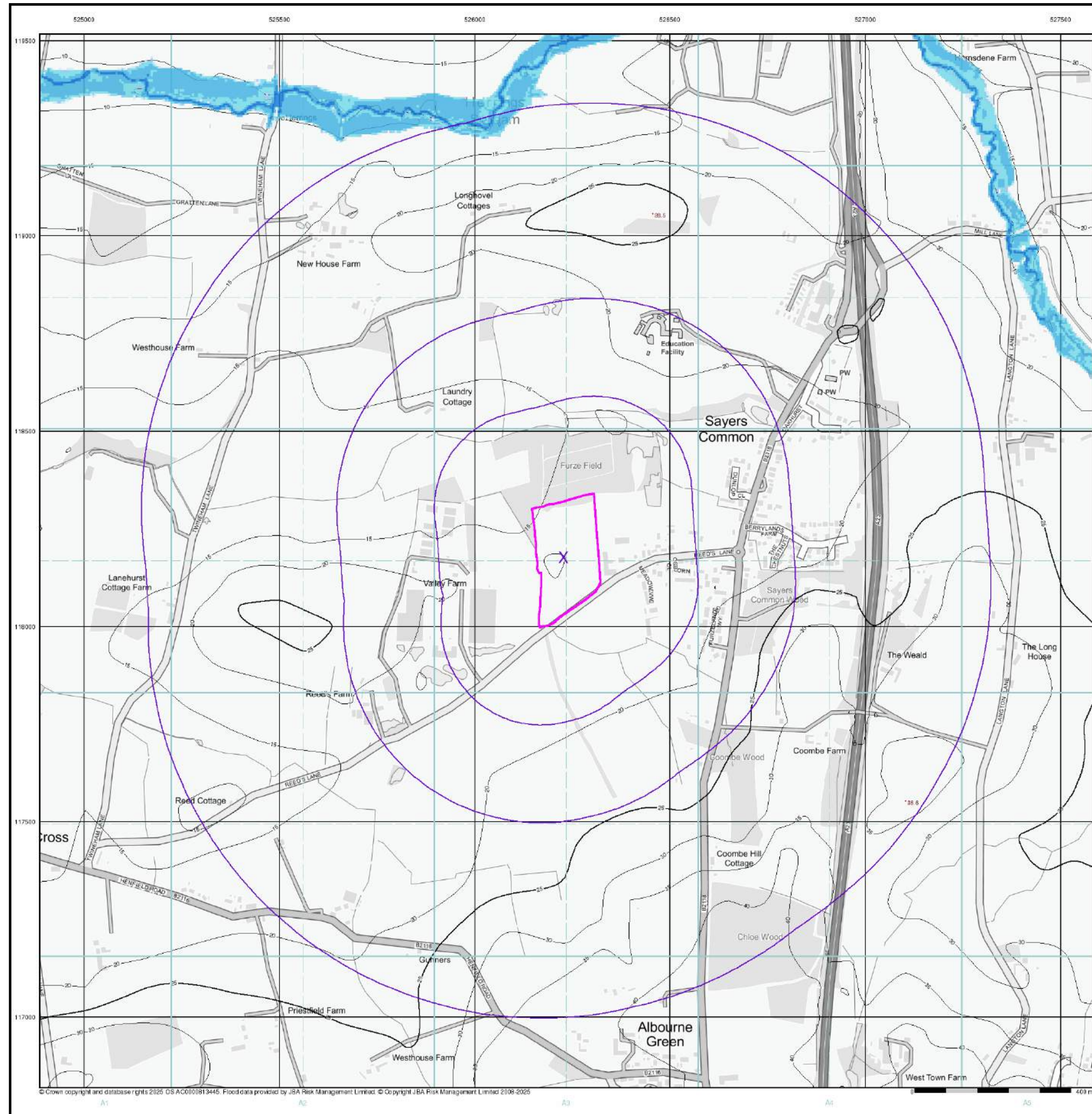




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motion

JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

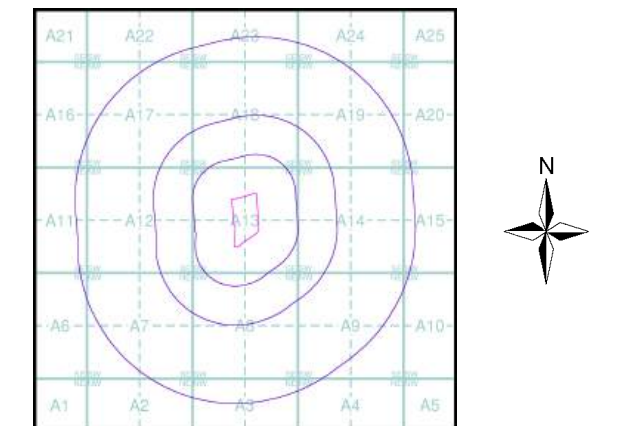
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.01m - 0.05m	0.01m - 0.05m
0.05m - 0.1m	0.05m - 0.1m
0.1m - 0.3m	0.1m - 0.3m
0.3m - 1m	0.3m - 1m
>1m	>1m

Contours (height in metres)

- Standard Contour: 105, 100, 95
- Master Contour: 105, 100, 95
- Spot Height: 167.8
- MLW: Mean Low Water
- MHW: Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A



Order Details

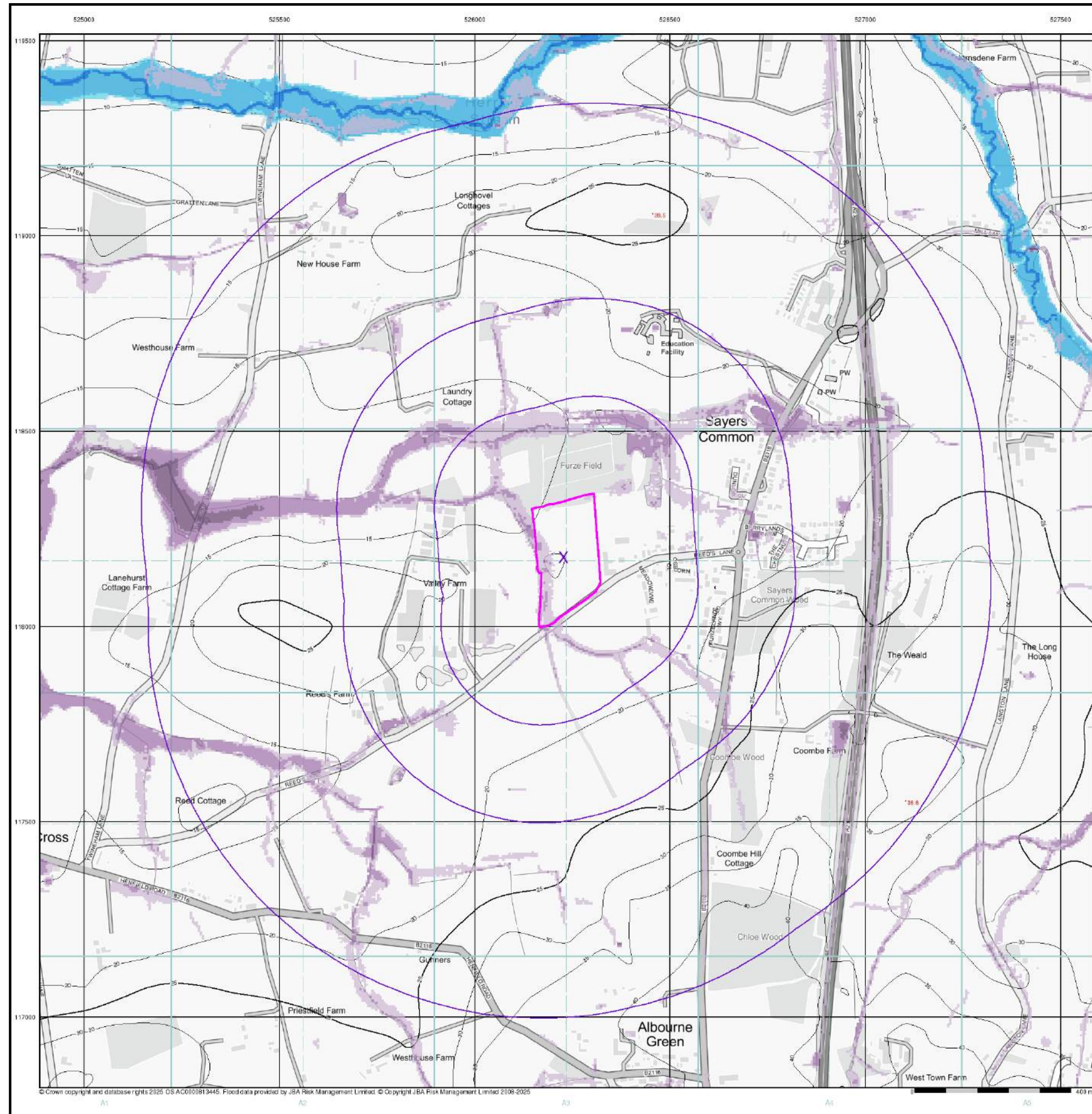
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
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Web: www.envirocheck.co.uk



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JBA 1000 Year Return Flood Map (Un defended) (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

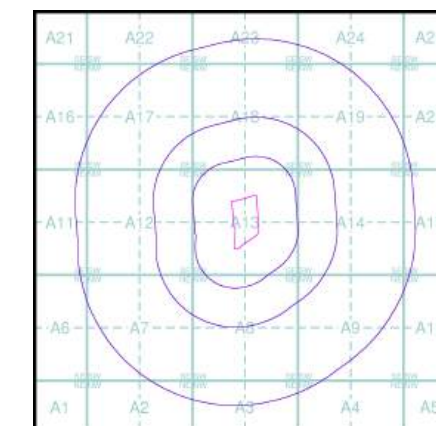
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
 0.1m	 0.01m - 0.05m	 0.01m - 0.05m
 0.1m - 0.3m	 0.05m - 0.1m	 0.05m - 0.1m
 0.3m - 1m	 0.1m - 0.3m	 0.1m - 0.3m
 >1m	 0.3m - 1m	 0.3m - 1m
	 >1m	 >1m

Contours (height in metres)

- Standard Contour  105  100  95
- Master Contour  100  95
- Spot Height  167.8
-  MLW Mean Low Water
-  MHW Mean High Water

JBA 1000 Year Return Flood Map (Un defended) - Slice A



Order Details

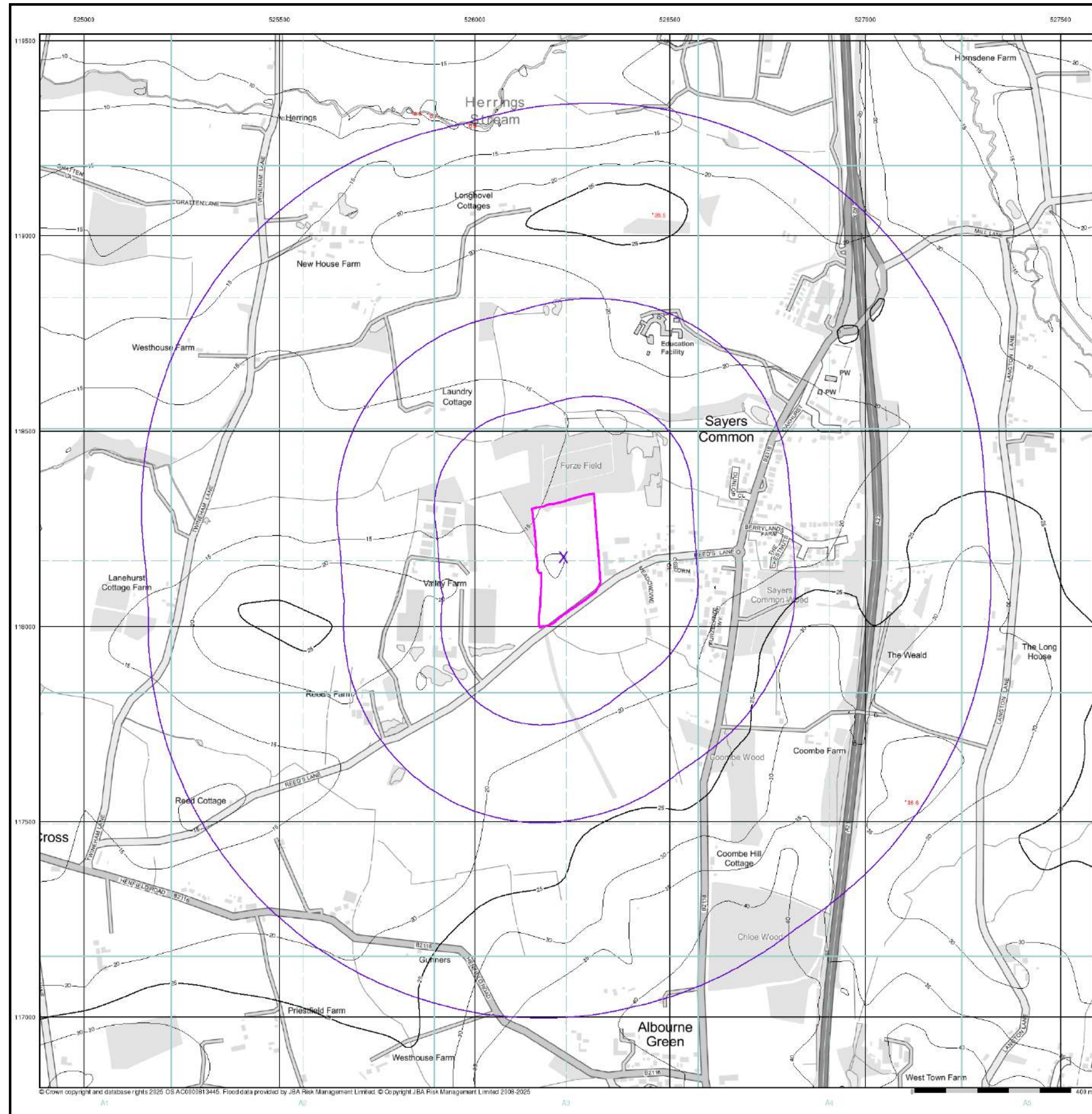
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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JBA Canal Failure Map (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

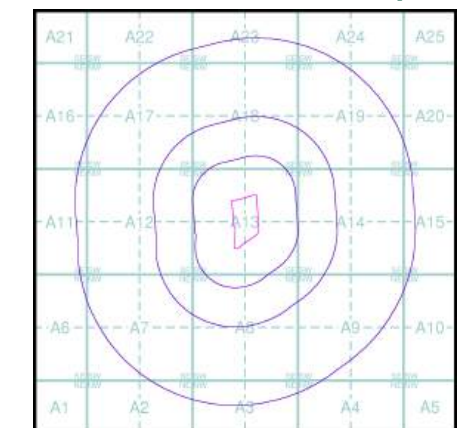
Flood Data

-  Canal Failure
-  Coverage

Contours (height in metres)

- Standard Contour     MLW  Mean Low Water
- Master Contour    MHV  Mean High Water
- Spot Height 

JBA Canal Failure Flood Map - Slice A



Order Details

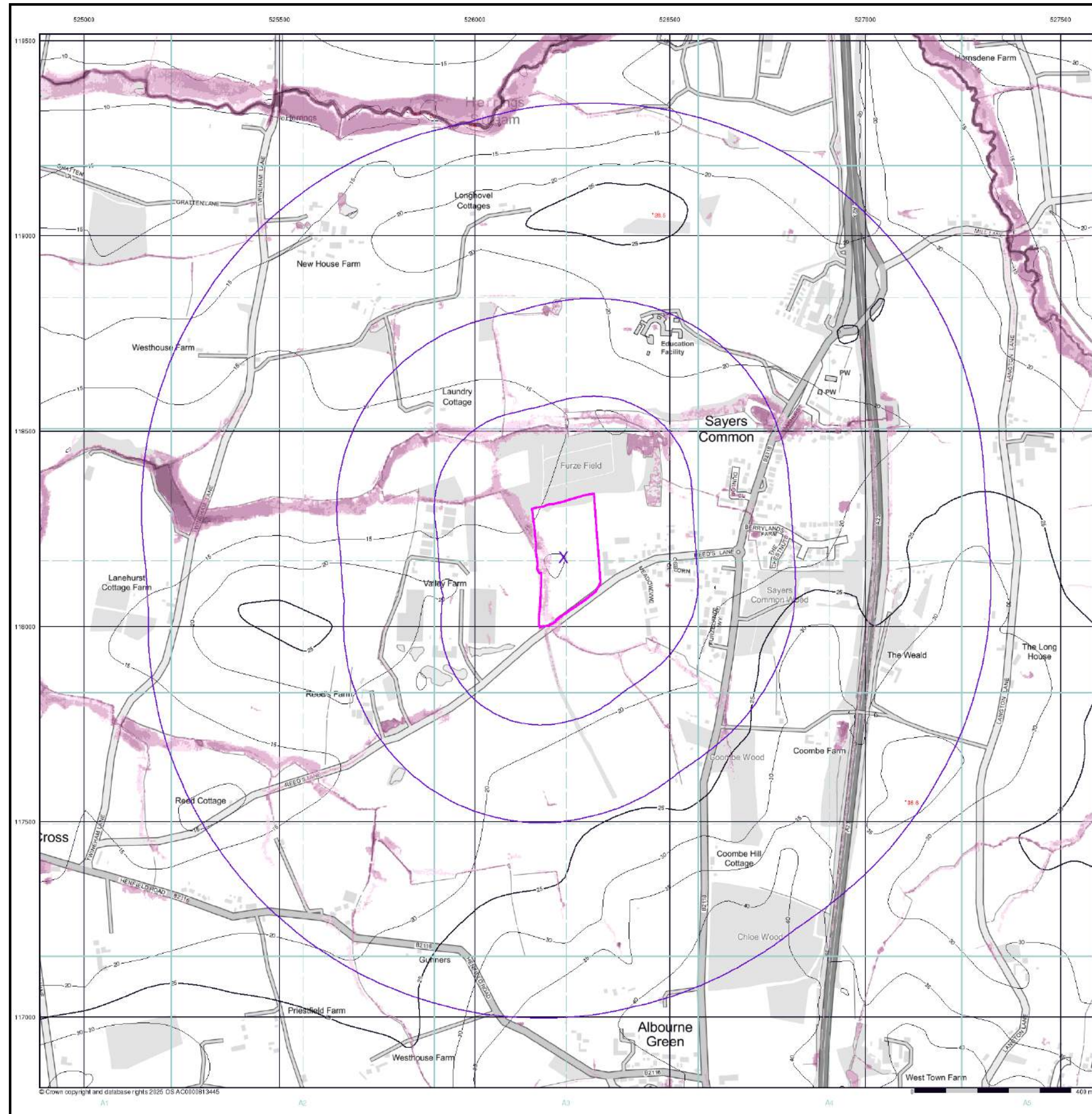
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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EA/NRW Surface Water 30 Year Return Depth Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Depth

- 0 - 0.15m
- 0.15 - 0.30m
- 0.30 - 0.60m
- 0.60 - 0.90m
- 0.90 - 1.20m
- > 1.20m

Contours (height in metres)

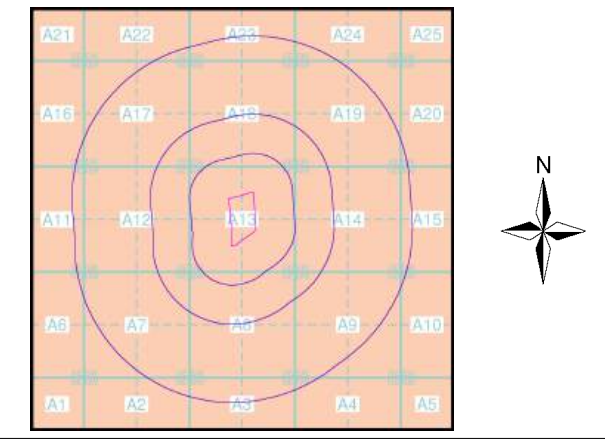
- Standard Contour
- Master Contour
- Spot Height

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

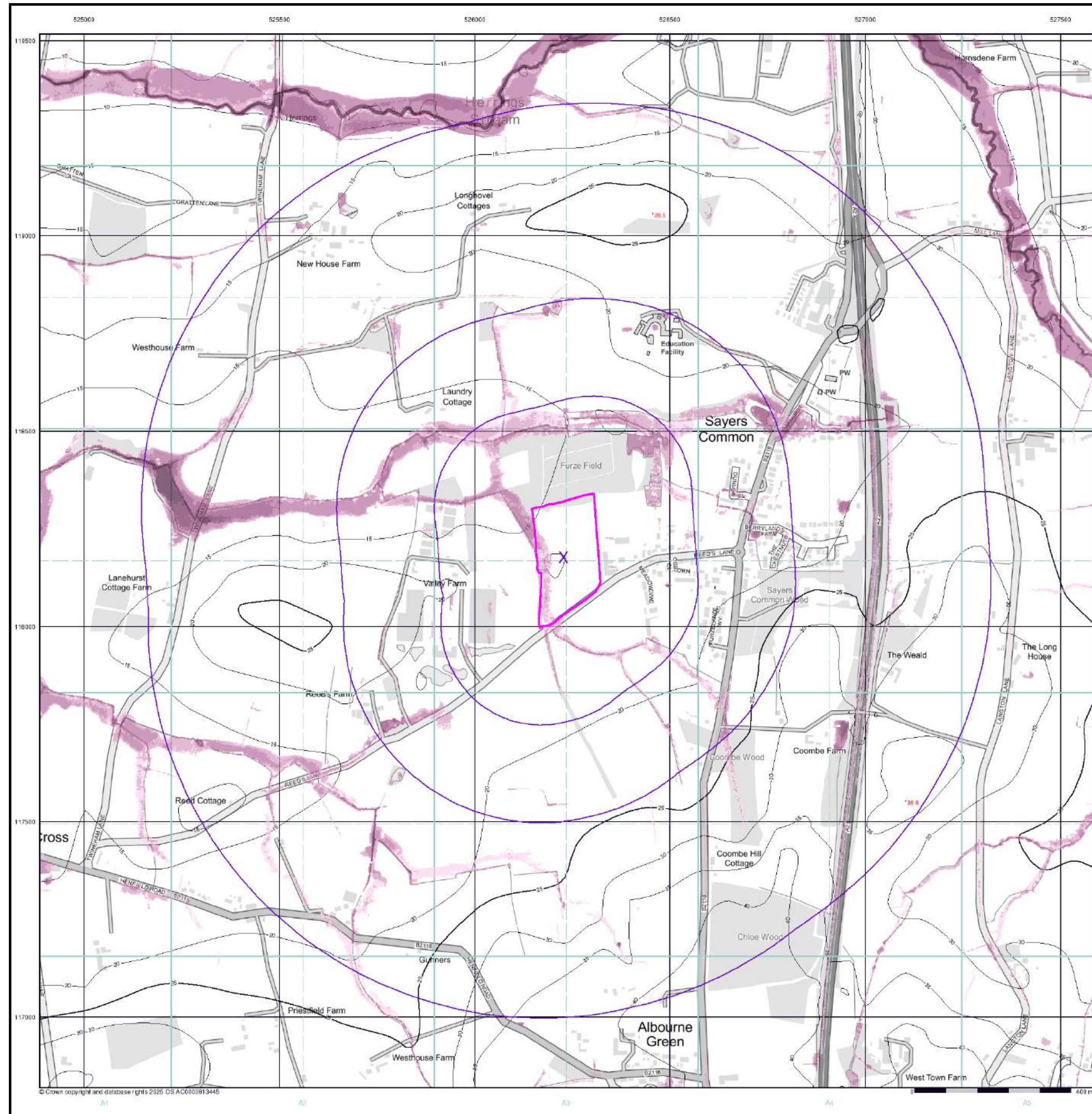


Order Details

Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS

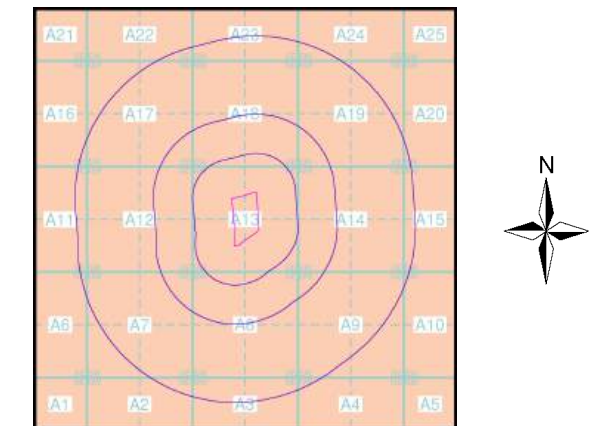


motion

EA/NRW Surface Water 100 Year Return Depth Map

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
- Surface Water Depth**
- 0 - 0.15m
 - 0.15 - 0.30m
 - 0.30 - 0.60m
 - 0.60 - 0.90m
 - 0.90 - 1.20m
 - > 1.20m
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
- Suitability**
- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EA/NRW Suitability Map - Slice A

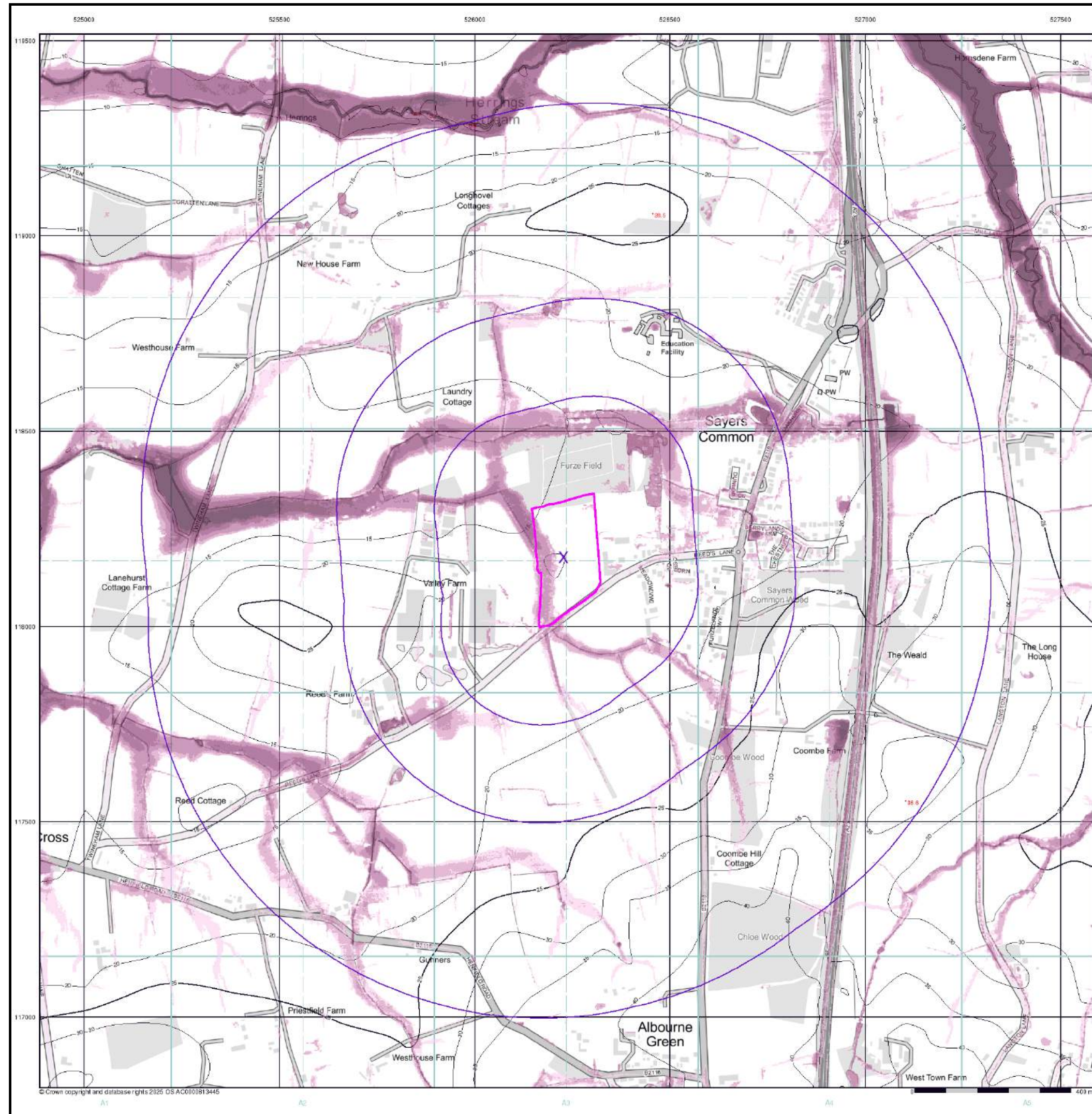


Order Details

Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS



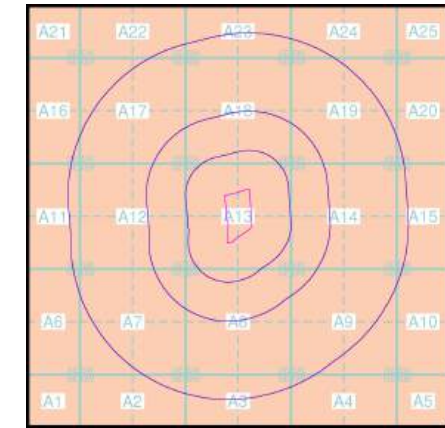
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EA/NRW Surface Water 1000 Year Return Depth Map (1:10,000)

- General**
-  Specified Site
 -  Specified Buffer(s)
 -  Bearing Reference Point
- Surface Water Depth**
-  0 - 0.15m
 -  0.15 - 0.30m
 -  0.30 - 0.60m
 -  0.60 - 0.90m
 -  0.90 - 1.20m
 -  > 1.20m
- Contours (height in metres)**
- Standard Contour  105  100  95
 - Master Contour  105  100  95
 - Spot Height  *167.8
- Suitability**
- See the suitability map below
-  National to county
 -  County to town
 -  Town to street
 -  Street to parcels of land
 -  Property

EA/NRW Suitability Map - Slice A

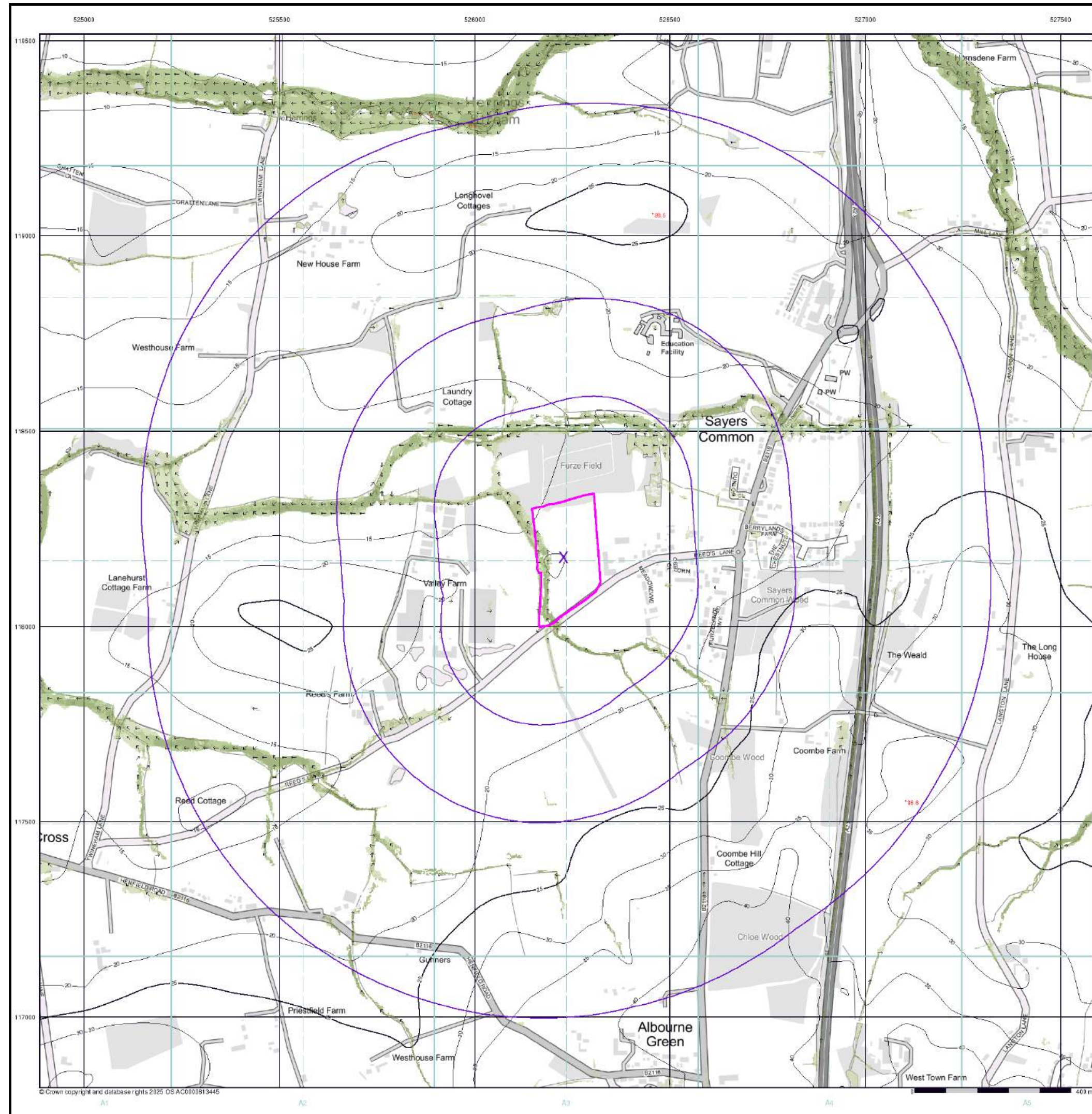


Order Details

Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASSOCKS, BN6 9LS



motion

EA/NRW Surface Water 30 Year Return Velocity and Flow Direction Map (1:10,000)

General

Specified Site Specified Buffer(s) Bearing Reference Point

Surface Water Velocity and Direction

0.00 - 0.25m/s
0.25 - 0.50m/s
0.50 - 1.00m/s
1.00 - 2.00m/s
> 2.00m/s

Flow Direction at maximum velocity

Contours (height in metres)

Standard Contour 105 100 95
Master Contour
Spot Height 167.8

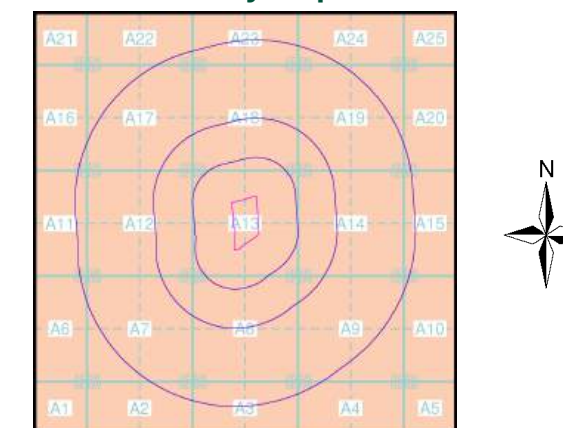
MLW Mean Low Water
MHW Mean High Water

Suitability

See the suitability map below

National to county
County to town
Town to street
Street to parcels of land
Property

EA/NRW Suitability Map - Slice A



Order Details

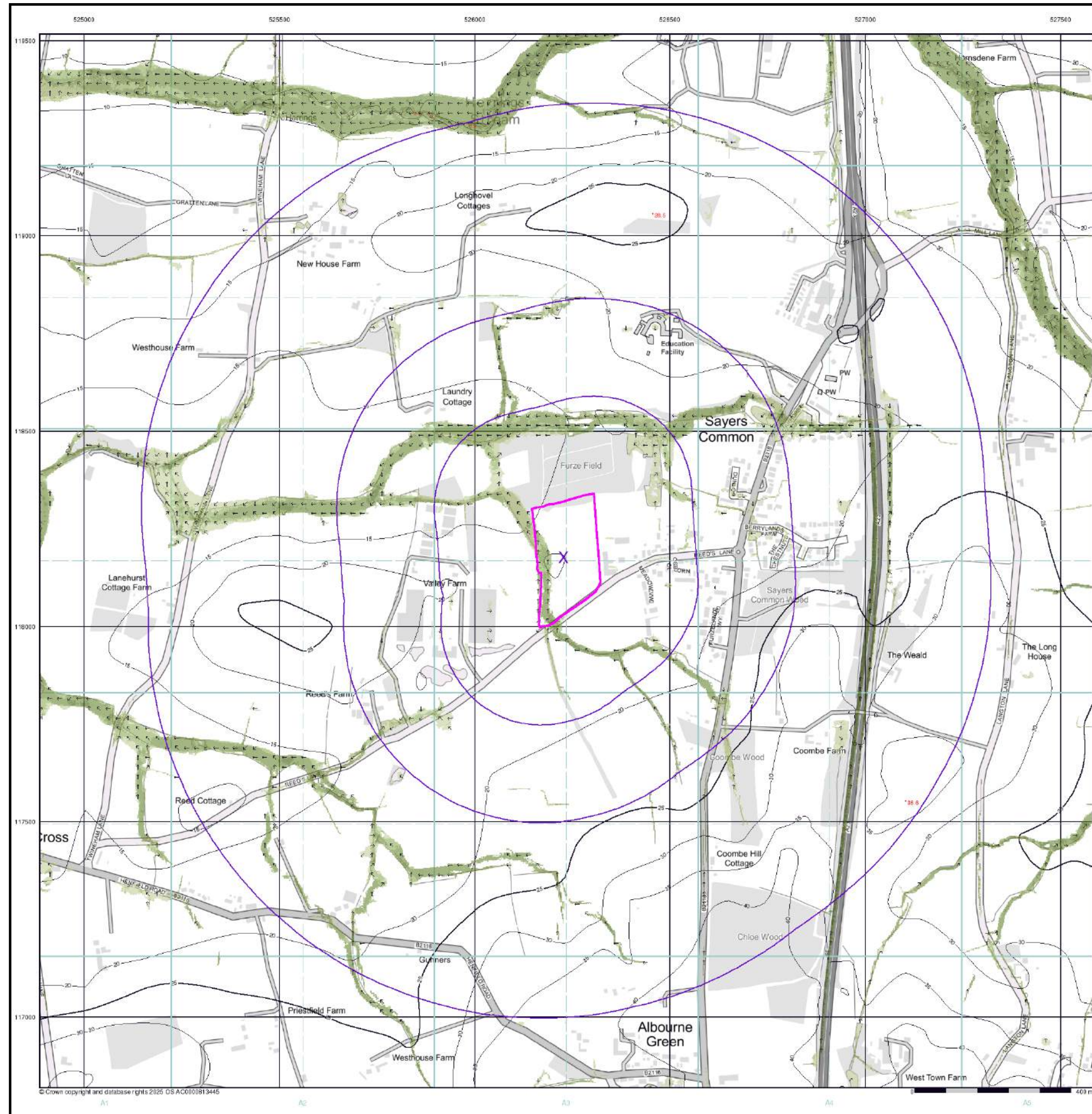
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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Landmark
INFORMATION GROUP

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Web: www.envirocheck.co.uk

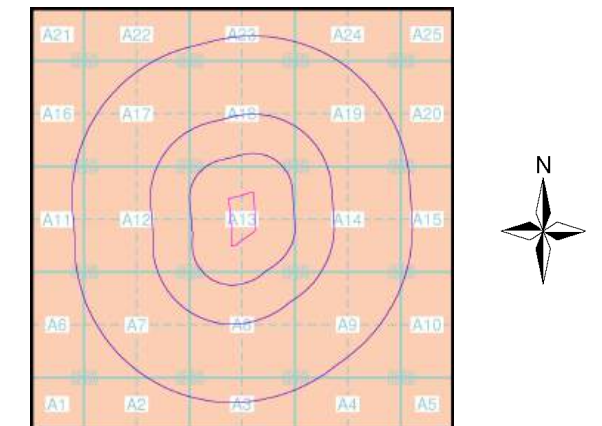


motion

EA/NRW Surface Water 100 Year Return Velocity and Flow Direction Map (1:10,000)

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
- Surface Water Velocity and Direction**
- 0.00 - 0.25m/s
 - 0.25 - 0.50m/s
 - 0.50 - 1.00m/s
 - 1.00 - 2.00m/s
 - > 2.00m/s
 - Flow Direction at maximum velocity
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
 - MLW Mean Low Water
 - MHW Mean High Water
- Suitability**
- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EA/NRW Suitability Map - Slice A



Order Details

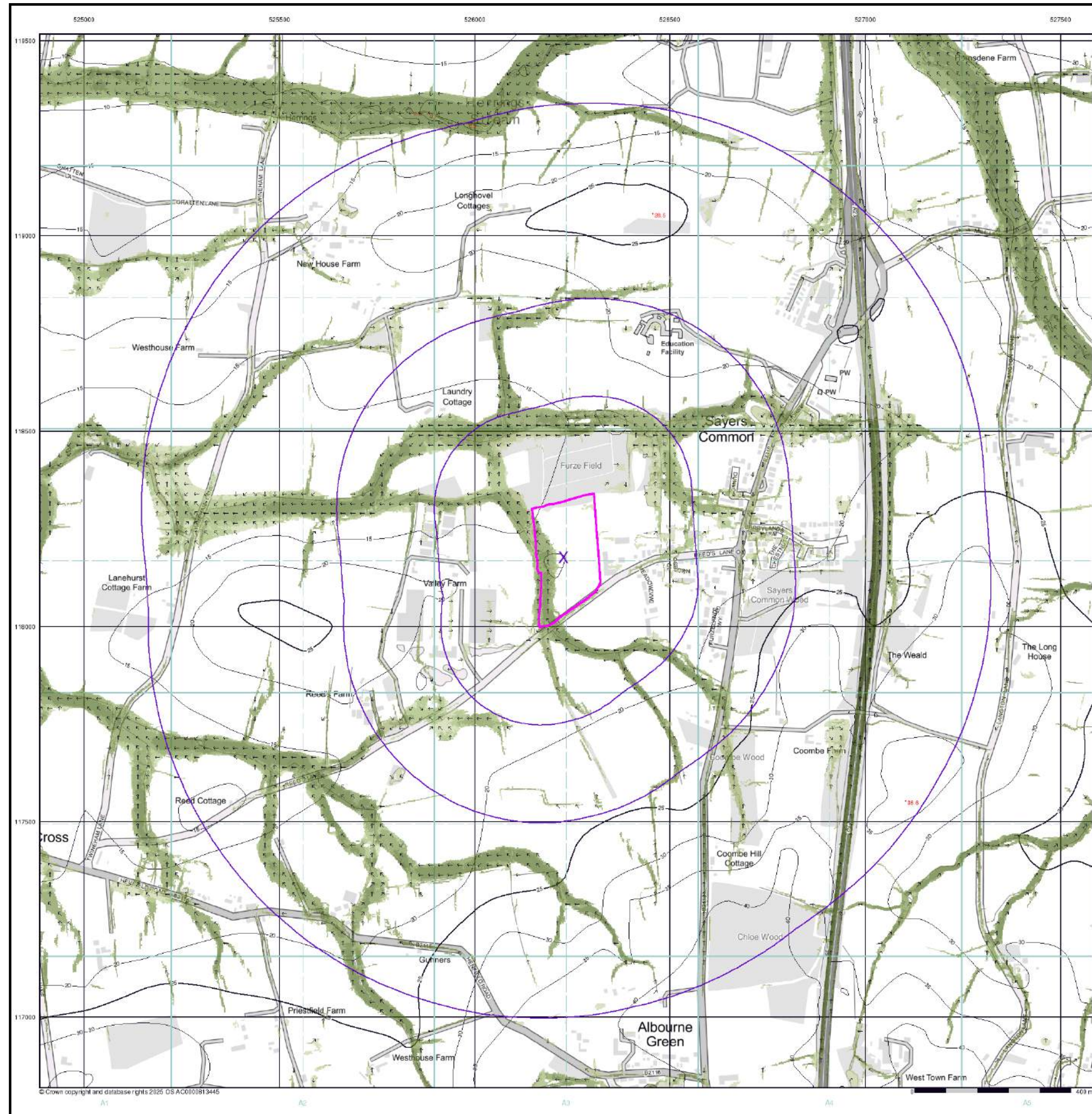
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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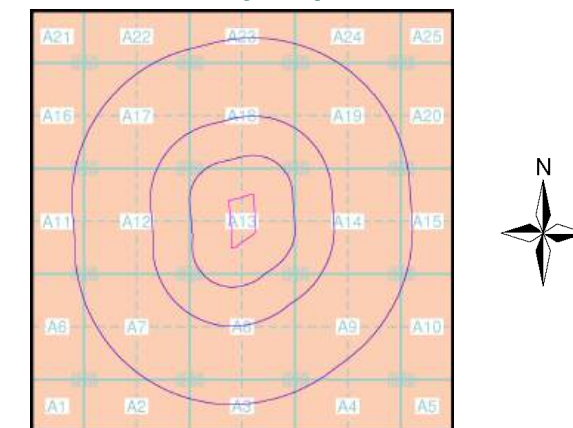


motion

EA/NRW Surface Water 1000 Year Return Velocity and Flow Direction Map (1:10,000)

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
- Surface Water Velocity and Direction**
- 0.00 - 0.25m/s
 - 0.25 - 0.50m/s
 - 0.50 - 1.00m/s
 - 1.00 - 2.00m/s
 - > 2.00m/s
- Flow Direction at maximum velocity
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
- MLW Mean Low Water
- MHW Mean High Water
- Suitability**
- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

EA/NRW Suitability Map - Slice A



Order Details

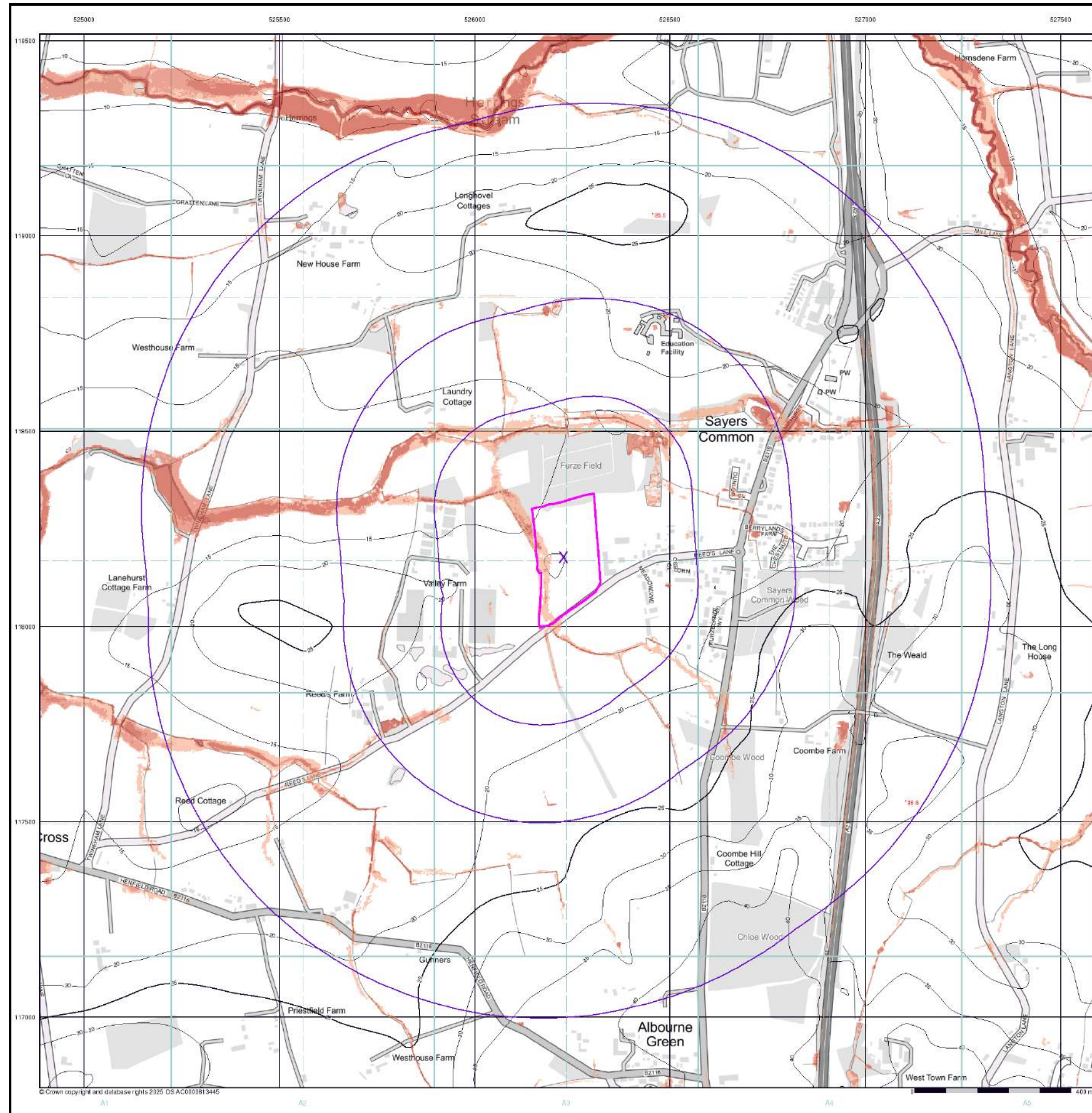
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS

Landmark
INFORMATION GROUP

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Web: www.envirocheck.co.uk



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EA/NRW Surface Water 30 Year Return Hazard Rating Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height

MLW Mean Low Water
MHW Mean High Water

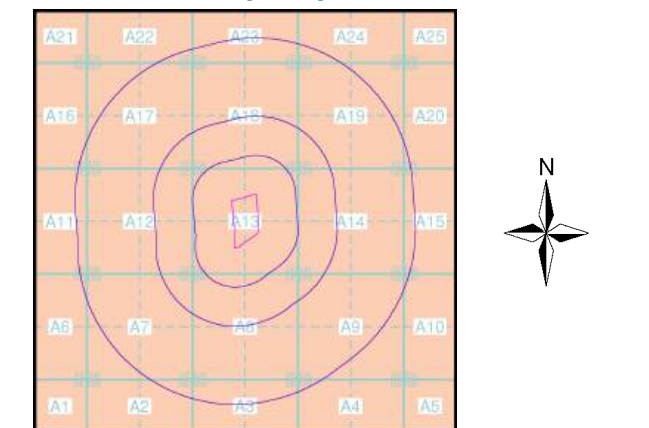
*167.8

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

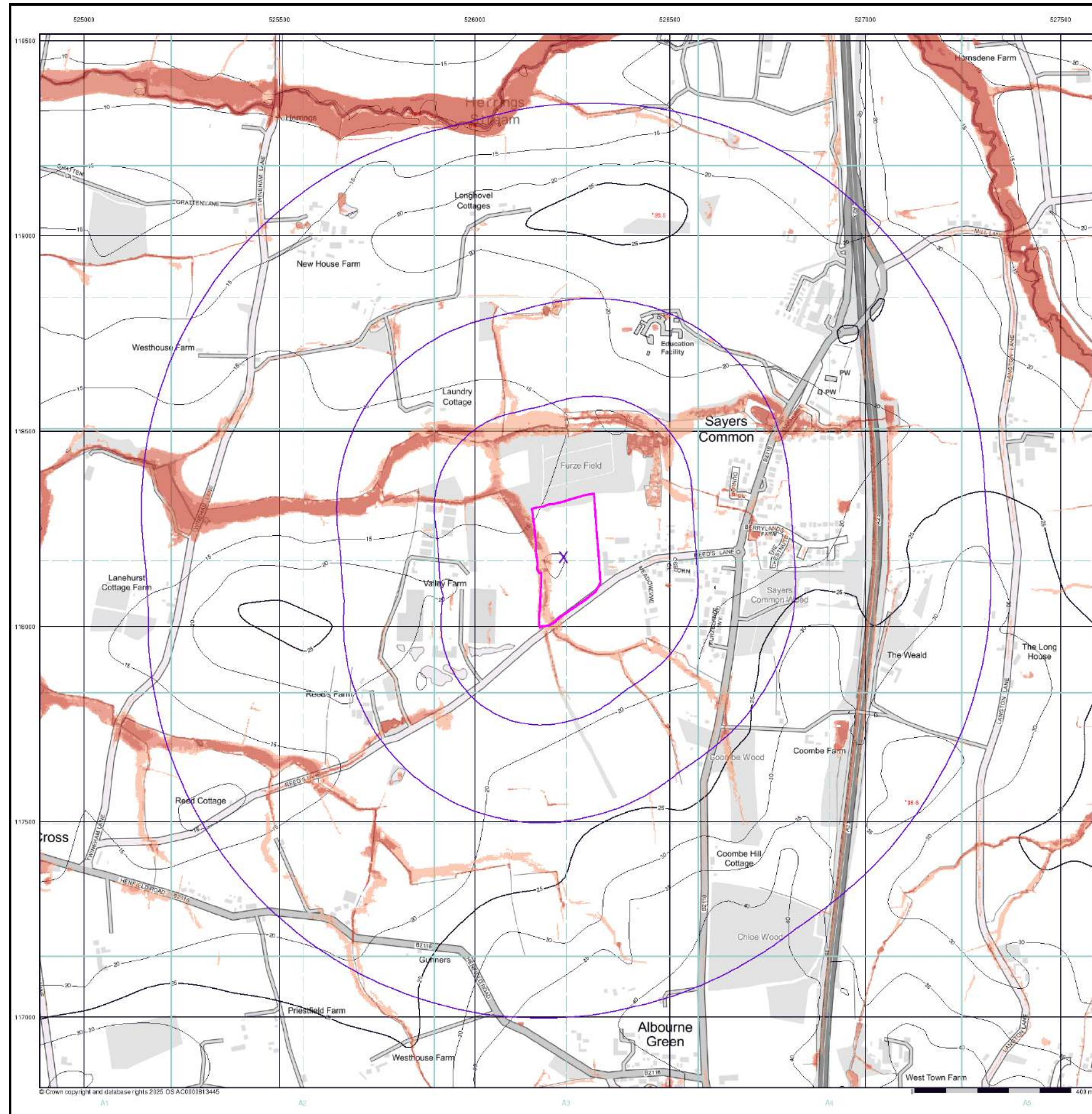


Order Details

Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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EA/NRW Surface Water 100 Year Return Hazard Rating Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Surface Water Hazard Rating

- Low (0.5 – 0.75)
- Moderate (0.75 – 1.25)
- Significant (1.25 – 2.0)
- Extreme (>2.0)

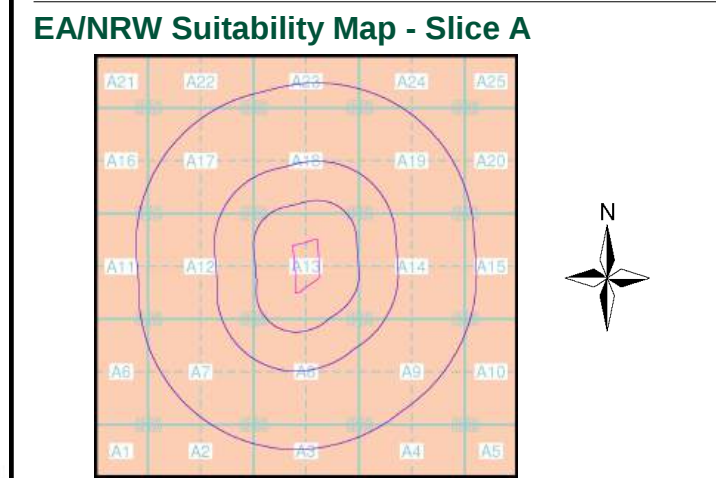
Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

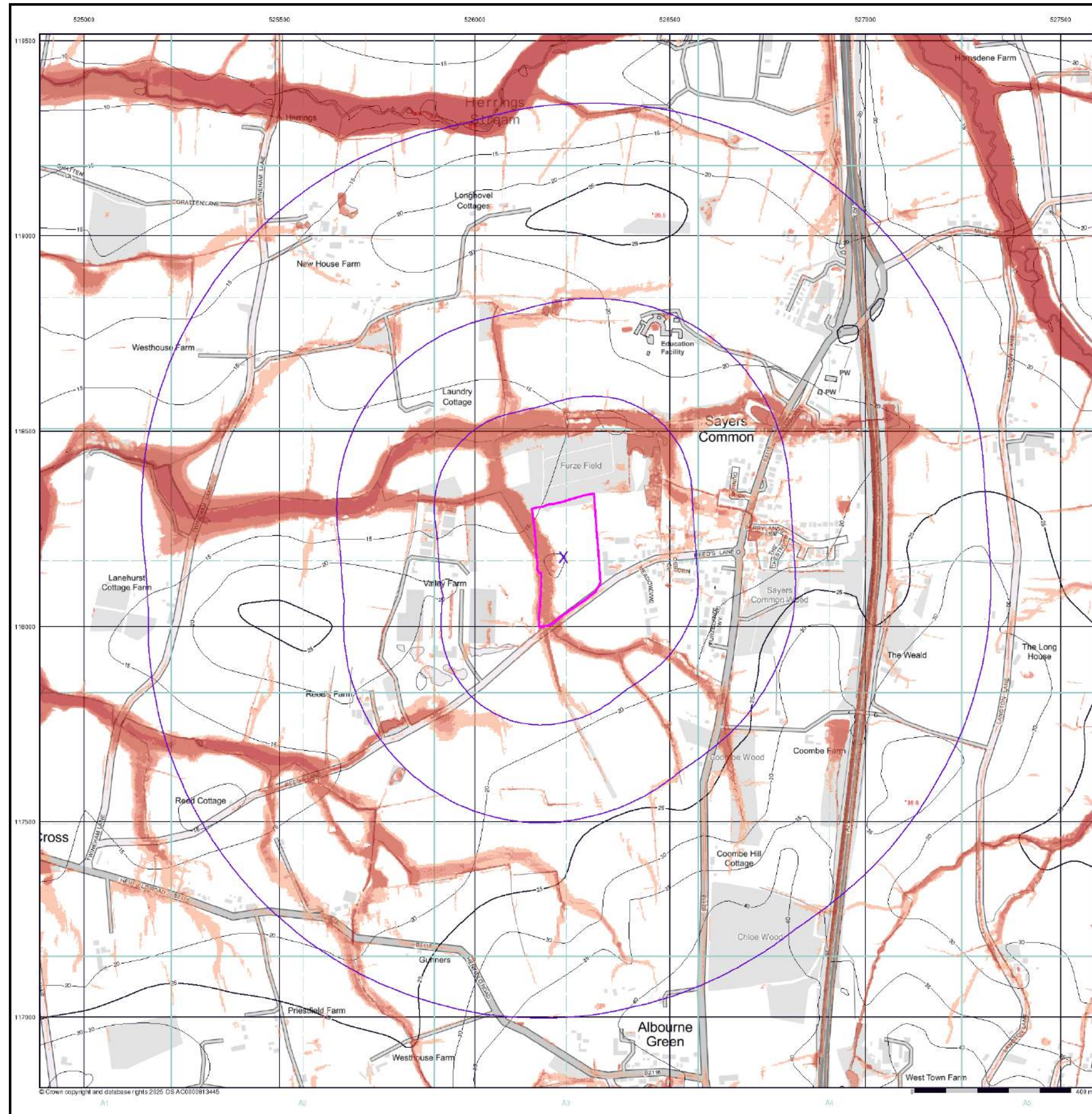


Order Details

Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS

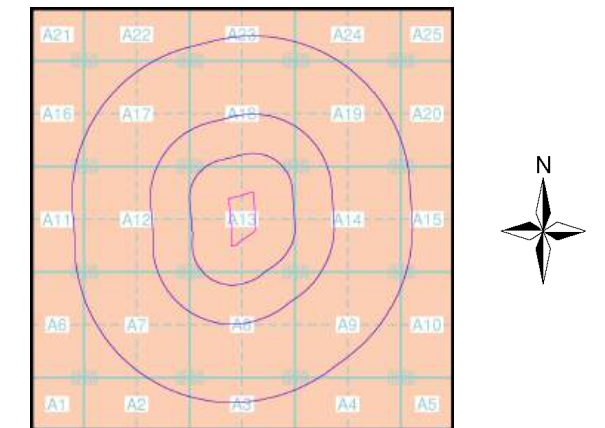


motion

EA/NRW Surface Water 1000 Year Return Hazard Rating Map (1:10,000)

- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
- Surface Water Hazard Rating**
- Low (0.5 – 0.75)
 - Moderate (0.75 – 1.25)
 - Significant (1.25 – 2.0)
 - Extreme (>2.0)
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
- Suitability**
- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property
- MLW** Mean Low Water
MHW Mean High Water
- *167.8

EA/NRW Suitability Map - Slice A



Order Details

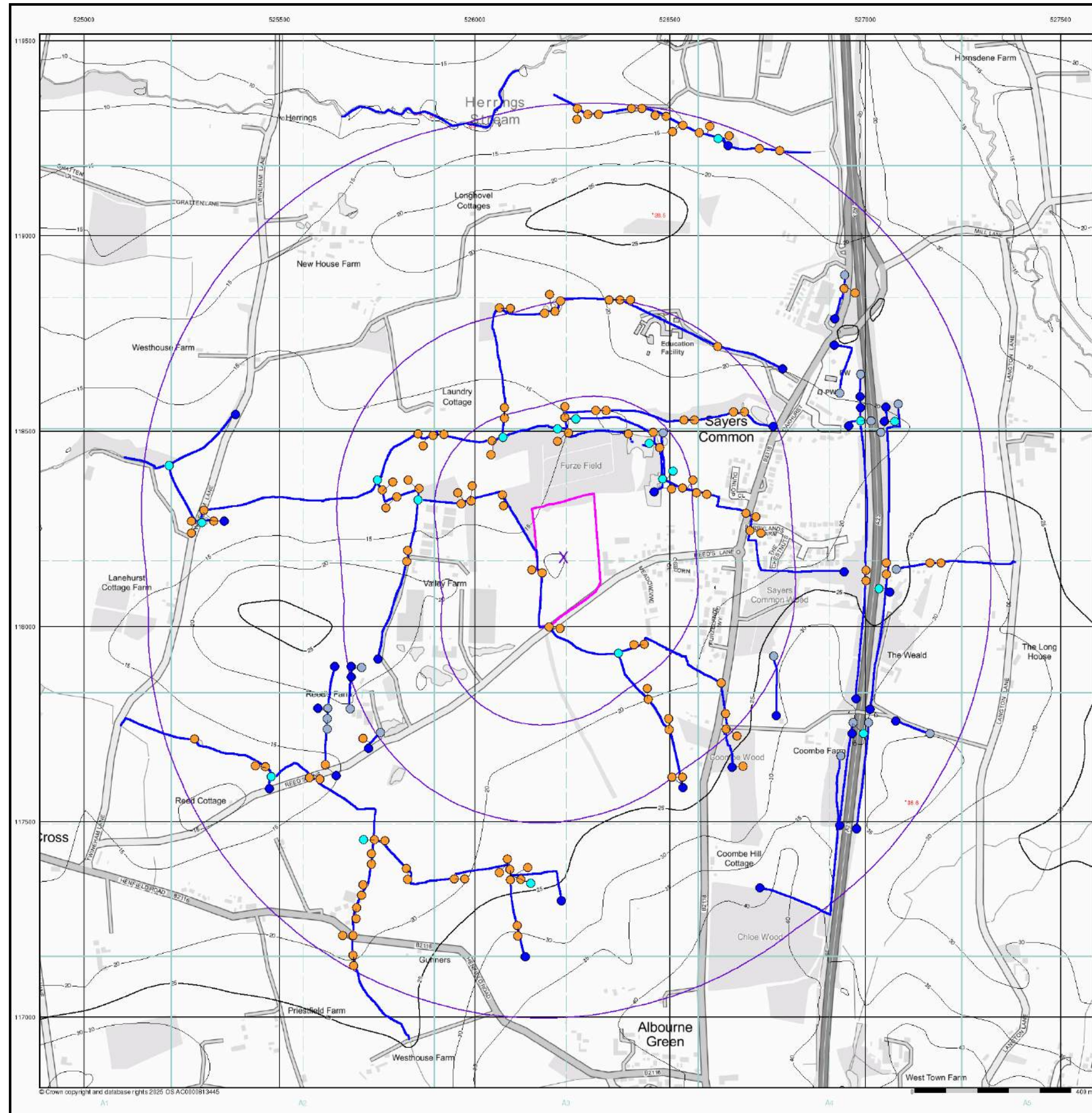
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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Landmark
INFORMATION GROUP

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OS Water Network Lines Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

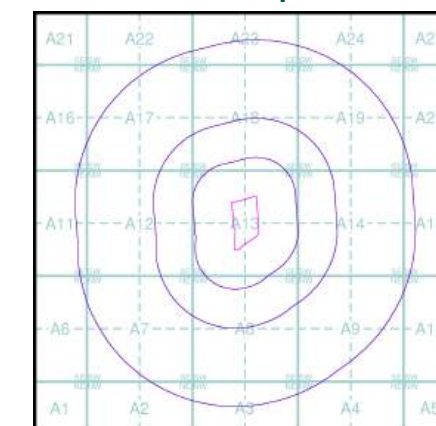
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |
| Junction | Source |
| Outlet | Other |
| Pseudo | |

Contours (height in meters)

- Standard Contour 105
- Master Contour 100
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

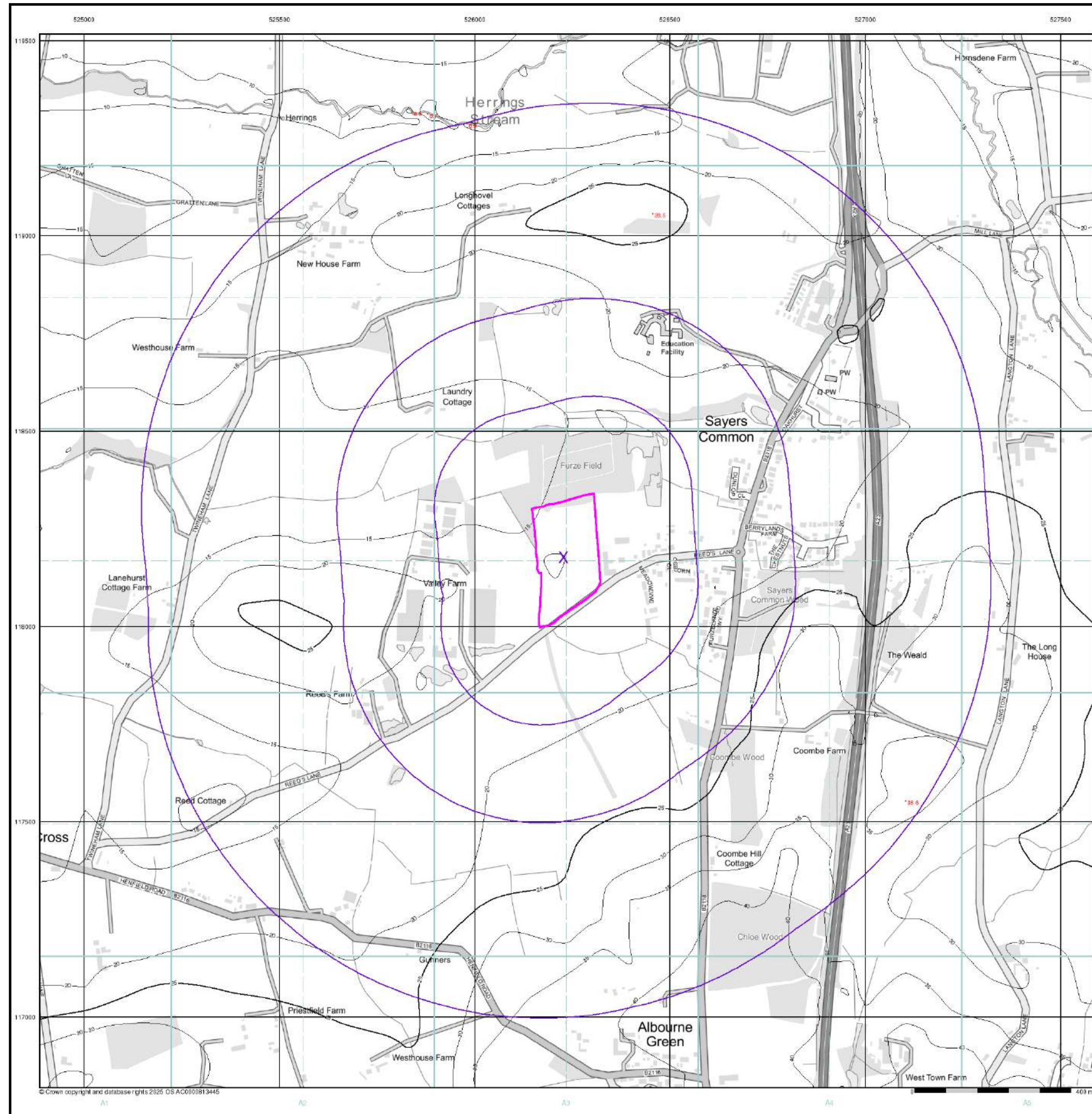
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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EANRW Historic Flood Map (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID

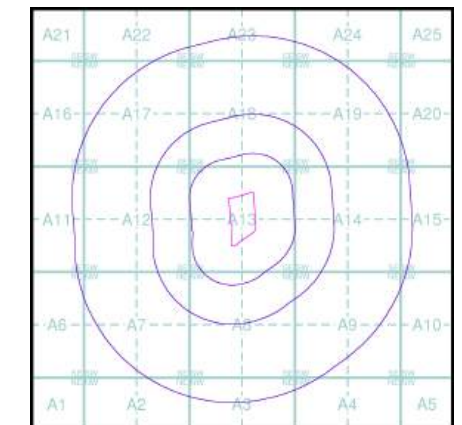
Historic Flood Events Data

- | | |
|--|--|
|  Channel Capacity Exceeded (no raised defences) |  Obstruction/Blockage - Culvert |
|  Channel Capacity Exceeded /Surface Water |  Obstruction/Blockage - Debris Screen |
|  Groundwater/High Water Table |  Operational Failure/ Breach of Defence |
|  Local Drainage/Surface Water |  Other |
|  Mechanical Failure |  Overtopping of Defences |
|  Obstruction/Blockage - Bridge |  Surface Water |
|  Obstruction/Blockage - Channel |  Unknown |
|  Historical Flood Liabilities | |

Contours (height in metres)

- Standard Contour  105  MLW Mean Low Water
- Master Contour  100  MHW Mean High Water
- Spot Height  167.8

EANRW Historic Flood Map - Slice A



Order Details

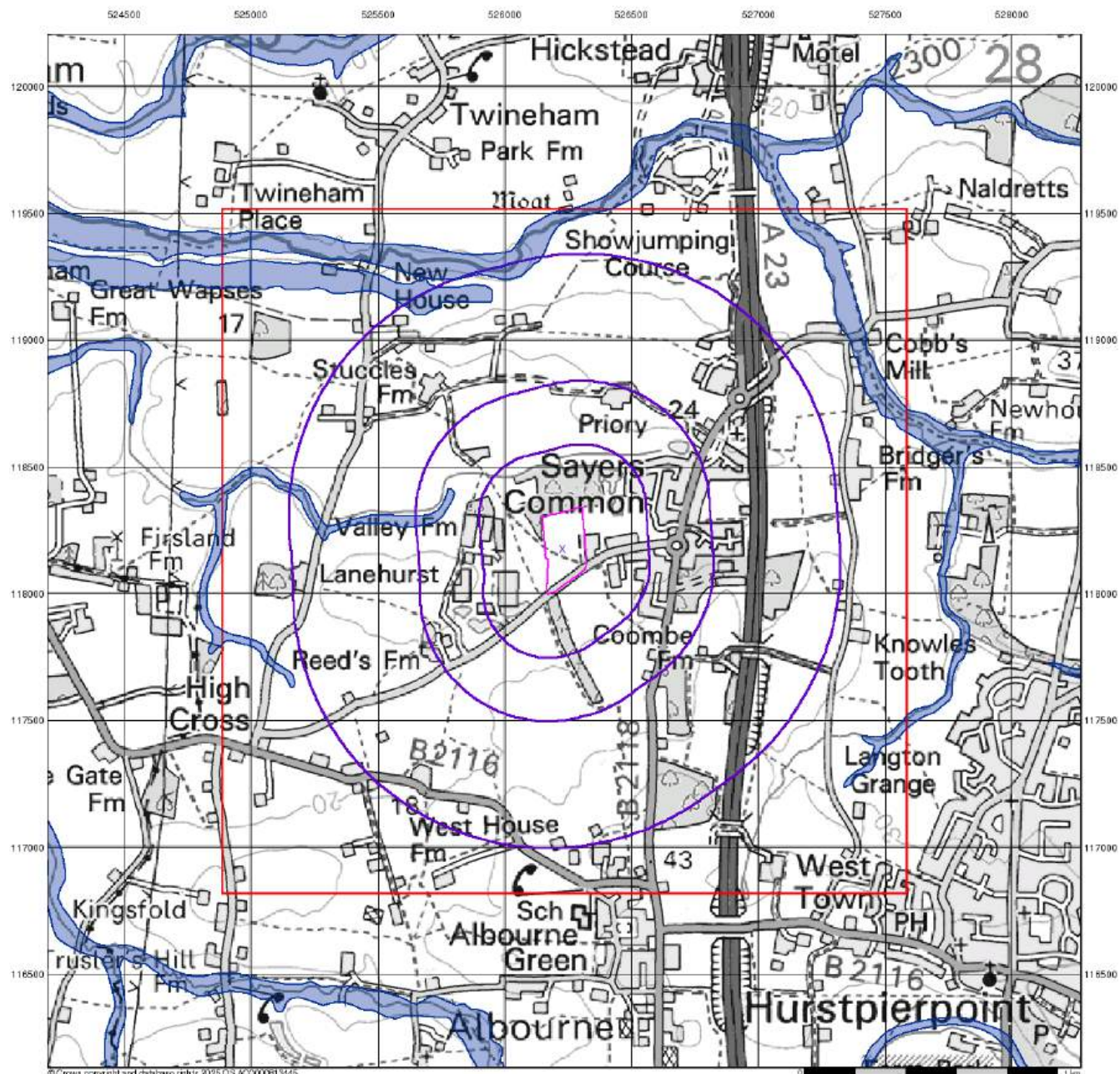
Order Number: 390288130_1_1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

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motion BGS Flood Data (1:50,000)

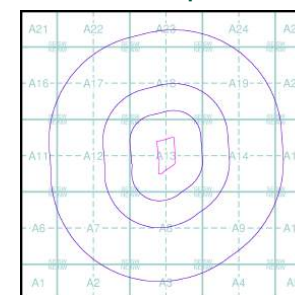
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

BGS Geological Indicators of Flooding

-  Coastal
-  Inland
-  Bodies of Water

BGS Flood Data Map - Slice A



Order Details

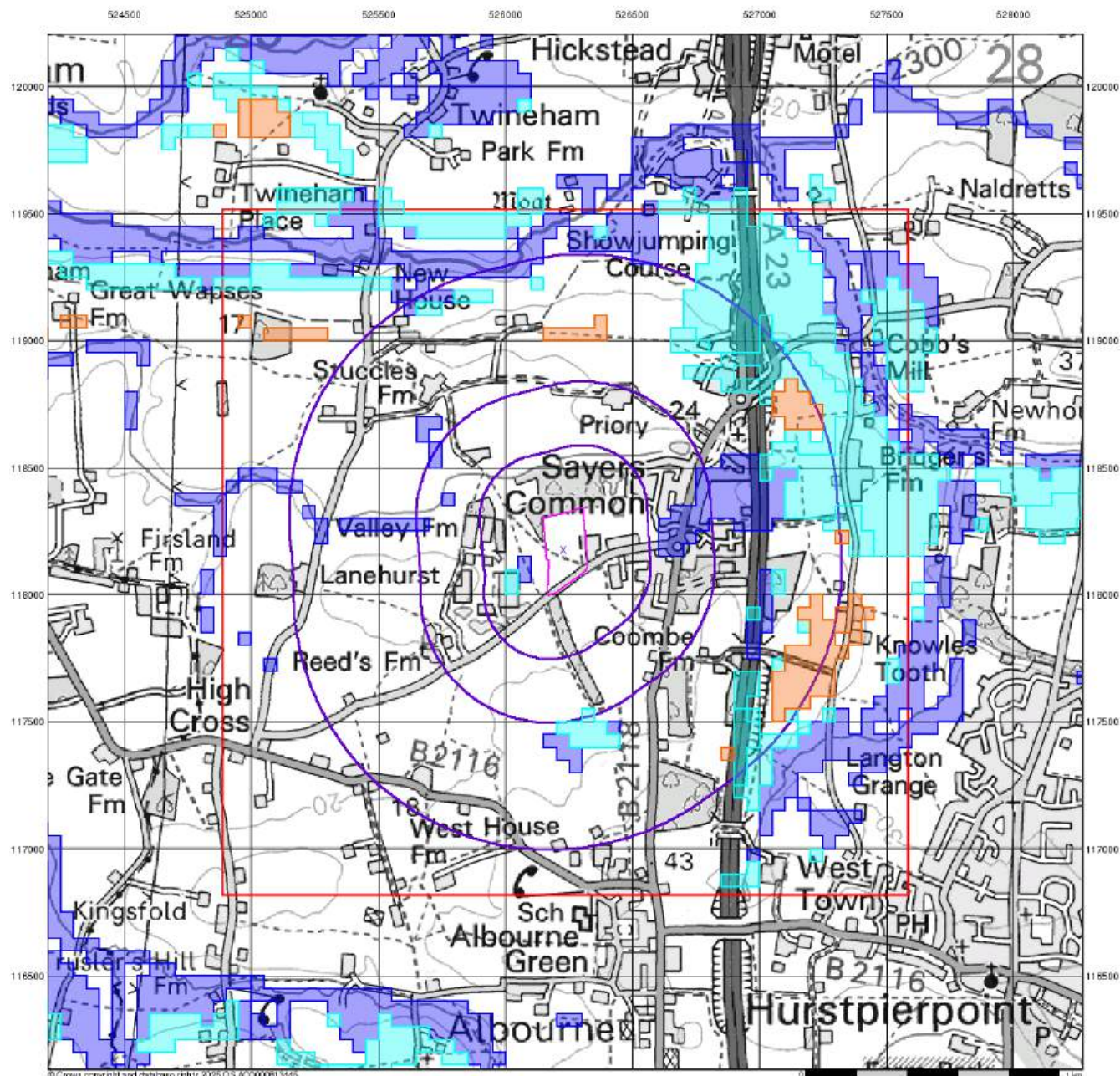
Order Number: 390288130 1.1
 Customer Ref: 1rdsay 2406076
 National Grid Reference: 526230, 118180
 Slice: A
 Site Area (Ha): 4.37
 Search Buffer (m): 1000

Site Details

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motion BGS Flood Data (1:50,000)

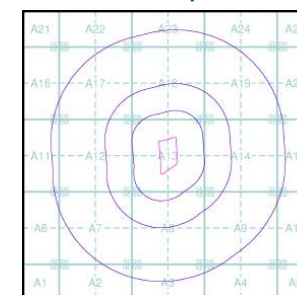
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

BGS Groundwater Flooding Susceptibility

-  Potential for Groundwater Flooding to Occur at Surface
-  Potential for Groundwater Flooding of Property Situated Below Ground Level
-  Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A



Order Details

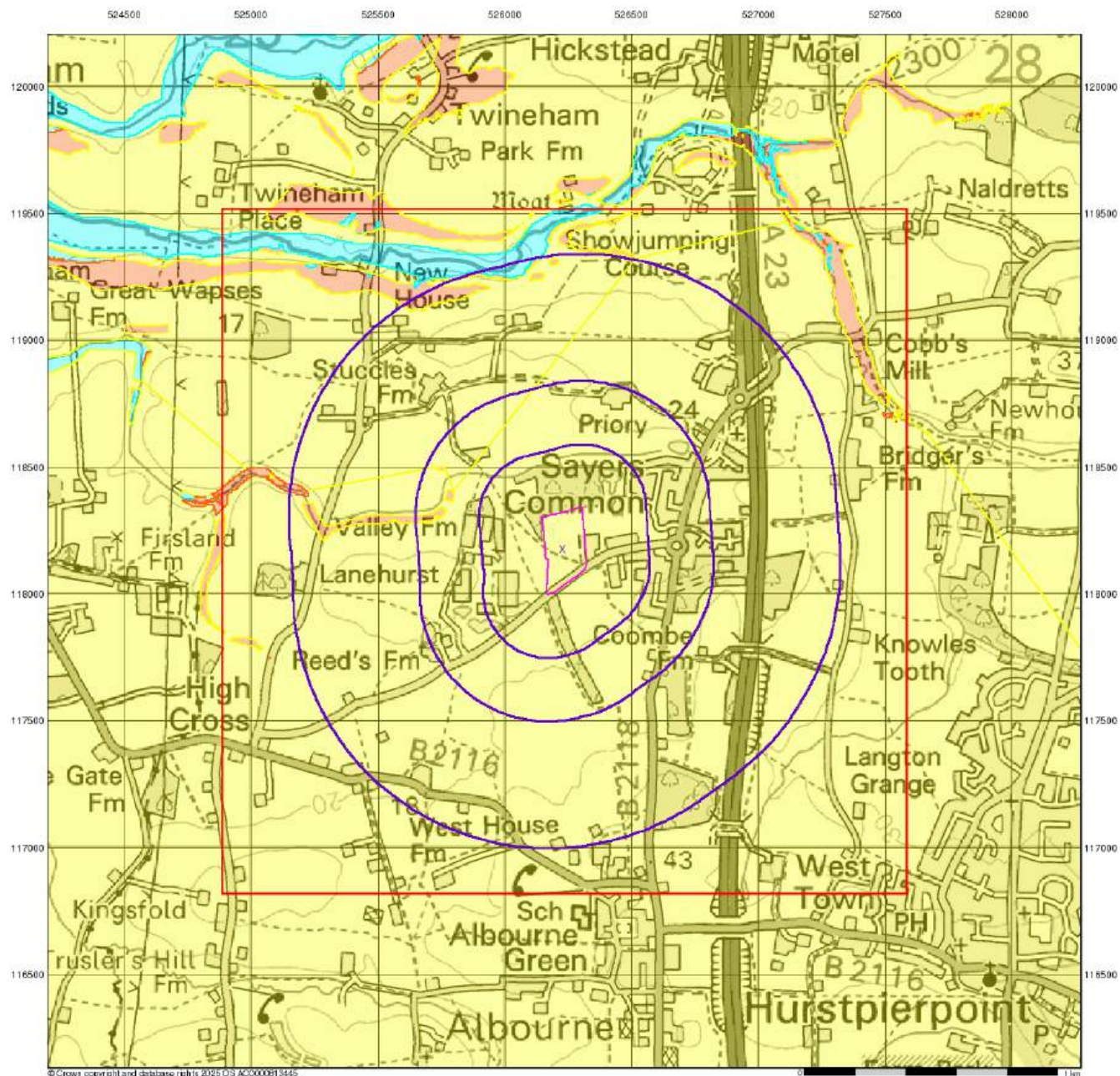
Order Number: 390288130 1 1
 Customer Ref: 1rdsay 2406076
 National Grid Reference: 526230, 118180
 Slice: A
 Site Area (Ha): 4.37
 Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASSOCKS, BN6 9LS

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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GeoSmart Information Groundwater Flood Map (1:50,000)

General

Specified Site Specified Buffer(s) X Bearing Reference Point

Slice

GeoSmart Information Groundwater Flooding Risk

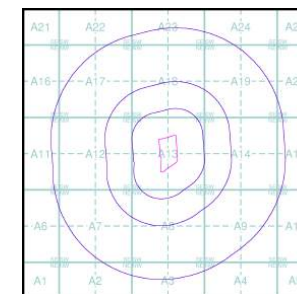
High Risk

Moderate Risk

Low Risk

Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A



Order Details

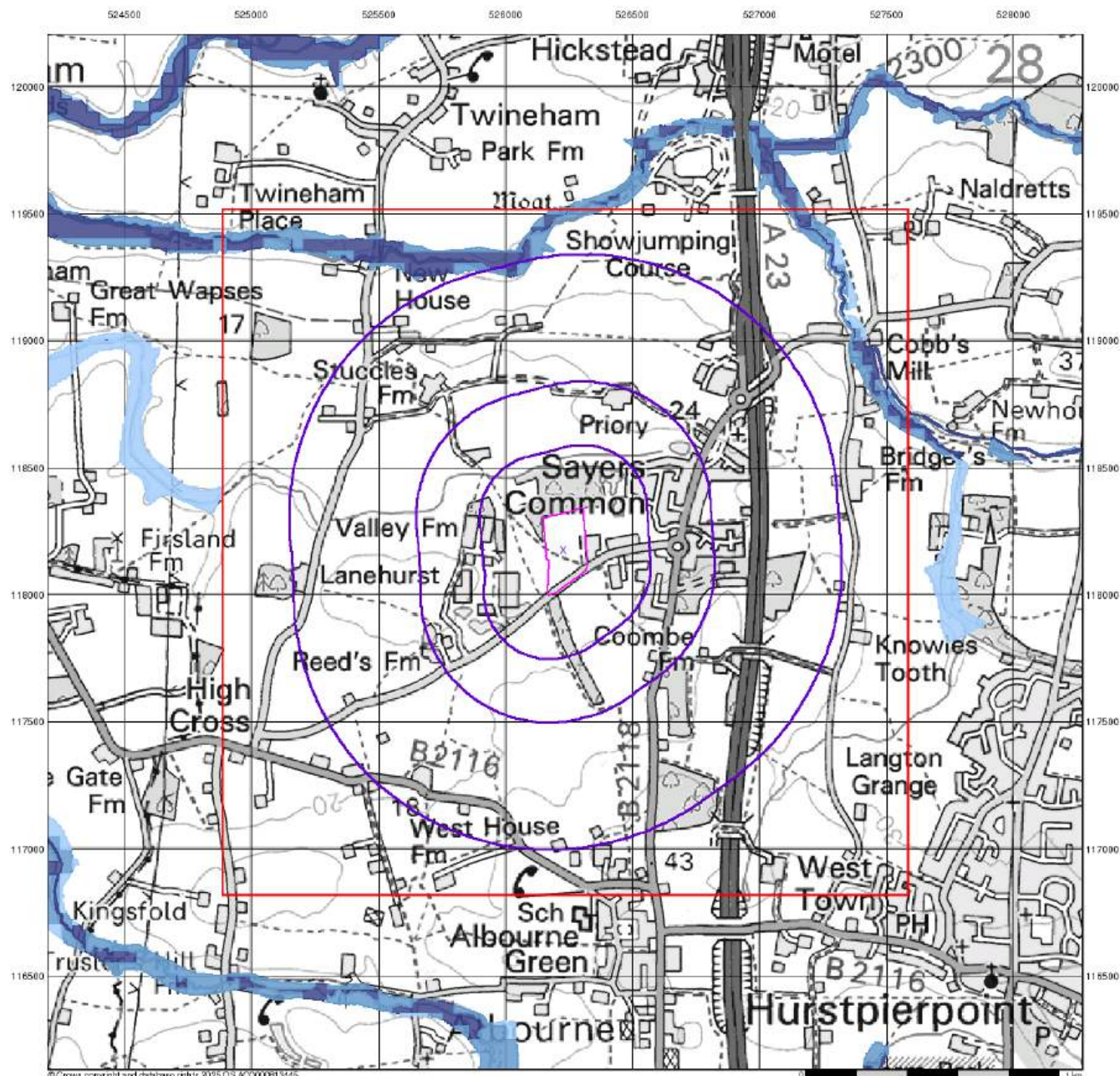
Order Number: 390288130 1.1
Customer Ref: 1rdsay 2406076
National Grid Reference: 526230, 118180
Slice: A
Site Area (Ha): 4.37
Search Buffer (m): 1000

Site Details

G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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motion EA/NRW RoFRS Data (1:50,000)

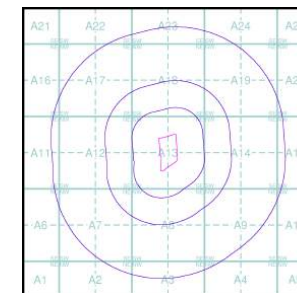
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice
-  Map ID

Risk of Flooding from Rivers and Sea (RoFRS)

-  High Risk
-  Medium Risk
-  Low Risk
-  Very Low Risk

EA/NRW RoFRS Data Map - Slice A



Order Details

Order Number: 390288130 1.1
 Customer Ref: 1rdsay 2406076
 National Grid Reference: 526230, 118180
 Slice: A
 Site Area (Ha): 4.37
 Search Buffer (m): 1000

Site Details

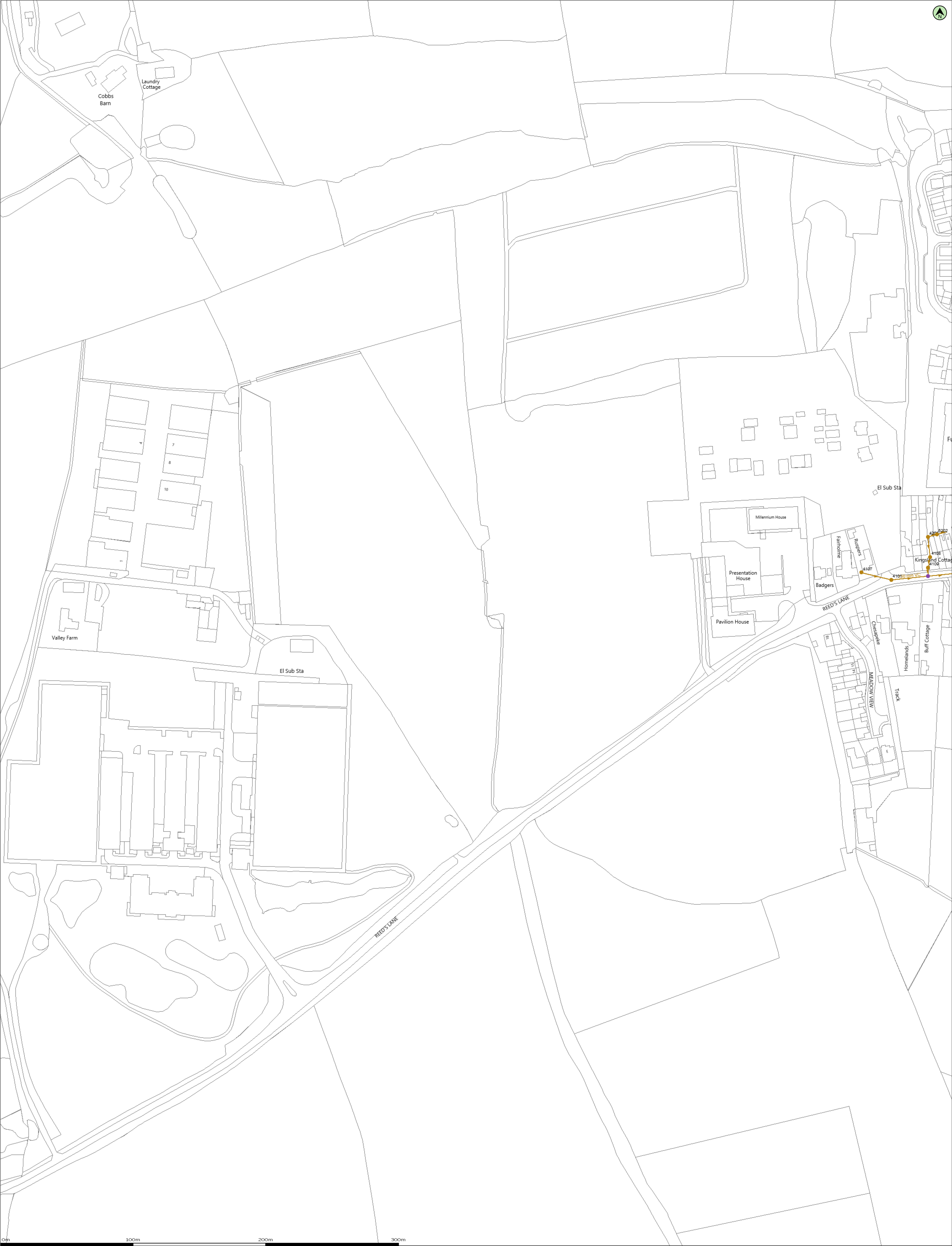
G J King Ltd, King Business Centre, Reeds Lane, Sayers Common, HASOCKS, BN6 9LS

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.ernirocheck.co.uk

Appendix F

Southern Water Asset Records



© Crown copyright and database rights 2025 Ordnance Survey AC0000806122
Data updated: 17/10/25

Scale: 1:1250
Map Centre: 526153.118140

Date: 14/11/25
Our Ref: 1941426 - 1

Wastewater Plan A1
Powered by digimap

mhands@motion.co.uk

1rdsay



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2025 Ordnance Survey AC0000806122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.

Appendix G

EA Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	526235/118180	17 November 2025 11:11

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

526235/118180

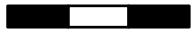
Scale

1:2,500

Created

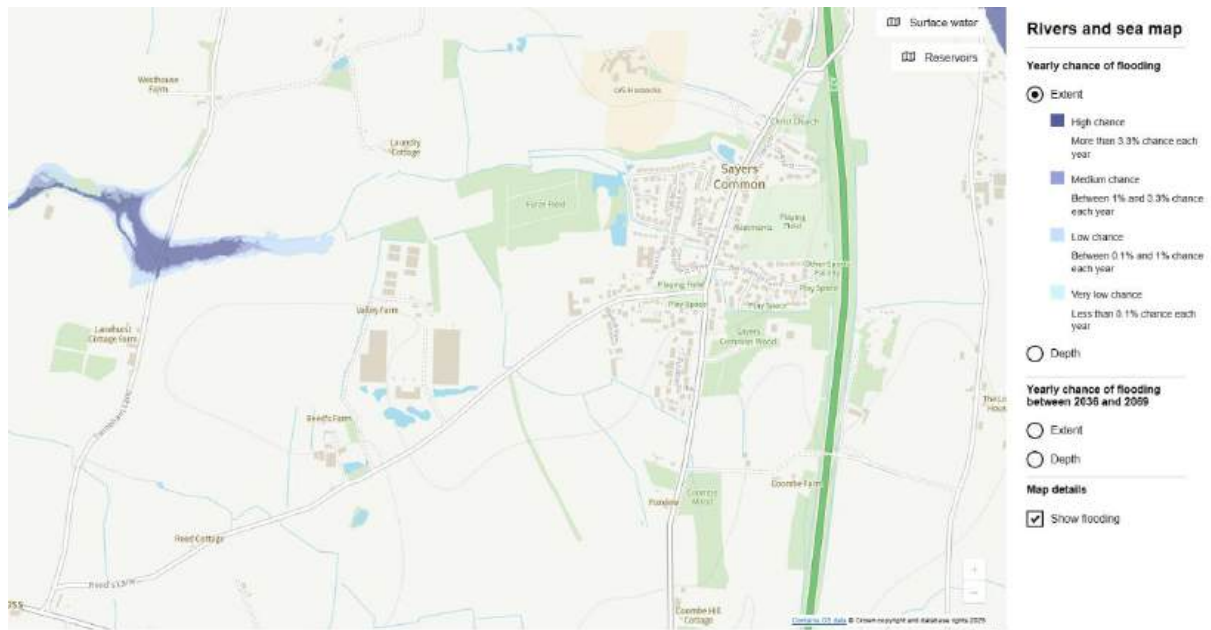
17 Nov 2025 11:11

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

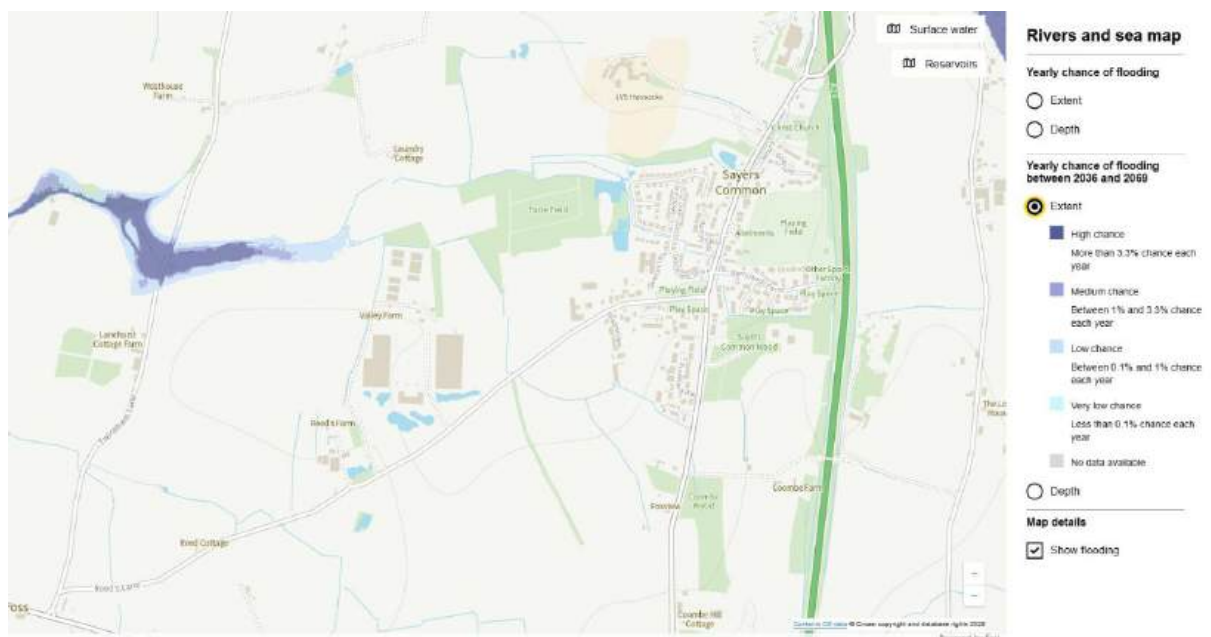


0 20 40 60m

EA Current Yearly Fluvial/Tidal Flood Map (Updated EA 2025 Maps)



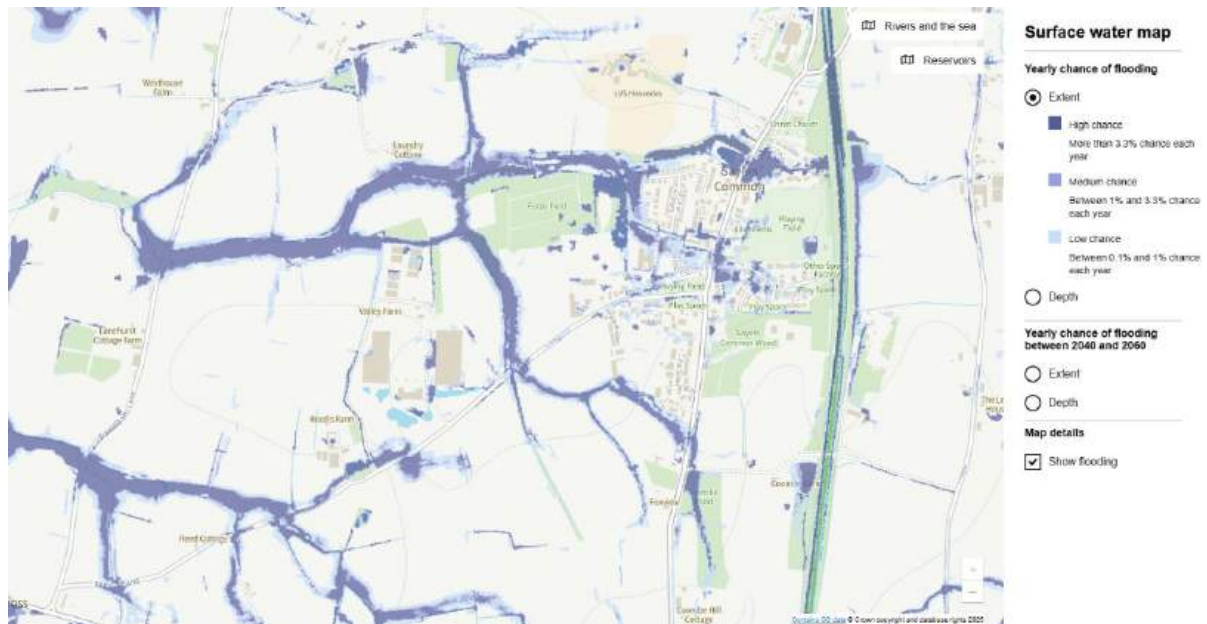
EA Yearly Chance of Flooding between 2036 and 2069 Fluvial/Tidal Flood Map (Updated EA 2025 Maps)



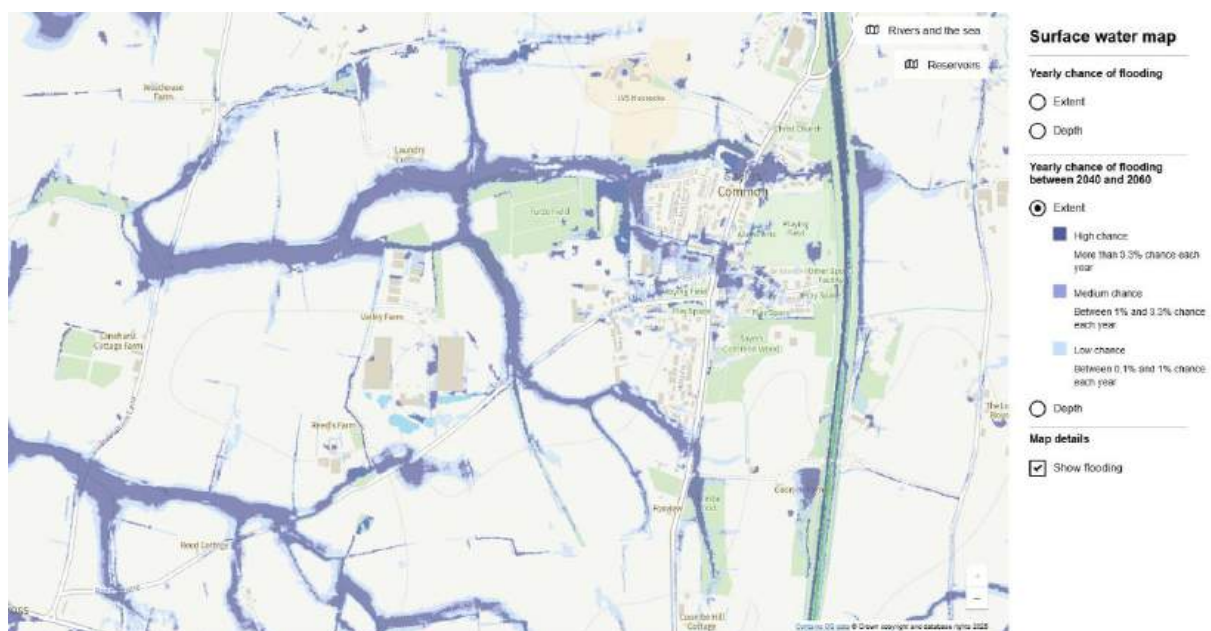
Appendix H

EA Risk of Surface Water Flood Maps

EA Current Yearly Surface Water Flood Map (Updated EA 2025 Maps)



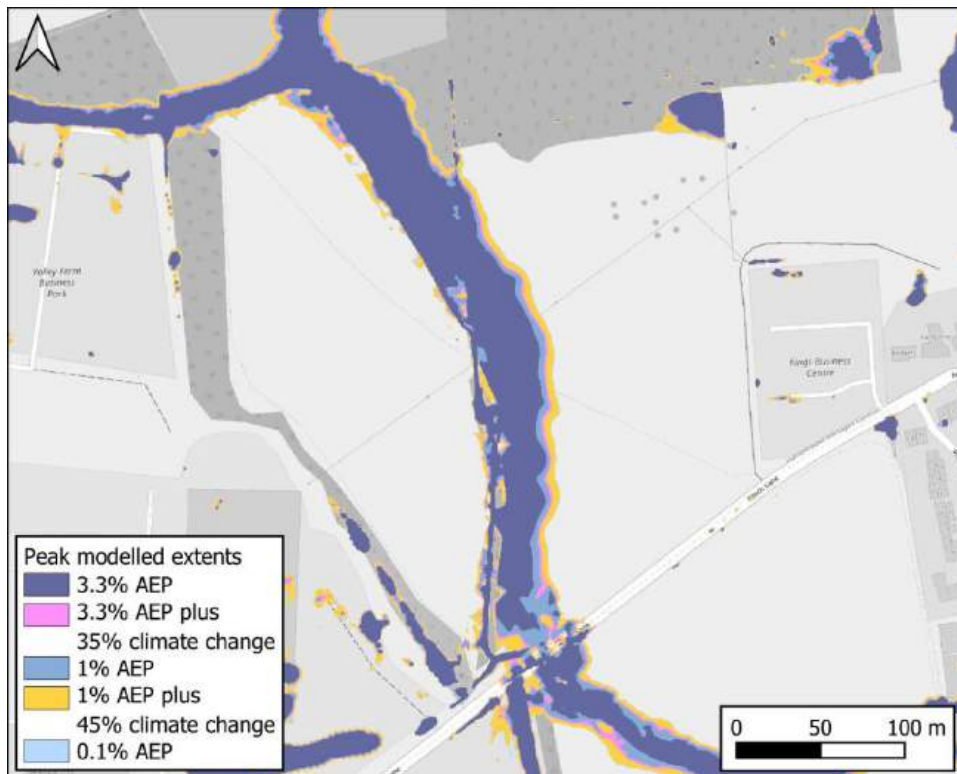
EA Yearly Chance of Flooding between 2040 and 2060 Surface Water Flood Map (Updated EA 2025 Maps)



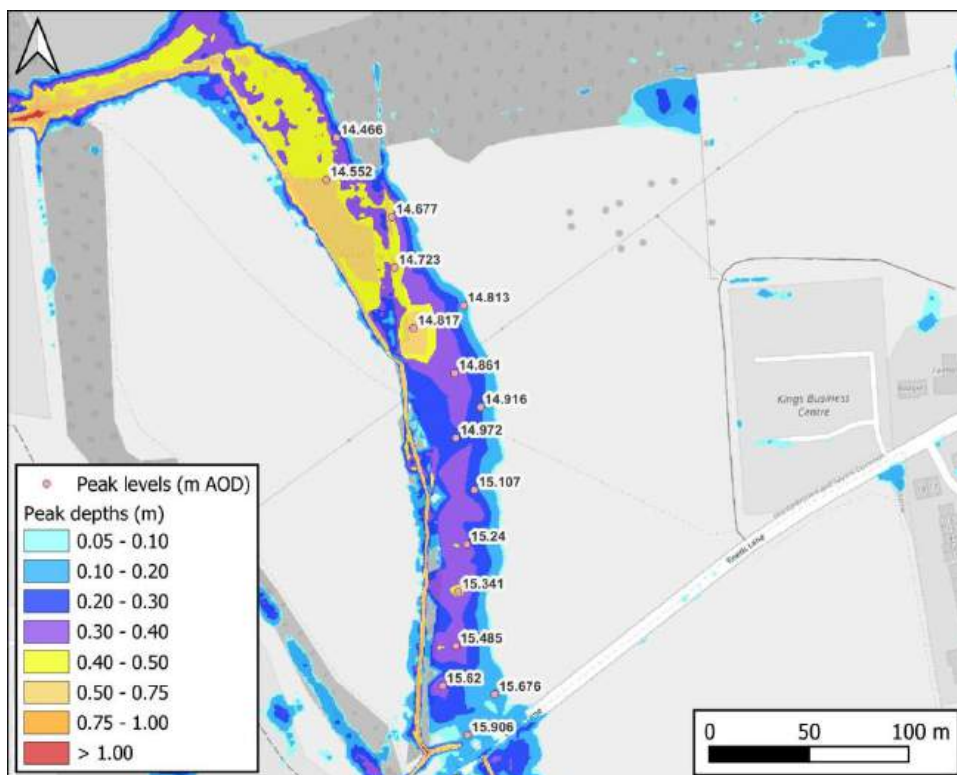
Appendix I

Ardent Detailed Surface Water Flood Modelling

Ardent Surface Water Flood Modelling – Modelled Flood Extents



Ardent Surface Water Flood Modelling – Modelled Peak Depths and Levels



Appendix J

WSCC Surface Water Drainage Summary Proforma

Surface Water Drainage Proforma

West Sussex County Council (WSCC) as Lead Local Flood Authority recommends this proforma is completed and submitted to support any planning application for a major development. The information contained in this form will be used by WSCC officers in their role as 'statutory consultee' on surface water drainage. The proforma should accompany the site-specific Flood Risk Assessment and Drainage Strategy submitted as part of the planning application.

1. Site Details

No.	Requirement	Answer	Application Type
1.1	Address including postcode	Land West of Kings Business Centre, Reeds Lane, Sayers Common, BN6 9LS	Outline & Full
1.2	OS grid reference (easting and northing)	526249 118189	Outline & Full
1.3	Planning application reference		Outline & Full
1.4	Total site area (hectares)	4.45 hectares (ha)	Outline & Full
1.5	Pre-development use	Undeveloped greenfield	Outline & Full
1.6	Proposed design life	100 years	Outline & Full
1.7	Have agreements in principle for discharge been provided (where applicable)? (YES/NO)		Outline & Full
1.8	Topographic Survey Plan showing existing site layout, site levels and drainage system	Attached	Outline & Full

2. Discharge Hierarchy/Methods of Discharge¹

No.	Requirement	Answer	Application Type
2.1	Store rainwater for later use (reuse) (YES/NO)	YES	Full
2.2	Infiltration techniques such as soakaways, permeable paving, etc (YES/NO)	No	Outline & Full
2.3	Hybrid (YES/NO)	No	Outline & Full

¹ Runoff may be discharged via one or multiple methods.

No.	Requirement	Answer	Application Type
2.4	Attenuation with restricted discharge to watercourse (YES/NO)	Yes	Outline & Full
2.5	Attenuation with restricted discharge to surface water sewer (YES/NO)	No	Outline & Full
2.6	Attenuation with restricted discharge to combined sewer (YES/NO)	No	Outline & Full

3. Calculation Inputs

No.	Requirement	Answer	Application Type
3.1	Area within site which is drained by SuDS ² (hectares)	1.47 ha	Outline & Full
3.2	Impermeable area drained pre-development ³ (hectares)	0.00 ha	Outline & Full
3.3	Impermeable area drained post-development ³ (hectares)	1.47 ha	Outline & Full
3.4	Urban Creep (hectares)	0.06 ha	Outline & Full
3.5	Climate change factor applied (1 in 30 and 1 in 100) (percentage)	1 in 30 + 40%; 1 in 100 + 45%	Outline & Full

4. Infiltration Feasibility/Ground Investigations

No.	Requirement	Answer	Application Type
4.1	Has winter groundwater monitoring and infiltration been undertaken? (YES/NO)	Yes	Outline & Full
4.2	Period of winter groundwater monitoring (from/to)	November 2024 to February 2025	Outline & Full
4.3	Depth to highest recorded groundwater level (mAOD)	0.00m	Full
4.4	Infiltration rate	N/A	Outline & Full

² Impermeable area should be measured pre and post development. Impermeable surfaces include roofs, pavements, driveways and paths, where runoff is conveyed to the drainage system.

³ 10% Urban Creep should be added to the volumes required for storage and not increase discharge rates.

No.	Requirement	Answer	Application Type
4.5	Depth of infiltration structure (mAOD)	N/A	Full
4.6	Safety factor used for sizing infiltration storage	N/A	Outline & Full

5. Calculation Outputs: Greenfield Runoff Rates⁴

No.	Requirement	Answer	Application Type
5.1	Qbar (l/s)	14.1 l/s	Outline & Full
5.2	1 in 1 year rainfall (l/s)	12.0 l/s	Outline & Full
5.3	1 in 30 year rainfall (l/s)	32.5 l/s	Outline & Full
5.4	1 in 100 year rainfall (l/s)	45.1 l/s	Outline & Full

6. Calculation Outputs: Brownfield Runoff Rates (including Urban Creep) (if applicable)

No.	Requirement	Answer	Application Type
6.1	1 in 1 year rainfall (l/s)	N/A	Outline & Full
6.2	1 in 30 year rainfall (l/s)	N/A	Outline & Full
6.3	1 in 100 year rainfall (l/s)	N/A	Outline & Full

7. Calculation Outputs: Volume Control/Infiltration Provision

No.	Requirement	Answer	Application Type
7.1	Infiltration (m ³)	N/A	Outline & Full
7.2	Attenuation (m ³)		Outline & Full
7.3	Separate volume designated as long-term storage ⁵ (m ³)		Full
7.4	Total volume control (sum of inputs for 7.1 to 7.3) (m ³)		Full

⁴ Flows within long term storage areas should be infiltrated to the ground or discharged at low flow rate of maximum 2 litres per second per hectare (l/s/ha).

⁵ In calculations and for the avoidance of doubt FEH shall be used FSR is not acceptable, and CV values must equal 1.

8. Calculation Outputs: Attenuation/Restricted Discharge

No.	Requirement		Answer	Application Type
8.1	Proposed discharge rate (critical storm)	1 in 1 (100%) AEP (m/s)	11.5 l/s	Outline & Full
		1 in 30 (3.33%) AEP (m/s)	11.5 l/s	Outline & Full
		1 in 30 (3.33%) AEP plus climate change (m/s)	11.5 l/s	Outline & Full
		1 in 100 (1%) AEP (m/s)	11.5 l/s	Outline & Full
		1 in 100 (1%) AEP plus climate change (m/s)	11.5 l/s	Outline & Full
8.2	Calculations show critical storm durations (both by max height and max discharge) for 1 in 1, 1 in 30, 1 in 30 plus climate change, 1 in 100 and 1 in 100 year plus climate change allowance can be accommodated on site (YES/NO)		YES	Outline & Full
8.3	Has treatment of potential contaminants been considered? (YES/NO)		YES	Outline & Full
8.4	Demonstration of source control features with substantive evidence why these cannot be used if not (YES/NO)		YES	Full
8.5	If discharging into a watercourse, piped system or the sea, has the proposed drainage network been modelled against predicted top water levels for the 1 in 100 year storm event plus climate change allowance, within the existing system? (YES/NO)		YES	Full

9. Other Supporting Details

No.	Requirement	Answer	Application Type
9.1	Plan detailing location of groundwater monitoring and infiltration testing	Attached	Outline & Full
9.2	Detailed drainage design layout	Attached	Full
9.3	Maintenance strategy	Refer to Drainage Strategy Report	Full

No.	Requirement	Answer	Application Type
9.4	Detailed development layout	Attached	Full
9.5	Impermeable area plan	Attached	Full
9.6	Phasing plan?	N/A	Full
9.7	If ground levels are being raised over 300mm above existing levels and is unavoidable, have detailed plans been provided, together with drainage proposals, to address any potential drainage related issues?		Full

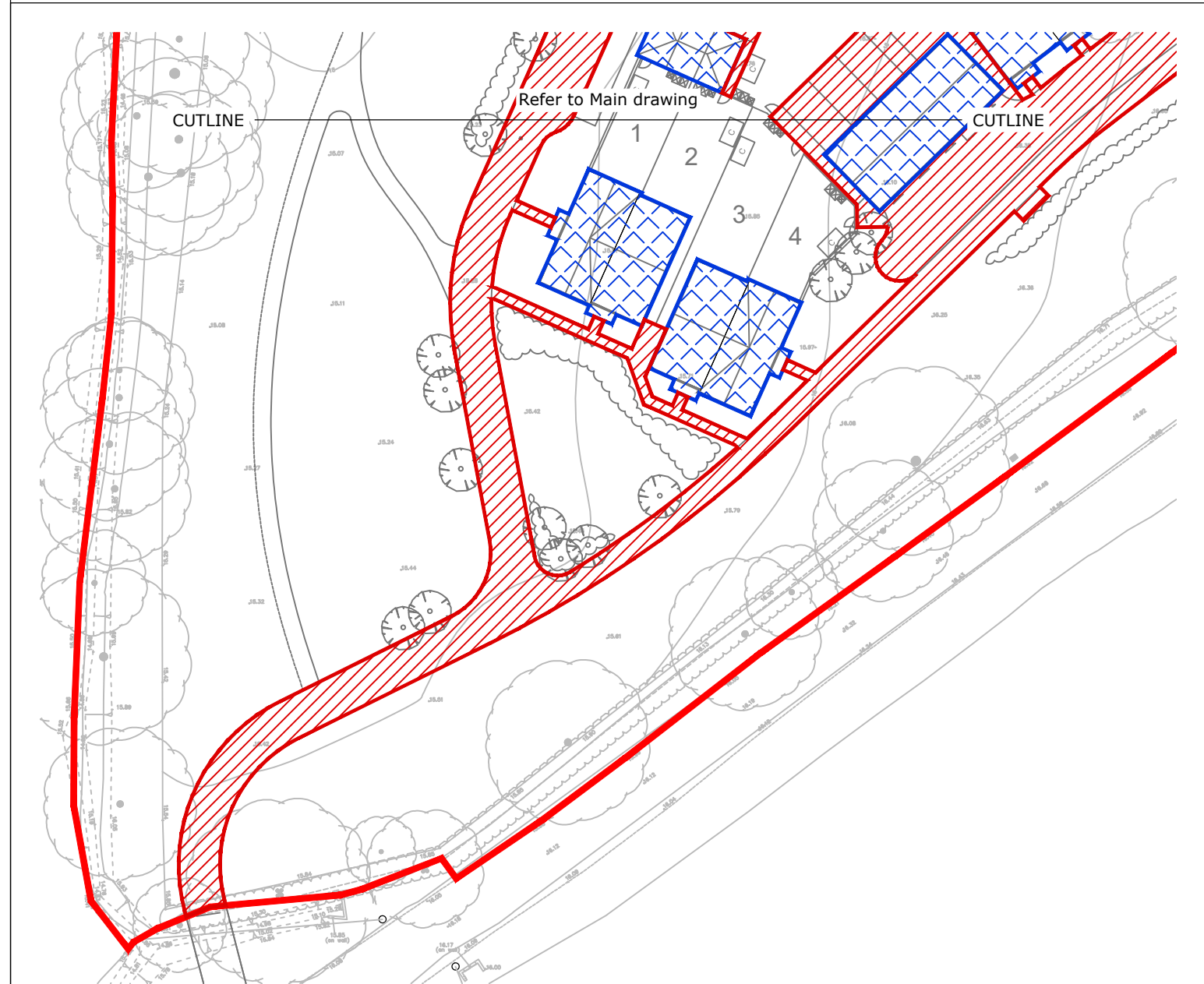
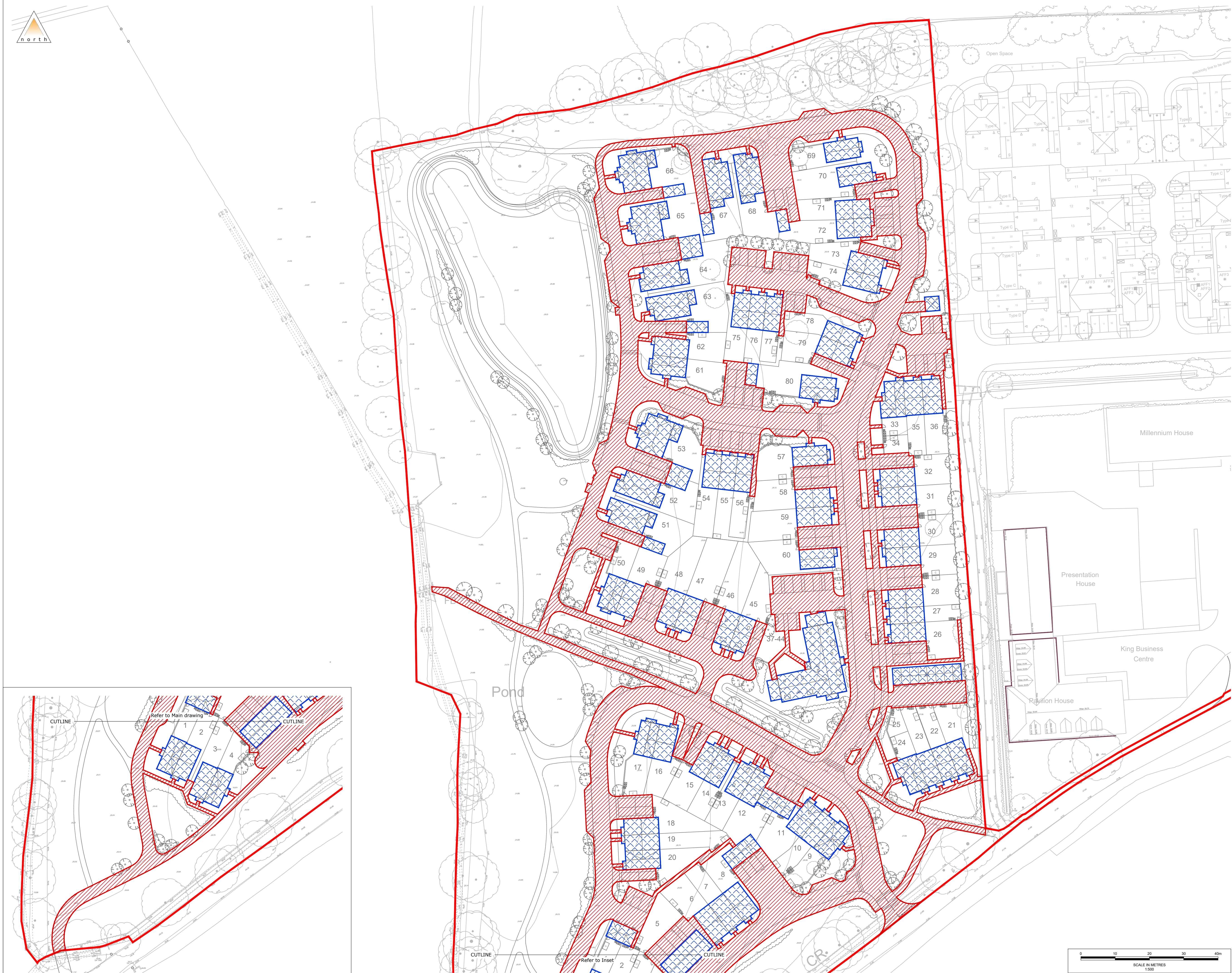
The above form should be completed using evidence from information which should be appended to this form. The information being submitted should be proportionate to the site conditions, flood risks and magnitude of development. It should serve as a summary of the drainage proposals and should clearly show that the proposed discharge rate and volume as a result of development will not be increasing. Where there is an increase in discharge rate or volume, then the relevant section of this form must be completed with clear evidence demonstrating how the requirements will be met.

This form is completed using factual information and can be used as a summary of the surface water drainage strategy on this site.

Form completed by	Matthew Hands
Qualification of person responsible for signing off this proforma	Senior Engineer
Company	Motion
On behalf of (client's details)	Reside
Date	27/11/2025

Appendix K

Site Impermeable Areas Plan



Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on survey information supplied by Hook Survey and Motion cannot guarantee the accuracy of the data provided.
3. Any discrepancies should be reported to the engineer immediately, so that clarification can be sought prior to commencement of works.
4. This drawing should be read in conjunction with all other relevant architect and engineering details, drawings and specification.
5. For proposed surface water drainage strategy, refer to Motion drawing 2406076-0500.

Legend

Impermeable Areas - Roofs
[Total Area = 0.51 ha]

Impermeable Areas - Roads
[Total Area = 0.96 ha]

P01 First Issue MH SG NJ 28/11/2025
Rev. Description Dm Chk App Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

Guildford - Reading - London
www.motion.co.uk

Client:
Reside Holdings Limited

Project:
Land West of King Business Centre
Reeds Lane, Sayers Common

Title:
Impermeable Areas Plan

Scale: 1:500 (@ A1)

Drawing:
2406076-0502

Revision:
P01

C:\Users\matthewh\Documents\Barfette - 1\day 2406076\Drawings\2406076-0502-P01 [Impermeable Areas Plan].dwg

Appendix L

HR Wallingford Greenfield Runoff Calculations

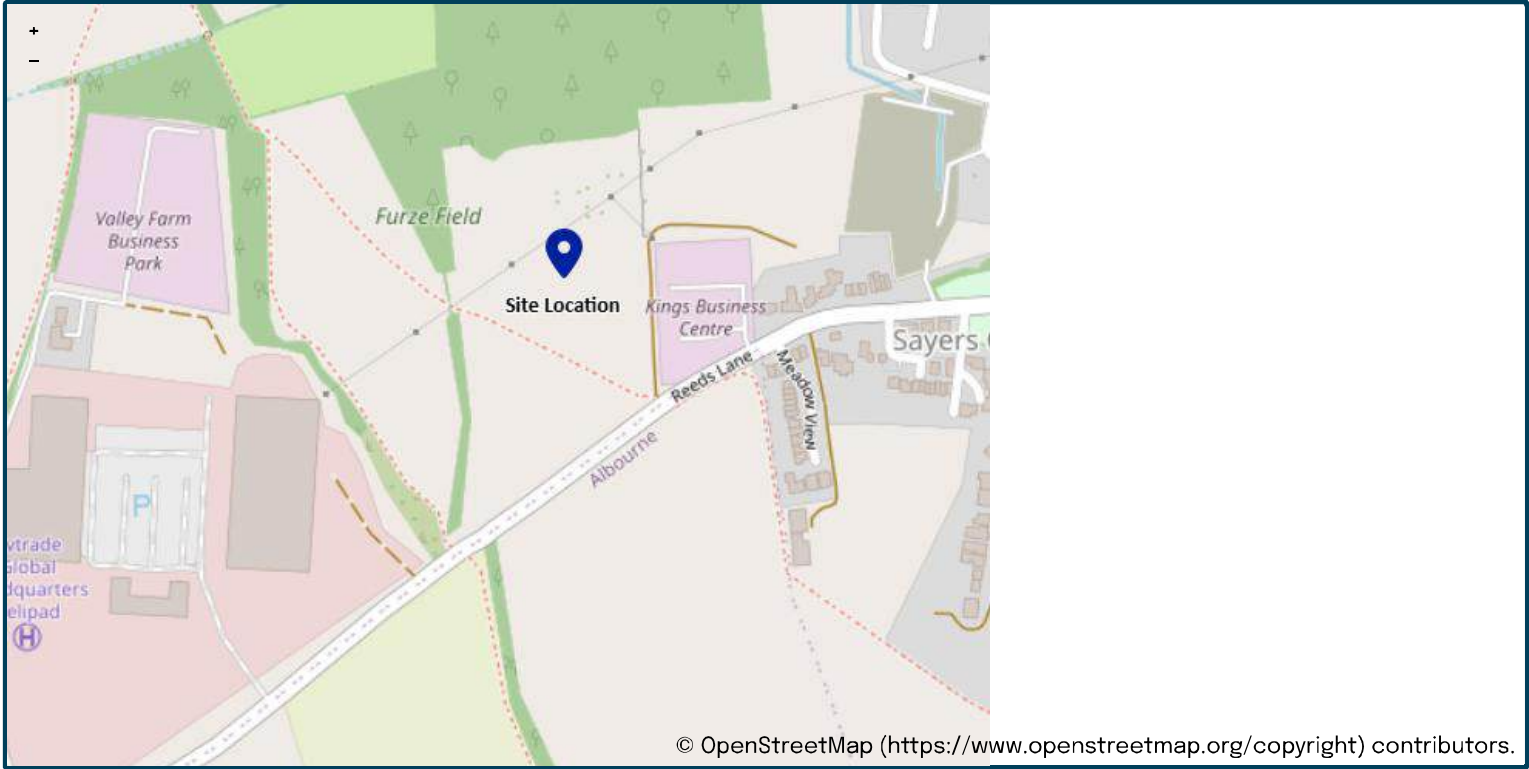
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	18/11/2025
Calculated by	Matthew Hands
Reference	1rdsay 2406076
Model version	2.2.2

Location

Site name	Land West of Kings Business Centre
Site location	Reeds Lane, Sayers Common



Site easting (British National Grid)	526251
Site northing (British National Grid)	118181

Site details

Total site area (ha)	1.0	ha
----------------------	----------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	My value	Map value
SAAR9120 (mm)	863	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	8.5	l/s
QBar (FEH statistical 2025) (l/s)	9.6	l/s

Growth curve factors

	My value	Map value
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)
Flow rate 1 year (l/s)	8.2
Flow rate 2 year (l/s)	8.5
Flow rate 10 years (l/s)	15.6
Flow rate 30 years (l/s)	22.1
Flow rate 100 years (l/s)	30.7
Flow rate 200 years (l/s)	36.0

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.2.2) developed by HR Wallingford and available at uksuds.com (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at uksuds.com/terms-conditions (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

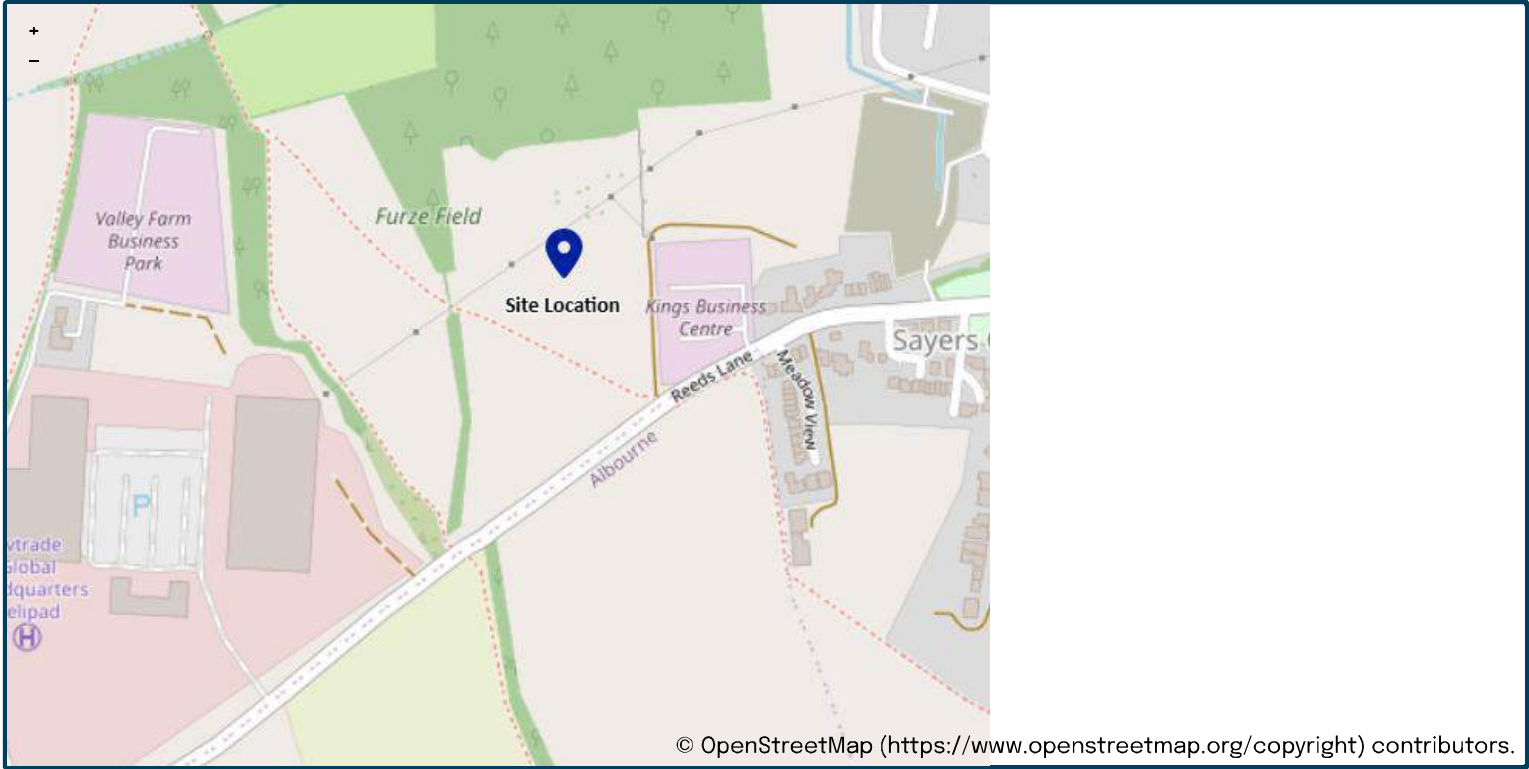
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	18/11/2025
Calculated by	Matthew Hands
Reference	1rdsay 2406076
Model version	2.2.2

Location

Site name	Land West of Kings Business Centre
Site location	Reeds Lane, Sayers Common



Site easting (British National Grid)	526251
Site northing (British National Grid)	118181

Site details

Total site area (ha)	1.47	ha
----------------------	------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	<u>My value</u>	<u>Map value</u>
SAAR9120 (mm)	863	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	12.4	l/s
QBar (FEH statistical 2025) (l/s)	14.1	l/s

Growth curve factors

	<u>My value</u>	<u>Map value</u>
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)	
Flow rate 1 year (l/s)	12.0	l/s
Flow rate 2 year (l/s)	12.4	l/s
Flow rate 10 years (l/s)	22.9	l/s
Flow rate 30 years (l/s)	32.5	l/s
Flow rate 100 years (l/s)	45.1	l/s
Flow rate 200 years (l/s)	52.9	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

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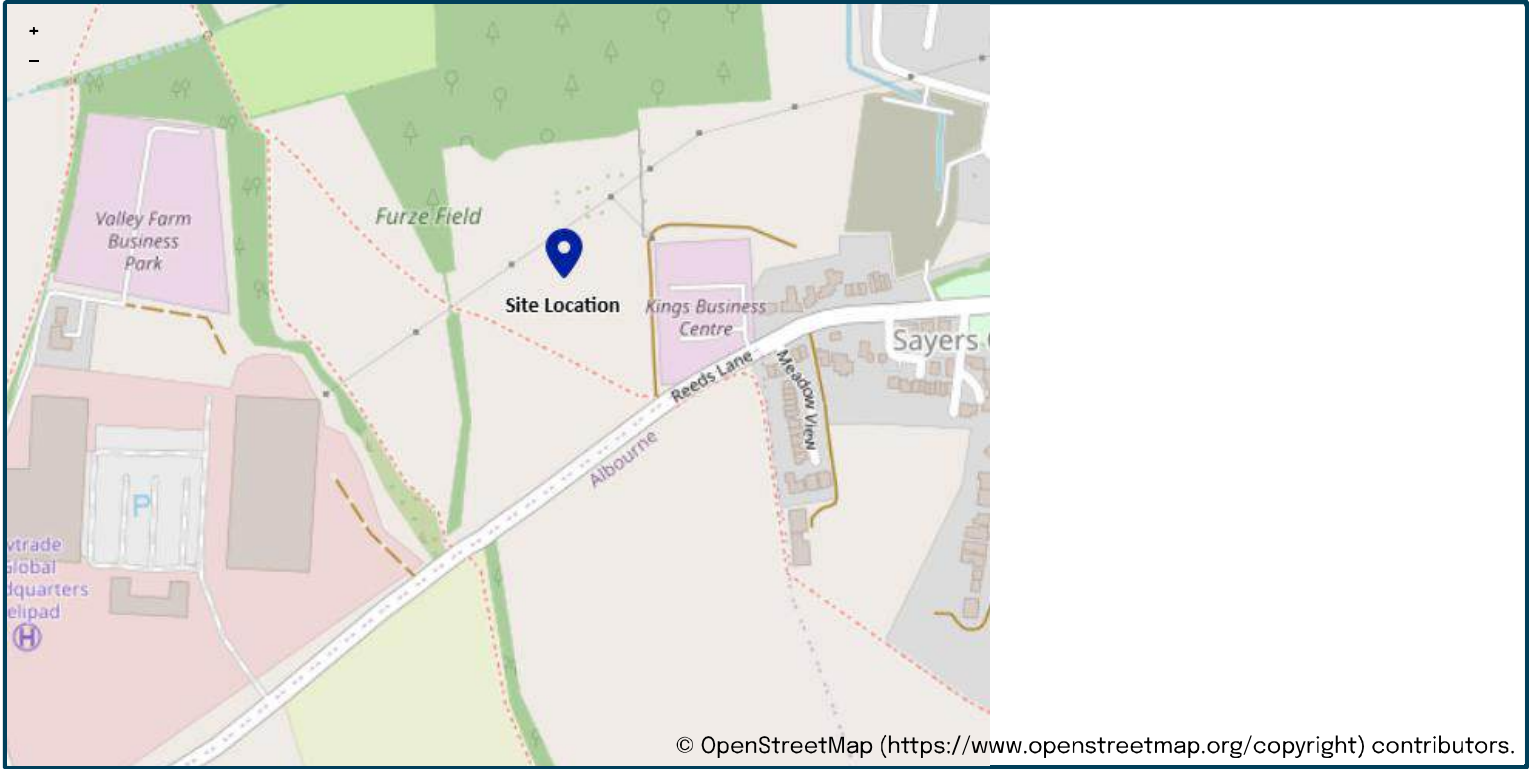
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	18/11/2025
Calculated by	Matthew Hands
Reference	1rdsay 2406076
Model version	2.2.2

Location

Site name	Land West of Kings Business Centre
Site location	Reeds Lane, Sayers Common



Site easting (British National Grid)	526251
Site northing (British National Grid)	118181

Site details

Total site area (ha)	4.45	ha
----------------------	-----------------------------------	----

Greenfield runoff

Method

Method	FEH statistical (2025)
--------	------------------------

FEH statistical (2025)

	My value	Map value
SAAR9120 (mm)	863	mm
BFIHOST19scaled	0.236	
QMed-QBar conversion	1.136	1.136
QMed (l/s)	37.7	l/s
QBar (FEH statistical 2025) (l/s)	42.8	l/s

Growth curve factors

	My value	Map value
Hydrological region	7	7
1 year growth factor	0.85	
2 year growth factor	0.88	
10 year growth factor	1.62	
30 year growth factor	2.3	
100 year growth factor	3.19	
200 year growth factor	3.74	

Results

Method	FEH statistical (2025)
Flow rate 1 year (l/s)	36.4
Flow rate 2 year (l/s)	37.7
Flow rate 10 years (l/s)	69.3
Flow rate 30 years (l/s)	98.4
Flow rate 100 years (l/s)	136.5
Flow rate 200 years (l/s)	160.0

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

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Appendix M

InfoDrainage Modelling Results

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG		Approved by NJ
		Company Address 84 North Street Guildford GU1 4AU			

**Catchment Area**Type : Catchment Area

Area (ha)

0.013

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

**Catchment Area (1)**Type : Catchment Area

Area (ha)

0.005

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

**Catchment Area (2)**Type : Catchment Area

Area (ha)

0.027

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Inflows		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Road Area

Type : Catchment Area

Area (ha)	0.06
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (3)

Type : Catchment Area

Area (ha)	0.01
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	0.750
Winter Volumetric Runoff Coefficient	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (5)

Type : Catchment Area

Area (ha)	0.01
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025	
		Designed by AU	Checked by SG
		Approved by NJ	
Report Details Type: Inflows Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	



Catchment Area (6)

Type : Catchment Area

Area (ha)	0.01
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (7)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (8)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025	
		Designed by AU	Checked by SG
		Approved by NJ	
Report Details Type: Inflows Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	



Catchment Area (9)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (10)

Type : Catchment Area

Area (ha)	0.018
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (11)

Type : Catchment Area

Area (ha)	0.027
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (4)

Type : Catchment Area

Area (ha)	0.036
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (12)

Type : Catchment Area

Area (ha)	0.027
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (13)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025	
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG
		Approved by NJ	
		Company Address 84 North Street Guildford GU1 4AU	



 Catchment Area (14)

Type : Catchment Area

Area (ha)	0.022
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

 Catchment Area (15)

Type : Catchment Area

Area (ha)	0.024
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (16)

Type : Catchment Area

Area (ha)	0.027
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG		Approved by NJ
		Company Address 84 North Street Guildford GU1 4AU			

 Catchment Area (17)

Type : Catchment Area

Area (ha)	0.02
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (18)

Type : Catchment Area

Area (ha)	0.035
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

 Catchment Area (19)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (20)

Type : Catchment Area

Area (ha)	0.026
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (21)

Type : Catchment Area

Area (ha)	0.086
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (24)

Type : Catchment Area

Area (ha)	0.036
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Inflows		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Catchment Area (25)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (26)

Type : Catchment Area

Area (ha)	0.012
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (27)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (28)

Type : Catchment Area

Area (ha)	0.039
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (29)

Type : Catchment Area

Area (ha)	0.01
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (30)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
		Designed by AU	Checked by SG		Approved by NJ
Report Details Type: Inflows Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU			

 Catchment Area (31)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (22)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (23)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG		Approved by NJ
		Company Address 84 North Street Guildford GU1 4AU			

 Catchment Area (32)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (33)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (34)

Type : Catchment Area

Area (ha)	0.016
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (35)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (36)

Type : Catchment Area

Area (ha)	0.019
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (37)

Type : Catchment Area

Area (ha)	0.032
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (38)

Type : Catchment Area

Area (ha)	0.007
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (39)

Type : Catchment Area

Area (ha)	0.015
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (40)

Type : Catchment Area

Area (ha)	0.051
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (41)

Type : Catchment Area

Area (ha)	0.014
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (42)

Type : Catchment Area

Area (ha)	0.019
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (43)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG		Approved by NJ
		Company Address 84 North Street Guildford GU1 4AU			

**Catchment Area (44)**Type : Catchment Area

Area (ha)

0.019

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

**Catchment Area (45)**Type : Catchment Area

Area (ha)

0.017

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

**Catchment Area (46)**Type : Catchment Area

Area (ha)

0.009

Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Inflows		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Catchment Area (47)

Type : Catchment Area

Area (ha)	0.009
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (48)

Type : Catchment Area

Area (ha)	0.009
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (49)

Type : Catchment Area

Area (ha)	0.015
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG		Approved by NJ
		Company Address 84 North Street Guildford GU1 4AU			

 Catchment Area (50)

Type : Catchment Area

Area (ha)	0.005
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

 Catchment Area (51)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (52)

Type : Catchment Area

Area (ha)	0.019
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025			
Report Details Type: Inflows Storm Phase: Phase		Designed by AU	Checked by SG		Approved by NJ
		Company Address 84 North Street Guildford GU1 4AU			

 Catchment Area (54)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

 Catchment Area (55)

Type : Catchment Area

Area (ha)	0.036
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

 Catchment Area (56)

Type : Catchment Area

Area (ha)	0.009
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Inflows		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Catchment Area (57)

Type : Catchment Area

Area (ha)	0.009
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	0.750
Winter Volumetric Runoff Coefficient	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (58)

Type : Catchment Area

Area (ha)	0.012
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (59)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (60)

Type : Catchment Area

Area (ha)	0.006
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (61)

Type : Catchment Area

Area (ha)	0.012
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (62)

Type : Catchment Area

Area (ha)	0.01
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Inflows		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Catchment Area (63)

Type : Catchment Area

Area (ha)	0.012
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (64)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (65)

Type : Catchment Area

Area (ha)	0.013
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (66)

Type : Catchment Area

Area (ha)	0.009
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (67)

Type : Catchment Area

Area (ha)	0.009
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (68)

Type : Catchment Area

Area (ha)	0.032
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (69)

Type : Catchment Area

Area (ha)	0.042
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (53)

Type : Catchment Area

Area (ha)	0.014
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	0.750
Winter Volumetric Runoff Coefficient	0.840
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (70)

Type : Catchment Area

Area (ha)	0.011
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Inflows		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Catchment Area (71)

Type : Catchment Area

Area (ha)	0.012
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (72)

Type : Catchment Area

Area (ha)	0.008
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0



Catchment Area (73)

Type : Catchment Area

Area (ha)	0.038
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Dynamic Sizing

Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Inflows	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Catchment Area (74)

Type : Catchment Area

Area (ha)	0.017
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	10



Catchment Area (75)

Type : Catchment Area

Area (ha)	0.017
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Dynamic Sizing	
Runoff Method	Time of Concentration
Summer Volumetric Runoff Coefficient	1.000
Winter Volumetric Runoff Coefficient	1.000
Time of Concentration (mins)	5
Percentage Impervious (%)	100
Urban Creep (%)	0

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025	
		Designed by AU	Checked by SG
		Approved by NJ	
Report Details Type: Junctions Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	



Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
S39	Manhole	526209.630	118146.986	15.250	0.706	14.544	Circular	1.200
Ditch 2	Manhole	526164.077	118146.110	14.750	0.510	14.240	Circular	1.200
S01	Manhole	526270.873	118082.291	16.950	1.500	15.450	Circular	1.200
S02	Manhole	526290.709	118089.065	17.250	1.925	15.325	Circular	1.200
S03	Manhole	526288.240	118103.372	17.000	1.750	15.250	Circular	1.200
S04	Manhole	526285.487	118111.354	16.875	1.675	15.200	Circular	1.200
S06	Manhole	526277.379	118120.913	16.875	1.550	15.125	Circular	1.200
S07	Manhole	526287.893	118140.845	16.950	1.950	15.000	Circular	1.200
S08	Manhole	526285.566	118170.915	16.950	2.100	14.850	Circular	1.200
S11	Manhole	526282.218	118220.764	16.275	1.675	14.600	Circular	1.200
S12	Manhole	526245.120	118223.664	15.975	1.525	14.450	Circular	1.200
S16	Manhole	526216.896	118233.154	15.650	1.350	14.300	Circular	1.200
S17	Manhole	526300.659	118282.901	16.350	1.375	14.975	Circular	1.200
S09	Manhole	526300.306	118267.824	16.500	1.675	14.825	Circular	1.200
S20	Manhole	526271.608	118310.186	16.125	1.475	14.650	Circular	1.200
S22	Manhole	526255.871	118307.556	16.200	1.625	14.575	Circular	1.200
S23	Manhole	526212.982	118302.864	15.875	1.525	14.350	Circular	1.200
S24	Manhole	526209.415	118299.688	15.850	1.525	14.325	Circular	1.200
S13	Manhole	526214.414	118269.103	15.700	1.225	14.475	Circular	1.200
S15	Manhole	526217.428	118249.670	15.850	1.475	14.375	Circular	1.200
S05	Manhole	526262.086	118127.100	16.425	1.150	15.275	Circular	1.200
S26	Manhole	526258.460	118171.146	16.150	1.350	14.800	Circular	1.200
S21	Manhole	526258.437	118292.424	16.100	1.425	14.675	Circular	1.200
S31	Manhole	526206.961	118168.183	15.525	0.925	14.600	Circular	1.200
S32	Manhole	526213.649	118187.197	15.600	1.125	14.475	Circular	1.200
S33	Manhole	526205.121	118191.292	15.525	1.125	14.400	Circular	1.200
S34	Manhole	526213.092	118213.661	15.800	1.500	14.300	Circular	1.200
S35	Manhole	526199.523	118210.481	15.000	0.765	14.235	Circular	1.200
Ditch 1	Manhole	526157.349	118192.049	14.500	0.540	13.960	Circular	1.200
S18	Manhole	526298.765	118304.228	16.125	1.300	14.825	Circular	1.200
S19	Manhole	526289.426	118312.196	16.050	1.300	14.750	Circular	1.200
S25	Manhole	526253.651	118155.726	16.100	1.050	15.050	Circular	1.200
S10	Manhole	526292.508	118247.536	16.450	1.725	14.725	Circular	1.200
S29	Manhole	526224.384	118165.901	15.800	1.075	14.725	Circular	1.200
S30	Manhole	526230.336	118181.197	15.700	1.100	14.600	Circular	1.200
S27	Manhole	526238.423	118161.285	15.875	1.050	14.825	Circular	1.200
S28	Manhole	526243.662	118176.406	15.850	1.150	14.700	Circular	1.200
S14A	Manhole	526245.342	118264.230	15.950	1.050	14.900	Circular	0.450
S14	Manhole	526215.967	118259.097	15.750	1.325	14.425	Circular	1.200
S36	Manhole	526255.774	118074.023	16.725	1.600	15.125	Circular	1.200
S37	Manhole	526242.416	118063.983	16.525	1.525	15.000	Circular	1.200
S38	Manhole	526227.730	118079.127	16.000	1.150	14.850	Circular	1.200

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Junctions		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Name	Lock
S39	None
Ditch 2	None
S01	None
S02	None
S03	None
S04	None
S06	None
S07	None
S08	None
S11	None
S12	None
S16	None
S17	None
S09	None
S20	None
S22	None
S23	None
S24	None
S13	None
S15	None
S05	None
S26	None
S21	None
S31	None
S32	None
S33	None
S34	None
S35	None
Ditch 1	None
S18	None
S19	None
S25	None
S10	None
S29	None
S30	None
S27	None
S28	None
S14A	None
S14	None
S36	None
S37	None
S38	None

Inlets

Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
S39	Inlet	14.003	(None)	No Restriction
Ditch 2	Inlet	14.004	(None)	No Restriction
S01	Inlet	Catchment Area (4) Catchment Area (74)	(None)	No Restriction
S02	Inlet	1.000	(None)	No Restriction
	Inlet (2)	Catchment Area (12)	(None)	No Restriction
S03	Inlet	1.001	(None)	No Restriction
	Inlet (1)	Catchment Area (13)	(None)	No Restriction
S04	Inlet	1.002 Catchment Area (9)	(None)	No Restriction
		1.003	(None)	No Restriction
S06	Inlet	Catchment Area (8)	(None)	No Restriction
	Inlet (2)	2.000	(None)	No Restriction

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025		
Report Details Type: Junctions Storm Phase: Phase		Designed by AU	Checked by SG	
		Approved by NJ		
		Company Address 84 North Street Guildford GU1 4AU		

Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
S07	Inlet	1.004	(None)	No Restriction
	Inlet (1)	Catchment Area (14) Catchment Area (15) 3.000	(None)	No Restriction
	Inlet (2)	Catchment Area (17)	(None)	No Restriction
	Inlet (3)	Catchment Area (18)	(None)	No Restriction
S08	Inlet	1.005 Catchment Area (29) Catchment Area (31)	(None)	No Restriction
	Inlet (1)	Catchment Area (30) Catchment Area (32)	(None)	No Restriction
	Inlet (2)	Catchment Area (21)	(None)	No Restriction
	Inlet (3)	Catchment Area (33)	(None)	No Restriction
	Inlet (4)	Catchment Area (22)	(None)	No Restriction
S11	Inlet	1.006 Catchment Area (23) 4.001	(None)	No Restriction
	Inlet (2)	Catchment Area (38) Catchment Area (40)	(None)	No Restriction
S12	Inlet	1.007 Catchment Area (41)	(None)	No Restriction
	Inlet (2)	Catchment Area (42)	(None)	No Restriction
S16	Inlet	1.008	(None)	No Restriction
	Inlet (1)	6.002	(None)	No Restriction
	Inlet (3)	Catchment Area (59)	(None)	No Restriction
S17	Inlet	Catchment Area (24) Catchment Area (26)	(None)	No Restriction
	Inlet	Catchment Area (34)	(None)	No Restriction
S09	Inlet (1)	Catchment Area (27)	(None)	No Restriction
	Inlet (2)	Catchment Area (53)	(None)	No Restriction
	Inlet	8.002	(None)	No Restriction
S20	Inlet (1)	Catchment Area (44)	(None)	No Restriction
	Inlet	8.003	(None)	No Restriction
S22	Inlet (1)	9.000 Catchment Area (47)	(None)	No Restriction
	Inlet (2)	Catchment Area (48) Catchment Area (49)	(None)	No Restriction
	Inlet	8.004	(None)	No Restriction
S23	Inlet (1)	Catchment Area (50) Catchment Area (51)	(None)	No Restriction
	Inlet	8.005	(None)	No Restriction
S24	Inlet (1)	Catchment Area (52) Catchment Area (54)	(None)	No Restriction
	Inlet	Catchment Area (55) Catchment Area (56)	(None)	No Restriction
S15	Inlet	Catchment Area (57) 6.001	(None)	No Restriction
	Inlet (1)	Catchment Area (58) Catchment Area (60)	(None)	No Restriction
	Inlet	Catchment Area (6)	(None)	No Restriction
S05	Inlet (1)	Catchment Area (7)	(None)	No Restriction
	Inlet	15.000	(None)	No Restriction
S26	Inlet (1)	Catchment Area (19) 10.000	(None)	No Restriction
	Inlet	Catchment Area (45)	(None)	No Restriction
S21	Inlet (1)	Catchment Area (46)	(None)	No Restriction
	Inlet (2)	13.001	(None)	No Restriction
S31	Inlet (3)	Catchment Area (63)	(None)	No Restriction

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Junctions		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
S32	Inlet	13.002	(None)	No Restriction
	Inlet (1)	10.003	(None)	No Restriction
S33	Inlet	10.004	(None)	No Restriction
	Inlet (1)	Catchment Area (67)	(None)	No Restriction
S34	Inlet	Catchment Area (64)	(None)	No Restriction
	Inlet (1)	Catchment Area (65)	(None)	No Restriction
	Inlet (1)	Catchment Area (66)	(None)	No Restriction
S35	Inlet	Catchment Area (68)	(None)	No Restriction
	Inlet (2)	10.005	(None)	No Restriction
S35	Inlet	1.010	(None)	No Restriction
Ditch 1	Inlet	1.011	(None)	No Restriction
S18	Inlet	8.000	(None)	No Restriction
S19	Inlet	Catchment Area (25)	(None)	No Restriction
		8.001		
S25	Inlet (1)	Catchment Area (43)	(None)	No Restriction
		Catchment Area (61)		
S10	Inlet	5.000	(None)	No Restriction
		4.000		
		Catchment Area (35)		
		Catchment Area (36)		
		Catchment Area (37)		
S30	Inlet	12.000	(None)	No Restriction
S27	Inlet	10.002	(None)	No Restriction
		Catchment Area (62)		
S28	Inlet	10.001	(None)	No Restriction
S28	Inlet (1)	11.000	(None)	No Restriction
		7.000		
S14A	Inlet	Catchment Area (39)	(None)	No Restriction
S14	Inlet	6.000	(None)	No Restriction
		7.001		
S36	Inlet	Catchment Area (73)	(None)	No Restriction
S37	Inlet	14.000	(None)	No Restriction
S38	Inlet	14.001	(None)	No Restriction

Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
	Outlet	14.004	Hydro-Brake®

Project 1rdsay 2406076 Land to the West of Kings Business Centre Reeds Lane, Sayers Common	Date 26/06/2025		
	Designed by AU	Checked by SG	Approved by NJ
Report Details Type: Junctions Storm Phase: Phase	Company Address 84 North Street Guildford GU1 4AU		



Junction	Outlet Name	Outgoing Connection	Outlet Type
S39	Invert Level (m)	14.544	
	Design Depth (m)	0.650	
	Design Flow (L/s)	5.0	
	Objective	Minimise Upstream Storage Requirements	
	Application	Surface Water Only	
	Sump Available	☐	
	Unit Reference	CHE-0107-5000-0650-5000	
S01	Outlet	1.000	Free Discharge
S02	Outlet	1.001	Free Discharge
S03	Outlet	1.002	Free Discharge
S04	Outlet	1.003	Free Discharge
S06	Outlet	1.004	Free Discharge
S07	Outlet	1.005	Free Discharge
S08	Outlet	1.006	Free Discharge
S11	Outlet	1.007	Free Discharge
S12	Outlet	1.008	Free Discharge
S16	Outlet	1.009	Free Discharge
S17	Outlet	8.000	Free Discharge
S09	Outlet	4.000	Free Discharge
S20	Outlet	8.003	Free Discharge
S22	Outlet	8.004	Free Discharge
S23	Outlet	8.005	Free Discharge
S24	Outlet	8.006	Free Discharge
S13	Outlet	6.000	Free Discharge
S15	Outlet	6.002	Free Discharge
S05	Outlet	2.000	Free Discharge
S26	Outlet	10.001	Free Discharge
S21	Outlet	9.000	Free Discharge
S31	Outlet	13.002	Free Discharge
S32	Outlet	10.004	Free Discharge
S33	Outlet	10.005	Free Discharge
S34	Outlet	10.006	Free Discharge
	Outlet	1.011	Hydro-Brake®

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Junctions		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Junction	Outlet Name	Outgoing Connection	Outlet Type
S35	Invert Level (m)	14.235	
	Design Depth (m)	0.600	
	Design Flow (L/s)	6.5	
	Objective	Minimise Upstream Storage Requirements	
	Application	Surface Water Only	
	Sump Available	☐	
	Unit Reference	CHE-0121-6500-0600-6500	
S18	Outlet	8.001	Free Discharge
S19	Outlet	8.002	Free Discharge
S25	Outlet	10.000	Free Discharge
S10	Outlet	4.001	Free Discharge
S29	Outlet	12.000	Free Discharge
S30	Outlet	10.003	Free Discharge
S27	Outlet	11.000	Free Discharge
S28	Outlet	10.002	Free Discharge
S14A	Outlet	7.001	Free Discharge
S14	Outlet	6.001	Free Discharge
S36	Outlet	14.000	Free Discharge
S37	Outlet	14.001	Free Discharge
S38	Outlet	14.002	Free Discharge

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Stormwater Controls		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Pond

Type : Pond

Dimensions		
Exceedance Level (m)	15.250	
Depth (m)	1.000	
Base Level (m)	14.250	
Freeboard (mm)	300	
Initial Depth (m)	0.000	
Porosity (%)	100	
Average Slope (1:X)	3.958	
Total Volume (m³)	1523.887	
Depth (m)	Area (m²)	Volume (m³)
0.000	1952.00	0.000
0.700	2410.00	1523.887
Advanced		
Perimeter	Circular	
Length (m)	93.154	
Friction Scheme	Manning's n	
n	0.035	

Project	Date		
1rdsay 2406076	26/06/2025		
Land to the West of Kings Buiness Centre	Designed by	Checked by	Approved by
Reeds Lane, Sayers Common	AU	SG	NJ
Report Details	Company Address		
Type: Stormwater Controls	84 North Street		
Storm Phase: Phase	Guildford		
	GU1 4AU		



Porous Paving 1

Type : Porous Paving

Dimensions	
Exceedance Level (m)	15.500
Depth (m)	0.925
Base Level (m)	14.575
Paving Layer Depth (mm)	230
Membrane Percolation (m/hr)	3.0
Porosity (%)	30
Length (m)	83.834
Long. Slope (1:X)	150.00
Width (m)	9.736
Total Volume (m³)	170.179

Advanced	
Conductivity (m/hr)	350.0



Porous Paving 2

Type : Porous Paving

Dimensions	
Exceedance Level (m)	17.250
Depth (m)	0.680
Base Level (m)	16.570
Paving Layer Depth (mm)	230
Membrane Percolation (m/hr)	3.0
Porosity (%)	30
Length (m)	24.060
Long. Slope (1:X)	80.00
Width (m)	5.562
Total Volume (m³)	18.067

Advanced	
Conductivity (m/hr)	350.0



Porous Paving 4

Type : Porous Paving

Dimensions	
Exceedance Level (m)	16.525
Depth (m)	0.680
Base Level (m)	15.845
Paving Layer Depth (mm)	230
Membrane Percolation (m/hr)	3.0
Porosity (%)	30
Length (m)	19.413
Long. Slope (1:X)	150.00
Width (m)	8.757
Total Volume (m³)	22.951

Advanced	
Conductivity (m/hr)	350.0

Project		Date	
1rdsay 2406076		26/06/2025	
Land to the West of Kings Buiness Centre		Designed by	Checked by
Reeds Lane, Sayers Common		AU	SG
Report Details		Approved by	
Type: Stormwater Controls		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Porous Paving 3

Type : Porous Paving

Dimensions		
Exceedance Level (m)		16.550
Depth (m)		0.680
Base Level (m)		15.870
Paving Layer Depth (mm)		230
Membrane Percolation (m/hr)		3.0
Porosity (%)		30
Length (m)		24.399
Long. Slope (1:X)		40.00
Width (m)		10.544
Total Volume (m³)		34.731

Advanced		
Conductivity (m/hr)		350.0



Porous Paving 5

Type : Porous Paving

Dimensions		
Exceedance Level (m)		15.975
Depth (m)		0.680
Base Level (m)		15.295
Paving Layer Depth (mm)		230
Membrane Percolation (m/hr)		3.0
Porosity (%)		30
Length (m)		46.253
Long. Slope (1:X)		80.00
Width (m)		7.699
Total Volume (m³)		48.072

Advanced		
Conductivity (m/hr)		350.0

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		Guildford	
		GU1 4AU	



Swale 1

Type : Swale

Swale	
Exceedance Level (m)	15.900
Depth (m)	0.600
Base Level (m)	15.300
Top Width (m)	4.200
Side Slope (1:X)	3.00
Base Width (m)	0.600
Freeboard (mm)	0
Length (m)	30.000
Long. Slope (1:X)	200.00
Filtration Rate (m/hr)	0.0
Friction Scheme	Manning's n
n	0.5
Total Volume (m³)	43.200

Advanced	
Swale	
Porosity (%)	100

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		Guildford	
		GU1 4AU	



Swale 2

Type : Swale

Swale	
Exceedance Level (m)	15.400
Depth (m)	0.600
Base Level (m)	14.800
Top Width (m)	4.200
Side Slope (1:X)	3.00
Base Width (m)	0.600
Freeboard (mm)	0
Length (m)	34.734
Long. Slope (1:X)	200.00
Filtration Rate (m/hr)	0.0
Friction Scheme	Manning's n
n	0.5
Total Volume (m³)	50.017

Advanced	
Swale	
Porosity (%)	100

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common		Date 26/06/2025	
		Designed by AU	Checked by SG
		Approved by NJ	
Report Details Type: Inflow Summary Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	



Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Porous Paving 1		Time of Concentration	0.013	100	10	110	0.014
Catchment Area (1)	Porous Paving 1		Time of Concentration	0.005	100	10	110	0.005
Catchment Area (2)	Porous Paving 1		Time of Concentration	0.027	100	10	110	0.030
Catchment Area (3)	Porous Paving 1		Time of Concentration	0.010	100	0	100	0.010
Catchment Area (4)	S01		Time of Concentration	0.036	100	0	100	0.036
Catchment Area (5)	Porous Paving 1		Time of Concentration	0.010	100	10	110	0.011
Catchment Area (6)	S05		Time of Concentration	0.010	100	10	110	0.011
Catchment Area (7)	S05		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (8)	S06		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (9)	S04		Time of Concentration	0.006	100	10	110	0.007
Catchment Area (10)	Swale 1		Time of Concentration	0.018	100	0	100	0.018
Catchment Area (11)	Swale 1		Time of Concentration	0.027	100	0	100	0.027
Catchment Area (12)	S02		Time of Concentration	0.027	100	0	100	0.027
Catchment Area (13)	S03		Time of Concentration	0.011	100	0	100	0.011
Catchment Area (14)	S07		Time of Concentration	0.022	100	0	100	0.022
Catchment Area (15)	S07		Time of Concentration	0.024	100	10	110	0.027
Catchment Area (16)	Porous Paving 2		Time of Concentration	0.027	100	0	100	0.027
Catchment Area (17)	S07		Time of Concentration	0.020	100	10	110	0.022
Catchment Area (18)	S07		Time of Concentration	0.035	100	0	100	0.035
Catchment Area (19)	S26		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (20)	Porous Paving 3		Time of Concentration	0.026	100	0	100	0.026
Catchment Area (21)	S08		Time of Concentration	0.086	100	0	100	0.086
Catchment Area (22)	S08		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (23)	S11		Time of Concentration	0.006	100	10	110	0.007
Catchment Area (24)	S17		Time of Concentration	0.036	100	0	100	0.036
Catchment Area (25)	S18		Time of Concentration	0.006	100	10	110	0.007
Catchment Area (26)	S17		Time of Concentration	0.012	100	10	110	0.013
Catchment Area (27)	S09		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (28)	Porous Paving 5		Time of Concentration	0.039	100	0	100	0.039
Catchment Area (29)	S08		Time of Concentration	0.010	100	10	110	0.011
Catchment Area (30)	S08		Time of Concentration	0.006	100	10	110	0.006
Catchment Area (31)	S08		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (32)	S08		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (33)	S08		Time of Concentration	0.006	100	10	110	0.007

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Catchment Area (34)	S09		Time of Concentration	0.016	100	0	100	0.016
Catchment Area (35)	S10		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (36)	S10		Time of Concentration	0.019	100	10	110	0.021
Catchment Area (37)	S10		Time of Concentration	0.032	100	0	100	0.032
Catchment Area (38)	S11		Time of Concentration	0.007	100	10	110	0.008
Catchment Area (39)	S14A		Time of Concentration	0.015	100	10	110	0.016
Catchment Area (40)	S11		Time of Concentration	0.051	100	0	100	0.051
Catchment Area (41)	S12		Time of Concentration	0.014	100	10	110	0.016
Catchment Area (42)	S12		Time of Concentration	0.019	100	0	100	0.019
Catchment Area (43)	S19		Time of Concentration	0.006	100	10	110	0.007
Catchment Area (44)	S20		Time of Concentration	0.019	100	0	100	0.019
Catchment Area (45)	S21		Time of Concentration	0.017	100	0	100	0.017
Catchment Area (46)	S21		Time of Concentration	0.009	100	10	110	0.010
Catchment Area (47)	S22		Time of Concentration	0.009	100	10	110	0.010
Catchment Area (48)	S22		Time of Concentration	0.009	100	0	100	0.009
Catchment Area (49)	S22		Time of Concentration	0.015	100	0	100	0.015
Catchment Area (50)	S23		Time of Concentration	0.005	100	0	100	0.005
Catchment Area (51)	S23		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (52)	S24		Time of Concentration	0.019	100	0	100	0.019
Catchment Area (53)	S09		Time of Concentration	0.014	100	0	100	0.014
Catchment Area (54)	S24		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (55)	S13		Time of Concentration	0.036	100	0	100	0.036
Catchment Area (56)	S13		Time of Concentration	0.009	100	10	110	0.010
Catchment Area (57)	S15		Time of Concentration	0.009	100	0	100	0.009
Catchment Area (58)	S15		Time of Concentration	0.012	100	10	110	0.013
Catchment Area (59)	S16		Time of Concentration	0.011	100	0	100	0.011
Catchment Area (60)	S15		Time of Concentration	0.006	100	0	100	0.006
Catchment Area (61)	S25		Time of Concentration	0.012	100	10	110	0.013
Catchment Area (62)	S27		Time of Concentration	0.010	100	10	110	0.011
Catchment Area (63)	S31		Time of Concentration	0.012	100	10	110	0.013
Catchment Area (64)	S34		Time of Concentration	0.011	100	10	110	0.012
Catchment Area (65)	S34		Time of Concentration	0.013	100	0	100	0.013
Catchment Area (66)	S34		Time of Concentration	0.009	100	10	110	0.010
Catchment Area (67)	S33		Time of Concentration	0.009	100	10	110	0.010
Catchment Area (68)	S34		Time of Concentration	0.032	100	0	100	0.032
Catchment Area (69)	Swale 2		Time of Concentration	0.042	100	0	100	0.042

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			Company Address: 84 North Street Guildford GU1 4AU					
Catchment Area (70)	Swale 1		Time of Concentration	0.011	100	0	100	0.011
Catchment Area (71)	Porous Paving 1		Time of Concentration	0.012	100	10	110	0.013
Catchment Area (72)	Porous Paving 1		Time of Concentration	0.008	100	0	100	0.008
Catchment Area (73)	S36		Time of Concentration	0.038	100	0	100	0.038
Catchment Area (74)	S01		Time of Concentration	0.017	100	10	110	0.019
Catchment Area (75)	Porous Paving 4		Time of Concentration	0.017	100	0	100	0.017
Road Area	Porous Paving 1		Time of Concentration	0.060	100	0	100	0.060
TOTAL		0.0		1.362				1.408