

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 Title Rainfall Analysis Criteria		Company Address 84 North Street Guildford GU1 4AU	



Runoff Type	Dynamic
Output Interval (mins)	5
Time Step	Shortest
Urban Creep	Use Catchment Values
Junction Flood Risk Margin (mm)	300
Perform No Discharge Analysis	☐

Rainfall	
FEH (1)	Type: FEH
Site Location GB 526050 118350 TQ 26050 18350	
Rainfall Version 2022	
Summer	☒
Winter	☒

Return Period	
Return Period (years)	Increase Rainfall (%)
2.0	0.000
30.0	40.000
100.0	45.000

Storm Durations	
Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200
720	1440
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520

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FEH (1): 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	3.0	1.284
Catchment Area (1)	FEH (1): 2 years: +0 % 15 mins: Summer	0.00	1.1	0.474
Catchment Area (2)	FEH (1): 2 years: +0 % 15 mins: Summer	0.03	6.3	2.748
Road Area	FEH (1): 2 years: +0 % 15 mins: Summer	0.06	12.7	5.517
Catchment Area (3)	FEH (1): 2 years: +0 % 15 mins: Winter	0.01	1.7	0.777
Catchment Area (5)	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	2.4	1.038
Catchment Area (6)	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	2.4	1.038
Catchment Area (7)	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	2.5	1.098
Catchment Area (8)	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	2.5	1.074
Catchment Area (9)	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	1.4	0.618
Catchment Area (10)	FEH (1): 2 years: +0 % 15 mins: Summer	0.02	3.9	1.674
Catchment Area (11)	FEH (1): 2 years: +0 % 15 mins: Summer	0.03	5.7	2.457
Catchment Area (4)	FEH (1): 2 years: +0 % 15 mins: Summer	0.04	7.6	3.282
Catchment Area (12)	FEH (1): 2 years: +0 % 15 mins: Summer	0.03	5.6	2.439
Catchment Area (13)	FEH (1): 2 years: +0 % 15 mins: Summer	0.01	2.4	1.050
Catchment Area (14)	FEH (1): 2 years: +0 % 15 mins: Summer	0.02	4.6	2.004
Catchment Area (15)	FEH (1): 2 years: +0 % 15 mins: Summer	0.02	5.6	2.436
Catchment Area (16)	FEH (1): 2 years: +0 % 15 mins: Summer	0.03	5.6	2.439
Catchment Area (17)	FEH (1): 2 years: +0 % 15 mins: Summer	0.02	4.7	2.055
Catchment Area (18)	FEH (1): 2 years: +0 % 15 mins: Summer	0.04	7.4	3.222

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Catchment Area (19)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.5	1.098
Catchment Area (20)	FEH (1), 2 years: +0 % 15 mins: Summer	0.03	5.6	2.418
Catchment Area (21)	FEH (1), 2 years: +0 % 15 mins: Summer	0.09	18.2	7.887
Catchment Area (24)	FEH (1), 2 years: +0 % 15 mins: Summer	0.04	7.7	3.345
Catchment Area (25)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.4	0.603
Catchment Area (26)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.7	1.170
Catchment Area (27)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.5	1.095
Catchment Area (28)	FEH (1), 2 years: +0 % 15 mins: Summer	0.04	8.2	3.570
Catchment Area (29)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.4	1.035
Catchment Area (30)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.3	0.564
Catchment Area (31)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.6	1.119
Catchment Area (22)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.6	1.128
Catchment Area (23)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.4	0.606
Catchment Area (32)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.6	1.128
Catchment Area (33)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.4	0.603
Catchment Area (34)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	3.4	1.470
Catchment Area (35)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.5	1.095
Catchment Area (36)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	4.3	1.887
Catchment Area (37)	FEH (1), 2 years: +0 % 15 mins: Summer	0.03	6.8	2.949
Catchment Area (38)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.6	0.717
Catchment Area (39)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	3.5	1.503
Catchment Area (40)	FEH (1), 2 years: +0 % 15 mins: Summer	0.05	10.8	4.668
Catchment Area (41)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	3.3	1.440
Catchment Area (42)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	3.9	1.716

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Catchment Area (43)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.4	0.609
Catchment Area (44)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	4.0	1.758
Catchment Area (45)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	3.7	1.602
Catchment Area (46)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.1	0.915
Catchment Area (47)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.2	0.942
Catchment Area (48)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.9	0.837
Catchment Area (49)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	3.1	1.350
Catchment Area (50)	FEH (1), 2 years: +0 % 15 mins: Summer	0.00	1.0	0.453
Catchment Area (51)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.6	1.119
Catchment Area (52)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	4.0	1.722
Catchment Area (54)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.5	1.095
Catchment Area (55)	FEH (1), 2 years: +0 % 15 mins: Summer	0.04	7.5	3.261
Catchment Area (56)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.2	0.942
Catchment Area (57)	FEH (1), 2 years: +0 % 15 mins: Winter	0.01	1.6	0.720
Catchment Area (58)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.8	1.197
Catchment Area (59)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.4	1.020
Catchment Area (60)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.3	0.561
Catchment Area (61)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.7	1.170
Catchment Area (62)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.4	1.038
Catchment Area (63)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.8	1.197
Catchment Area (64)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.6	1.119
Catchment Area (65)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.7	1.170
Catchment Area (66)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.2	0.942
Catchment Area (67)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.2	0.942

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Catchment Area (68)	FEH (1), 2 years: +0 % 15 mins: Summer	0.03	6.7	2.889
Catchment Area (69)	FEH (1), 2 years: +0 % 15 mins: Summer	0.04	8.9	3.849
Catchment Area (53)	FEH (1), 2 years: +0 % 15 mins: Winter	0.01	2.3	1.068
Catchment Area (70)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.2	0.972
Catchment Area (71)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	2.7	1.176
Catchment Area (72)	FEH (1), 2 years: +0 % 15 mins: Summer	0.01	1.6	0.702
Catchment Area (73)	FEH (1), 2 years: +0 % 15 mins: Summer	0.04	8.1	3.516
Catchment Area (74)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	4.0	1.734
Catchment Area (75)	FEH (1), 2 years: +0 % 15 mins: Summer	0.02	3.6	1.560

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FEH (1): 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	9.0	3.903
Catchment Area (1)	FEH (1): 30 years: +40 % 15 mins: Summer	0.00	3.4	1.458
Catchment Area (2)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	19.3	8.370
Road Area	FEH (1): 30 years: +40 % 15 mins: Summer	0.06	38.7	16.800
Catchment Area (3)	FEH (1): 30 years: +40 % 15 mins: Winter	0.01	5.1	2.367
Catchment Area (5)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.3	3.177
Catchment Area (6)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.3	3.177
Catchment Area (7)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.7	3.354
Catchment Area (8)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.5	3.276
Catchment Area (9)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.3	1.875
Catchment Area (10)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	11.7	5.091
Catchment Area (11)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	17.2	7.479
Catchment Area (4)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	23.0	9.999
Catchment Area (12)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	17.1	7.422
Catchment Area (13)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.4	3.198
Catchment Area (14)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	14.0	6.093
Catchment Area (15)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	17.1	7.419
Catchment Area (16)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	17.1	7.434
Catchment Area (17)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	14.5	6.270
Catchment Area (18)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	22.6	9.816

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Catchment Area (19)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.7	3.354
Catchment Area (20)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	17.0	7.359
Catchment Area (21)	FEH (1): 30 years: +40 % 15 mins: Summer	0.09	55.4	24.033
Catchment Area (24)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	23.5	10.194
Catchment Area (25)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.2	1.836
Catchment Area (26)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	8.2	3.555
Catchment Area (27)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.7	3.336
Catchment Area (28)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	25.1	10.875
Catchment Area (29)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.3	3.156
Catchment Area (30)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.0	1.716
Catchment Area (31)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.9	3.414
Catchment Area (22)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.9	3.423
Catchment Area (23)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.3	1.848
Catchment Area (32)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.9	3.423
Catchment Area (33)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.2	1.836
Catchment Area (34)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	10.3	4.485
Catchment Area (35)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.7	3.336
Catchment Area (36)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	13.2	5.739
Catchment Area (37)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	20.7	8.991
Catchment Area (38)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	5.0	2.181
Catchment Area (39)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	10.6	4.575
Catchment Area (40)	FEH (1): 30 years: +40 % 15 mins: Summer	0.05	32.8	14.226
Catchment Area (41)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	10.1	4.374
Catchment Area (42)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	12.0	5.226

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Catchment Area (43)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.3	1.860
Catchment Area (44)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	12.4	5.364
Catchment Area (45)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	11.3	4.884
Catchment Area (46)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	6.4	2.778
Catchment Area (47)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	6.6	2.871
Catchment Area (48)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	5.9	2.550
Catchment Area (49)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	9.5	4.116
Catchment Area (50)	FEH (1): 30 years: +40 % 15 mins: Summer	0.00	3.2	1.383
Catchment Area (51)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.9	3.417
Catchment Area (52)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	12.1	5.247
Catchment Area (54)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.7	3.336
Catchment Area (55)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	22.9	9.936
Catchment Area (56)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	6.6	2.871
Catchment Area (57)	FEH (1): 30 years: +40 % 15 mins: Winter	0.01	4.8	2.199
Catchment Area (58)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	8.4	3.654
Catchment Area (59)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.2	3.108
Catchment Area (60)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	3.9	1.710
Catchment Area (61)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	8.2	3.567
Catchment Area (62)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.3	3.177
Catchment Area (63)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	8.4	3.648
Catchment Area (64)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	7.9	3.417
Catchment Area (65)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	8.2	3.555
Catchment Area (66)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	6.6	2.871
Catchment Area (67)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	6.6	2.871

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Catchment Area (68)	FEH (1): 30 years: +40 % 15 mins: Summer	0.03	20.3	8.805
Catchment Area (69)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	27.0	11.730
Catchment Area (53)	FEH (1): 30 years: +40 % 15 mins: Winter	0.01	7.1	3.261
Catchment Area (70)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	6.8	2.961
Catchment Area (71)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	8.3	3.588
Catchment Area (72)	FEH (1): 30 years: +40 % 15 mins: Summer	0.01	4.9	2.142
Catchment Area (73)	FEH (1): 30 years: +40 % 15 mins: Summer	0.04	24.7	10.713
Catchment Area (74)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	12.2	5.277
Catchment Area (75)	FEH (1): 30 years: +40 % 15 mins: Summer	0.02	11.0	4.749

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FEH (1): 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m³)
Catchment Area	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	11.7	5.078
Catchment Area (1)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.00	4.4	1.893
Catchment Area (2)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.03	25.1	10.898
Road Area	FEH (1): 100 years: +45 %: 15 mins: Summer	0.06	50.5	21.876
Catchment Area (3)	FEH (1): 100 years: +45 %: 15 mins: Winter	0.01	6.7	3.086
Catchment Area (5)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	9.5	4.134
Catchment Area (6)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	9.5	4.134
Catchment Area (7)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	10.1	4.367
Catchment Area (8)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	9.8	4.260
Catchment Area (9)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	5.6	2.442
Catchment Area (10)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.02	15.3	6.632
Catchment Area (11)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.03	22.5	9.743
Catchment Area (4)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.04	30.0	13.021
Catchment Area (12)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.03	22.3	9.665
Catchment Area (13)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	9.6	4.161
Catchment Area (14)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.02	18.3	7.940
Catchment Area (15)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.02	22.3	9.662
Catchment Area (16)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.03	22.3	9.680
Catchment Area (17)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.02	18.8	8.171
Catchment Area (18)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.04	29.5	12.782

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Catchment Area (19)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.1	4.367
Catchment Area (20)	FEH (1): 100 years +45 %: 15 mins: Summer	0.03	22.1	9.581
Catchment Area (21)	FEH (1): 100 years +45 %: 15 mins: Summer	0.09	72.2	31.301
Catchment Area (24)	FEH (1): 100 years +45 %: 15 mins: Summer	0.04	30.6	13.273
Catchment Area (25)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	5.5	2.388
Catchment Area (26)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.7	4.631
Catchment Area (27)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.0	4.337
Catchment Area (28)	FEH (1): 100 years +45 %: 15 mins: Summer	0.04	32.7	14.164
Catchment Area (29)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	9.5	4.104
Catchment Area (30)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	5.1	2.229
Catchment Area (31)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.3	4.448
Catchment Area (22)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.3	4.463
Catchment Area (23)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	5.5	2.403
Catchment Area (32)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.3	4.463
Catchment Area (33)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	5.5	2.388
Catchment Area (34)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	13.5	5.837
Catchment Area (35)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.0	4.337
Catchment Area (36)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	17.2	7.475
Catchment Area (37)	FEH (1): 100 years +45 %: 15 mins: Summer	0.03	27.0	11.708
Catchment Area (38)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	6.5	2.835
Catchment Area (39)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	13.7	5.957
Catchment Area (40)	FEH (1): 100 years +45 %: 15 mins: Summer	0.05	42.7	18.523
Catchment Area (41)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	13.1	5.699
Catchment Area (42)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	15.7	6.803

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 Summary Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	



Catchment Area (43)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	5.6	2.424
Catchment Area (44)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	16.1	6.986
Catchment Area (45)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	14.7	6.365
Catchment Area (46)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	8.4	3.624
Catchment Area (47)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	8.6	3.741
Catchment Area (48)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	7.7	3.318
Catchment Area (49)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	12.4	5.363
Catchment Area (50)	FEH (1): 100 years +45 %: 15 mins: Summer	0.00	4.2	1.800
Catchment Area (51)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.3	4.451
Catchment Area (52)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	15.8	6.830
Catchment Area (54)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.0	4.346
Catchment Area (55)	FEH (1): 100 years +45 %: 15 mins: Summer	0.04	29.8	12.940
Catchment Area (56)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	8.6	3.741
Catchment Area (57)	FEH (1): 100 years +45 %: 15 mins: Winter	0.01	6.2	2.865
Catchment Area (58)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	11.0	4.760
Catchment Area (59)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	9.3	4.047
Catchment Area (60)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	5.1	2.226
Catchment Area (61)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.7	4.643
Catchment Area (62)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	9.5	4.134
Catchment Area (63)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	11.0	4.748
Catchment Area (64)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.3	4.451
Catchment Area (65)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.7	4.631
Catchment Area (66)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	8.6	3.741
Catchment Area (67)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	8.6	3.744

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 Summary		NJ	
Storm Phase: Phase		Company Address	
		84 North Street	
		Guildford	
		GU1 4AU	



Catchment Area (68)	FEH (1): 100 years +45 %: 15 mins: Summer	0.03	26.5	11.471
Catchment Area (69)	FEH (1): 100 years +45 %: 15 mins: Summer	0.04	35.2	15.277
Catchment Area (53)	FEH (1): 100 years +45 %: 15 mins: Winter	0.01	9.2	4.250
Catchment Area (70)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	8.9	3.849
Catchment Area (71)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	10.8	4.670
Catchment Area (72)	FEH (1): 100 years +45 %: 15 mins: Summer	0.01	6.4	2.790
Catchment Area (73)	FEH (1): 100 years +45 %: 15 mins: Summer	0.04	32.2	13.951
Catchment Area (74)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	15.9	6.875
Catchment Area (75)	FEH (1): 100 years +45 %: 15 mins: Summer	0.02	14.3	6.188

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 Summary

Storm Phase: Phase

Company Address

84 North Street

Guildford

GU1 4AU



FEH (1): 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
S39	FEH (1): 2 years: +0 %: 180 mins. Summer	15.250	14.544	14.647	0.103	1.7	0.117	0.000	1.7	13.816	OK
Ditch 2	FEH (1): 2 years: +0 %: 180 mins. Summer	14.750	14.240	14.275	0.035	1.7	0.000	0.000	1.7	13.790	OK
S01	FEH (1): 2 years: +0 %: 15 mins. Summer	16.950	15.450	15.524	0.074	11.5	0.083	0.000	11.1	5.017	OK
S02	FEH (1): 2 years: +0 %: 15 mins. Summer	17.250	15.325	15.422	0.097	16.8	0.110	0.000	15.8	7.451	OK
S03	FEH (1): 2 years: +0 %: 15 mins. Summer	17.000	15.250	15.345	0.095	18.2	0.108	0.000	17.5	8.495	OK
S04	FEH (1): 2 years: +0 %: 15 mins. Summer	16.875	15.200	15.295	0.095	18.9	0.107	0.000	18.2	9.106	OK
S06	FEH (1): 2 years: +0 %: 15 mins. Summer	16.675	15.125	15.226	0.101	25.4	0.114	0.000	23.8	12.288	OK
S07	FEH (1): 2 years: +0 %: 15 mins. Summer	16.950	15.000	15.155	0.155	47.4	0.175	0.000	44.3	22.670	OK
S08	FEH (1): 2 years: +0 %: 15 mins. Summer	16.950	14.850	15.026	0.176	75.3	0.199	0.000	69.5	36.107	OK
S11	FEH (1): 2 years: +0 %: 15 mins. Summer	16.275	14.600	14.824	0.224	100.8	0.253	0.000	87.4	51.890	OK
S12	FEH (1): 2 years: +0 %: 15 mins. Summer	15.975	14.450	14.659	0.209	94.6	0.236	0.000	87.2	54.924	OK
S16	FEH (1): 2 years: +0 %: 15 mins. Summer	15.650	14.300	14.486	0.186	105.3	0.210	0.000	100.7	64.634	OK
S17	FEH (1): 2 years: +0 %: 15 mins. Summer	16.350	14.975	15.052	0.077	10.4	0.087	0.000	10.0	4.517	OK
S09	FEH (1): 2 years: +0 %: 15 mins. Summer	16.500	14.825	14.885	0.060	8.1	0.067	0.000	7.8	3.527	OK
S20	FEH (1): 2 years: +0 %: 15 mins. Summer	16.125	14.650	14.744	0.094	15.6	0.107	0.000	14.5	7.461	OK
S22	FEH (1): 2 years: +0 %: 15 mins. Summer	16.200	14.575	14.692	0.117	27.3	0.133	0.000	24.9	13.082	OK
S23	FEH (1): 2 years: +0 %: 15 mins. Summer	15.875	14.350	14.491	0.141	28.5	0.159	0.000	26.1	14.614	OK
S24	FEH (1): 2 years: +0 %: 15 mins. Summer	15.850	14.325	14.457	0.132	32.6	0.149	0.000	31.7	17.432	OK
S13	FEH (1): 2 years: +0 %: 15 mins. Summer	15.700	14.475	14.551	0.076	9.7	0.086	0.000	9.4	4.206	OK
S15	FEH (1): 2 years: +0 %: 15 mins. Summer	15.850	14.375	14.502	0.127	17.8	0.144	0.000	15.7	8.780	OK
S05	FEH (1): 2 years: +0 %: 15 mins. Summer	16.425	15.275	15.321	0.046	4.9	0.052	0.000	4.8	2.139	OK
S26	FEH (1): 2 years: +0 %: 15 mins. Summer	16.150	14.800	14.859	0.059	6.2	0.067	0.000	5.8	2.980	OK
S21	FEH (1): 2 years: +0 %: 15 mins. Summer	16.100	14.675	14.729	0.054	5.8	0.061	0.000	5.6	2.519	OK
S31	FEH (1): 2 years: +0 %: 120 mins. Summer	15.525	14.600	14.666	0.066	7.4	0.075	0.000	7.4	23.071	OK
S32	FEH (1): 2 years: +0 %: 120 mins. Summer	15.600	14.475	14.553	0.078	10.3	0.089	0.000	10.4	35.561	OK
S33	FEH (1): 2 years: +0 %: 120 mins. Summer	15.525	14.400	14.482	0.082	11.1	0.093	0.000	11.1	37.711	OK
S34	FEH (1): 2 years: +0 %: 15 mins. Summer	15.800	14.300	14.402	0.102	23.7	0.115	0.000	22.7	14.923	OK
S35	FEH (1): 2 years: +0 %: 2160 mins. Summer	15.000	14.235	14.429	0.194	5.0	0.219	0.000	5.0	531.654	OK
Ditch 1	FEH (1): 2 years: +0 %: 2160 mins. Summer	14.500	13.960	14.013	0.053	5.0	0.000	0.000	5.0	531.616	OK
S18	FEH (1): 2 years: +0 %: 15 mins. Summer	16.125	14.825	14.909	0.084	11.4	0.095	0.000	10.7	5.113	OK
S19	FEH (1): 2 years: +0 %: 15 mins. Summer	16.050	14.750	14.829	0.079	12.1	0.089	0.000	11.5	5.715	OK

Project 1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common				Date 26/06/2025									
Report Details Type: Junctions Summary Storm Phase: Phase				Designed by AU		Checked by SG						Approved by NJ	
				Company Address 84 North Street Guildford GU1 4AU									
S25	FEH (1) 2 years: +0 %: 15 mins: Summer	16.100	15.050	15.085	0.035	2.7	0.039	0.000	2.6	1.169	OK		
S10	FEH (1) 2 years: +0 %: 15 mins: Summer	16.450	14.725	14.841	0.116	22.3	0.131	0.000	17.5	9.986	OK		
S29	FEH (1) 2 years: +0 %: 15 mins: Summer	15.800	14.725	14.725	0.000	0.0	0.000	0.000	0.0	0.000	OK		
S30	FEH (1) 2 years: +0 %: 15 mins: Summer	15.700	14.600	14.662	0.062	7.4	0.070	0.000	6.7	3.963	OK		
S27	FEH (1) 2 years: +0 %: 15 mins: Summer	15.875	14.825	14.863	0.038	2.4	0.043	0.000	2.3	1.038	OK		
S28	FEH (1) 2 years: +0 %: 15 mins: Summer	15.850	14.700	14.766	0.066	8.1	0.075	0.000	7.4	3.990	OK		
S14A	FEH (1) 2 years: +0 %: 15 mins: Summer	15.950	14.900	14.944	0.044	4.4	0.007	0.000	4.3	2.207	OK		
S14	FEH (1) 2 years: +0 %: 15 mins: Summer	15.750	14.425	14.516	0.091	13.7	0.103	0.000	12.3	6.387	OK		
S36	FEH (1) 2 years: +0 %: 15 mins: Summer	16.725	15.125	15.189	0.064	8.1	0.072	0.000	7.9	3.531	OK		
S37	FEH (1) 2 years: +0 %: 15 mins: Summer	16.525	15.000	15.174	0.174	7.9	0.197	0.000	4.4	2.964	OK		
S38	FEH (1) 2 years: +0 %: 60 mins: Summer	16.000	14.850	15.230	0.380	3.8	0.430	0.000	3.6	3.621	Surcharged		

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 Summary

Storm Phase: Phase

Company Address

84 North Street

Guildford

GU1 4AU





FEH (1): 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
S39	FEH (1): 30 years: +40 % 120 mins: Summer	15.250	14.544	14.781	0.238	4.8	0.269	0.000	4.8	32.315	Surcharged
Ditch 2	FEH (1): 30 years: +40 % 120 mins: Summer	14.750	14.240	14.299	0.059	4.8	0.000	0.000	4.8	32.253	OK
S01	FEH (1): 30 years: +40 % 15 mins: Summer	16.950	15.450	15.592	0.142	35.2	0.161	0.000	34.1	15.368	OK
S02	FEH (1): 30 years: +40 % 15 mins: Summer	17.250	15.325	15.521	0.196	51.2	0.221	0.000	48.7	22.774	OK
S03	FEH (1): 30 years: +40 % 15 mins: Summer	17.000	15.250	15.442	0.192	56.1	0.217	0.000	53.6	25.913	OK
S04	FEH (1): 30 years: +40 % 15 mins: Winter	16.875	15.200	15.389	0.189	55.1	0.214	0.000	52.1	27.765	OK
S06	FEH (1): 30 years: +40 % 15 mins: Summer	16.675	15.125	15.412	0.287	57.2	0.325	0.000	65.2	37.644	OK
S07	FEH (1): 30 years: +40 % 15 mins: Summer	16.950	15.000	15.465	0.465	105.7	0.526	0.000	103.0	69.523	Surcharged
S08	FEH (1): 30 years: +40 % 15 mins: Summer	16.950	14.850	15.390	0.540	182.0	0.611	0.000	167.6	110.420	Surcharged
S11	FEH (1): 30 years: +40 % 15 mins: Summer	16.275	14.600	15.251	0.651	267.4	0.737	0.000	245.8	158.962	Surcharged
S12	FEH (1): 30 years: +40 % 15 mins: Summer	15.975	14.450	14.958	0.508	267.9	0.575	0.000	250.5	168.465	Surcharged
S16	FEH (1): 30 years: +40 % 15 mins: Winter	15.650	14.300	14.689	0.389	300.3	0.440	0.000	302.7	198.240	OK
S17	FEH (1): 30 years: +40 % 15 mins: Summer	16.350	14.975	15.129	0.154	31.7	0.174	0.000	30.7	13.751	OK
S09	FEH (1): 30 years: +40 % 15 mins: Summer	16.500	14.825	15.271	0.446	24.7	0.505	0.000	24.1	10.752	Surcharged
S20	FEH (1): 30 years: +40 % 15 mins: Summer	16.125	14.650	14.862	0.212	48.0	0.240	0.000	43.6	22.784	OK
S22	FEH (1): 30 years: +40 % 15 mins: Summer	16.200	14.575	14.834	0.259	81.0	0.293	0.000	73.7	39.976	OK
S23	FEH (1): 30 years: +40 % 15 mins: Summer	15.875	14.350	14.652	0.302	84.7	0.342	0.000	81.8	44.524	Surcharged
S24	FEH (1): 30 years: +40 % 15 mins: Summer	15.850	14.325	14.582	0.257	101.6	0.290	0.000	99.5	52.921	OK
S13	FEH (1): 30 years: +40 % 15 mins: Summer	15.700	14.475	14.791	0.316	29.5	0.358	0.000	26.8	12.816	Surcharged
S15	FEH (1): 30 years: +40 % 15 mins: Summer	15.850	14.375	14.757	0.382	55.3	0.433	0.000	53.6	26.953	Surcharged
S05	FEH (1): 30 years: +40 % 30 mins: Summer	16.425	15.275	15.406	0.131	10.0	0.148	0.000	9.8	8.699	OK
S26	FEH (1): 30 years: +40 % 15 mins: Summer	16.150	14.800	14.917	0.117	19.7	0.132	0.000	18.8	9.296	OK
S21	FEH (1): 30 years: +40 % 15 mins: Summer	16.100	14.675	14.850	0.175	17.7	0.197	0.000	15.4	7.666	OK
S31	FEH (1): 30 years: +40 % 60 mins: Summer	15.525	14.600	14.749	0.149	27.5	0.168	0.000	27.5	51.565	OK
S32	FEH (1): 30 years: +40 % 60 mins: Summer	15.600	14.475	14.661	0.186	37.6	0.211	0.000	38.1	76.744	OK
S33	FEH (1): 30 years: +40 % 60 mins: Summer	15.525	14.400	14.576	0.176	40.4	0.199	0.000	40.2	81.166	OK
S34	FEH (1): 30 years: +40 % 15 mins: Summer	15.800	14.300	14.501	0.201	75.7	0.227	0.000	73.2	53.247	OK
S35	FEH (1): 30 years: +40 % 2160 mins: Winter	15.000	14.235	14.698	0.463	6.5	0.524	0.000	6.5	1136.515	Surcharged
Ditch 1	FEH (1): 30 years: +40 % 2880 mins: Winter	14.500	13.960	14.021	0.061	6.5	0.000	0.000	6.5	1367.370	OK
S18	FEH (1): 30 years: +40 % 15 mins: Summer	16.125	14.825	14.999	0.174	34.9	0.197	0.000	33.1	15.577	OK
S19	FEH (1): 30 years: +40 % 15 mins: Summer	16.050	14.750	14.906	0.156	37.4	0.176	0.000	35.6	17.431	OK

Project

1rdsay 2406076

Land to the West of Kings Buiness Centre

Reeds Lane, Sayers Common

Report Details

Type: Junctions Summary

Storm Phase: Phase

Date

26/06/2025

Designed by

AU

Checked by

SG

Approved by

NJ

Company Address

84 North Street

Guildford

GU1 4AU

Project

1rdsay 2406076

Land to the West of Kings Buiness Centre

Reeds Lane, Sayers Common

Date

26/06/2025

Designed by

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Report Details

Type: Junctions Summary

Storm Phase: Phase

Company Address

84 North Street

Guildford

GU1 4AU



FEH (1): 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
S39	FEH (1): 100 years: +45 % 360 mins: Summer	15.250	14.544	14.824	0.280	5.0	0.316	0.000	5.0	103.334	Surcharged
Ditch 2	FEH (1): 100 years: +45 % 240 mins: Winter	14.750	14.240	14.300	0.060	5.0	0.000	0.000	5.0	76.026	OK
S01	FEH (1): 100 years: +45 % 15 mins: Summer	16.950	15.450	16.266	0.816	45.9	0.922	0.000	34.8	20.205	Surcharged
S02	FEH (1): 100 years: +45 % 15 mins: Summer	17.250	15.325	16.294	0.969	57.0	1.096	0.000	51.4	29.927	Surcharged
S03	FEH (1): 100 years: +45 % 15 mins: Summer	17.000	15.250	16.140	0.890	61.0	1.007	0.000	57.2	34.033	Surcharged
S04	FEH (1): 100 years: +45 % 15 mins: Summer	16.875	15.200	16.072	0.872	58.5	0.986	0.000	70.1	36.718	Surcharged
S06	FEH (1): 100 years: +45 % 15 mins: Summer	16.675	15.125	16.025	0.900	83.0	1.018	0.000	93.6	50.727	Surcharged
S07	FEH (1): 100 years: +45 % 30 mins: Summer	16.950	15.000	16.018	1.018	134.4	1.151	0.000	133.5	123.156	Surcharged
S08	FEH (1): 100 years: +45 % 30 mins: Summer	16.950	14.850	15.850	1.000	216.3	1.131	0.000	215.6	194.735	Surcharged
S11	FEH (1): 100 years: +45 % 15 mins: Summer	16.275	14.600	15.675	1.075	328.6	1.216	0.000	318.6	207.202	Surcharged
S12	FEH (1): 100 years: +45 % 15 mins: Summer	15.975	14.450	15.197	0.747	347.4	0.845	0.000	343.6	219.615	Surcharged
S16	FEH (1): 100 years: +45 % 15 mins: Summer	15.650	14.300	14.740	0.440	425.7	0.497	0.000	433.2	257.385	OK
S17	FEH (1): 100 years: +45 % 15 mins: Winter	16.350	14.975	15.157	0.182	38.8	0.206	0.000	37.4	17.893	OK
S09	FEH (1): 100 years: +45 % 15 mins: Summer	16.500	14.825	15.718	0.893	32.2	1.010	0.000	23.7	13.995	Surcharged
S20	FEH (1): 100 years: +45 % 30 mins: Summer	16.125	14.650	14.953	0.303	44.5	0.343	0.000	44.1	39.893	Surcharged
S22	FEH (1): 100 years: +45 % 15 mins: Summer	16.200	14.575	15.007	0.432	89.3	0.488	0.000	83.9	52.114	Surcharged
S23	FEH (1): 100 years: +45 % 15 mins: Summer	15.875	14.350	14.728	0.378	98.4	0.428	0.000	94.4	57.787	Surcharged
S24	FEH (1): 100 years: +45 % 15 mins: Summer	15.850	14.325	14.649	0.324	120.2	0.367	0.000	116.8	68.611	Surcharged
S13	FEH (1): 100 years: +45 % 15 mins: Summer	15.700	14.475	14.892	0.417	38.5	0.472	0.000	37.2	16.692	Surcharged
S15	FEH (1): 100 years: +45 % 15 mins: Summer	15.850	14.375	14.835	0.460	74.6	0.521	0.000	72.7	34.974	Surcharged
S05	FEH (1): 100 years: +45 % 30 mins: Summer	16.425	15.275	16.068	0.793	13.2	0.897	0.000	12.3	11.417	Surcharged
S26	FEH (1): 100 years: +45 % 15 mins: Summer	16.150	14.800	14.941	0.141	25.9	0.159	0.000	24.7	12.181	OK
S21	FEH (1): 100 years: +45 % 15 mins: Winter	16.100	14.675	14.982	0.307	21.6	0.347	0.000	18.5	9.986	Surcharged
S31	FEH (1): 100 years: +45 % 60 mins: Summer	15.525	14.600	14.881	0.281	37.4	0.317	0.000	37.6	68.439	Surcharged
S32	FEH (1): 100 years: +45 % 60 mins: Summer	15.600	14.475	14.759	0.284	51.6	0.321	0.000	51.9	101.464	Surcharged
S33	FEH (1): 100 years: +45 % 60 mins: Summer	15.525	14.400	14.628	0.228	54.2	0.257	0.000	54.4	106.980	OK
S34	FEH (1): 100 years: +45 % 15 mins: Summer	15.800	14.300	14.545	0.245	98.2	0.277	0.000	97.6	71.513	OK
S35	FEH (1): 100 years: +45 % 30 mins: Summer	15.000	14.235	14.512	0.277	6.5	0.313	0.000	6.5	15.193	Surcharged
Ditch 1	FEH (1): 100 years: +45 % 5760 mins: Winter	14.500	13.960	14.021	0.061	6.5	0.000	0.000	6.5	2329.781	OK
S18	FEH (1): 100 years: +45 % 15 mins: Summer	16.125	14.825	15.131	0.306	36.7	0.346	0.000	33.2	20.284	Surcharged
S19	FEH (1): 100 years: +45 % 30 mins: Summer	16.050	14.750	14.971	0.221	34.5	0.250	0.000	33.7	30.516	OK

Project

1rdsay 2406076

Land to the West of Kings Buiness Centre

Reeds Lane, Sayers Common

Report Details

Type: Junctions Summary

Storm Phase: Phase

Date

26/06/2025

Designed by

AU

Checked by

SG

Approved by

NJ

Company Address

84 North Street

Guildford

GU1 4AU

<

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: Stormwater Controls Summary Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	





FEH (1): 2 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
Porous Paving 1	FEH (1): 2 years: +0 % 1440 mins: Summer	15.300	14.623	0.166	0.048	3.7	44.830	0.000	0.000	1.0	71.415	73.657	OK
Pond	FEH (1): 2 years: +0 % 2160 mins: Summer	14.429	14.429	0.179	0.179	17.7	360.211	0.000	0.000	5.0	531.730	76.362	OK
Porous Paving 2	FEH (1): 2 years: +0 % 360 mins: Summer	16.962	16.578	0.091	0.008	1.5	3.720	0.000	0.000	0.6	8.146	79.411	OK
Porous Paving 4	FEH (1): 2 years: +0 % 360 mins: Summer	16.034	15.852	0.060	0.007	0.9	2.420	0.000	0.000	0.4	4.815	89.457	OK
Swale 1	FEH (1): 2 years: +0 % 15 mins: Summer	15.635	15.334	0.185	0.034	11.7	4.384	0.000	0.000	4.5	3.545	89.851	OK
Swale 2	FEH (1): 2 years: +0 % 120 mins: Summer	15.159	14.840	0.186	0.040	8.0	6.285	0.000	0.000	6.8	20.332	87.435	OK
Porous Paving 3	FEH (1): 2 years: +0 % 240 mins: Summer	16.511	15.878	0.031	0.008	1.9	3.263	0.000	0.000	0.8	7.220	90.606	OK
Porous Paving 5	FEH (1): 2 years: +0 % 480 mins: Summer	15.927	15.303	0.053	0.008	1.8	7.467	0.000	0.000	0.5	12.329	84.467	OK

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: Stormwater Controls Summary Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	





FEH (1): 30 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
Porous Paving 1	FEH (1): 30 years +40 %: 720 mins: Winter	15.591	14.697	0.457	0.122	10.0	102.923	0.000	0.000	3.1	122.818	39.521	OK
Pond	FEH (1): 30 years +40 %: 1440 mins: Winter	14.707	14.707	0.457	0.457	36.3	958.680	0.000	0.000	6.5	745.019	37.090	OK
Porous Paving 2	FEH (1): 30 years +40 %: 180 mins: Summer	17.135	16.584	0.264	0.014	5.9	8.708	0.000	0.000	2.2	15.038	51.801	OK
Porous Paving 4	FEH (1): 30 years +40 %: 240 mins: Summer	16.128	15.856	0.154	0.011	3.1	5.539	0.000	0.000	1.3	10.336	75.868	OK
Swale 1	FEH (1): 30 years +40 %: 30 mins: Summer	15.758	15.431	0.308	0.131	23.9	10.568	0.000	0.000	19.9	19.988	75.536	OK
Swale 2	FEH (1): 30 years +40 %: 60 mins: Summer	15.312	14.892	0.339	0.092	31.6	15.702	0.000	0.000	25.4	45.408	68.606	OK
Porous Paving 3	FEH (1): 30 years +40 %: 180 mins: Summer	16.572	15.883	0.092	0.013	5.8	8.152	0.000	0.000	2.3	16.884	76.527	OK
Porous Paving 5	FEH (1): 30 years +40 %: 360 mins: Summer	16.024	15.309	0.151	0.014	5.4	17.493	0.000	0.000	1.5	25.559	63.610	OK

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: Stormwater Controls Summary Storm Phase: Phase		Company Address 84 North Street Guildford GU1 4AU	





FEH (1): 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Percentage Available (%)	Status
Porous Paving 1	FEH (1): 100 years +45 %: 960 mins: Summer	15.745	14.761	0.611	0.186	16.2	133.273	0.000	0.000	4.5	194.489	21.687	OK
Pond	FEH (1): 100 years +45 %: 1440 mins: Winter	14.862	14.862	0.612	0.612	48.0	1313.599	0.000	0.000	6.5	853.064	13.799	OK
Porous Paving 2	FEH (1): 100 years +45 %: 180 mins: Summer	17.214	16.587	0.343	0.017	7.5	10.876	0.000	0.000	2.9	19.643	39.802	OK
Porous Paving 4	FEH (1): 100 years +45 %: 240 mins: Summer	16.171	15.858	0.196	0.013	4.0	6.900	0.000	0.000	1.8	13.530	69.938	OK
Swale 1	FEH (1): 100 years +45 %: 15 mins: Summer	15.804	15.530	0.354	0.230	46.7	13.648	0.000	0.000	24.3	17.683	68.407	OK
Swale 2	FEH (1): 100 years +45 %: 60 mins: Summer	15.356	14.909	0.383	0.109	39.6	19.134	0.000	0.000	34.5	60.257	61.744	OK
Porous Paving 3	FEH (1): 100 years +45 %: 120 mins: Summer	16.609	15.886	0.129	0.016	9.5	10.376	0.000	0.000	3.4	17.955	70.125	OK
Porous Paving 5	FEH (1): 100 years +45 %: 360 mins: Summer	16.073	15.311	0.200	0.016	7.0	22.110	0.000	0.000	2.0	33.041	54.006	OK

Appendix N

Rainwater Harvesting Calculations

Part G - Water Usage

Fixture	Capacity/Flow Rate	Use Factor	Fixed Use	litres/person/day
WC (Single Flush)		4.42		0.00
WC (Dual Flush)	4	1.46		5.84
WC (Dual Flush) Part	2.6	2.96		7.70
Taps (excluding kitchen)	5	1.58	1.58	9.48
Bath (where shower present)	170	0.11		18.70
Shower (where bath present)	8	4.37		34.96
Bath Only		0.5		0.00
Shower Only		5.6		0.00
Kitchen Sink	6	0.44	10.36	13.00
Washing Machine	8.17	2.1		17.16
Dishwasher	1.25	3.6		4.50
Total calculated use (litres/person/day)				111.33
Normalisation Factor				0.91
Total Water Consumption (CSH) (litres/person/day)				101.31
External Water Use				5.00
Total Water Consumption (Part G) (litres/person/day)				106.31

Rainwater Harvesting	17.32	litres/person/day
Mains Water	89.00	litres/person/day
Total	106.31	litres/person/day

Rainwater Harvesting System (BS EN 16941-1:2024 - Intermediate Approach)

AAR	752.61	Average Annual Rainfall
e	0.8	Yield Coefficient
h	0.9	Hydraulic Filter Efficiency
P _d	17.32	Daily Requirement per Person

Unit	No. Units	Census	Population	Roof Area (m ²)	5% Annual Rainwater Yield (litres)	5% Annual Water Demand (litres)	Tank Size (litres)
Proposed	80	2.4	192	4,498.41	121,879.61	60,681.43	61,000
Total	80		192	4,498.41	121,879.61	60,681.43	61,000

Appendix O

Site Drainage Strategy



- Notes
- All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
 - This drawing has been based upon survey information supplied by Hook Survey and Motion cannot guarantee the accuracy of the data provided.
 - Any discrepancies should be reported to the architect and/or engineer immediately, so that clarification can be sought prior to the commencement of works.
 - This drawing should be read in conjunction with all other relevant architect and engineering details, drawings and specification.
 - All works to adopted system are to be carried out in accordance with Water UK - Design and Construction Guidance and Thames Water Local practice.
 - All private surface water pipes and internal foul soil pipes are to be set out in accordance with the architect layout.
 - Pipes and channels constructed within private drainage to be either:
 - Concrete to BS EN 12412 & BS 5911
 - Extra Strength Vitrified Clay to BS EN 295
 - Unplasticised PVC to BS EN 1401 (Not to be used in adoptable drainage and beneath basement slab)
 - Ductile Iron to BS EN 598. Ductile Iron to BS EN 598. For use within pipe cases and ground beams. Ductile iron pipes to have a cement mortar lining.
 - All private drainage is to be 100mm laid at a minimum gradient of 1 in 80, or 1 in 40 where no outlets are connected, for foul drains and 1 in 100 for surface water, unless otherwise stated.
 - 350mm minimum cover is to be provided for pipes laid in soft/soiled areas, and 500mm minimum cover is to be provided for pipes laid beneath roads/driveways unless not practical. This is based on a uPVC system for private surface water and foul drainage.
 - All pipes shall be laid soffit to soffit with outgoing pipes unless otherwise stated.
 - All private drainage to be in accordance with the Building Regulations Approved Document Y1 (2010 edition). It is the contractors responsibility to ensure compliance with these regulations.
 - Shallow private drainage may require protection using concrete surround or paving slabs bridging the trench, subject to HIRIC Inspector's requirements. In areas where 450mm cover to private sewer is not achievable, protective measures should be undertaken as above.

- Legend
- Site Boundary
 - Tree Root Protection Areas
 - Existing Public Gravity Pipe
 - New Surface Water Gravity Pipe
 - New Foul Water Gravity Pipe
 - New Foul Water Rising Main
 - New Public Foul Water Sewer (subject to S106/S104 Approval)
 - New Collector Drain
 - New Surface Water Manhole
 - New Surface Water Flow Control Manhole
 - New Public Foul Water Manhole (Subject to S106/S104 Approval)
 - New Foul Water Pump Chamber
 - New Foul Water Inspection Chamber
 - New Surface Water Headwall
 - New Sandbag Headwall
 - New Attenuation Basin
 - Permeable Block Paving (Non-infiltration)
 - New Rungrarden
 - Permeable geotextile check dam to specialist design, utilising collector drain as flow control
 - Denotes sub-base to fall towards collector drain
 - Existing Drain

PI: First Issue	AI: 05: 01: 07/11/2025
Rev: Description	Rev: CN: App: Date

Drawing Status: **FOR PLANNING**
NOT FOR CONSTRUCTION



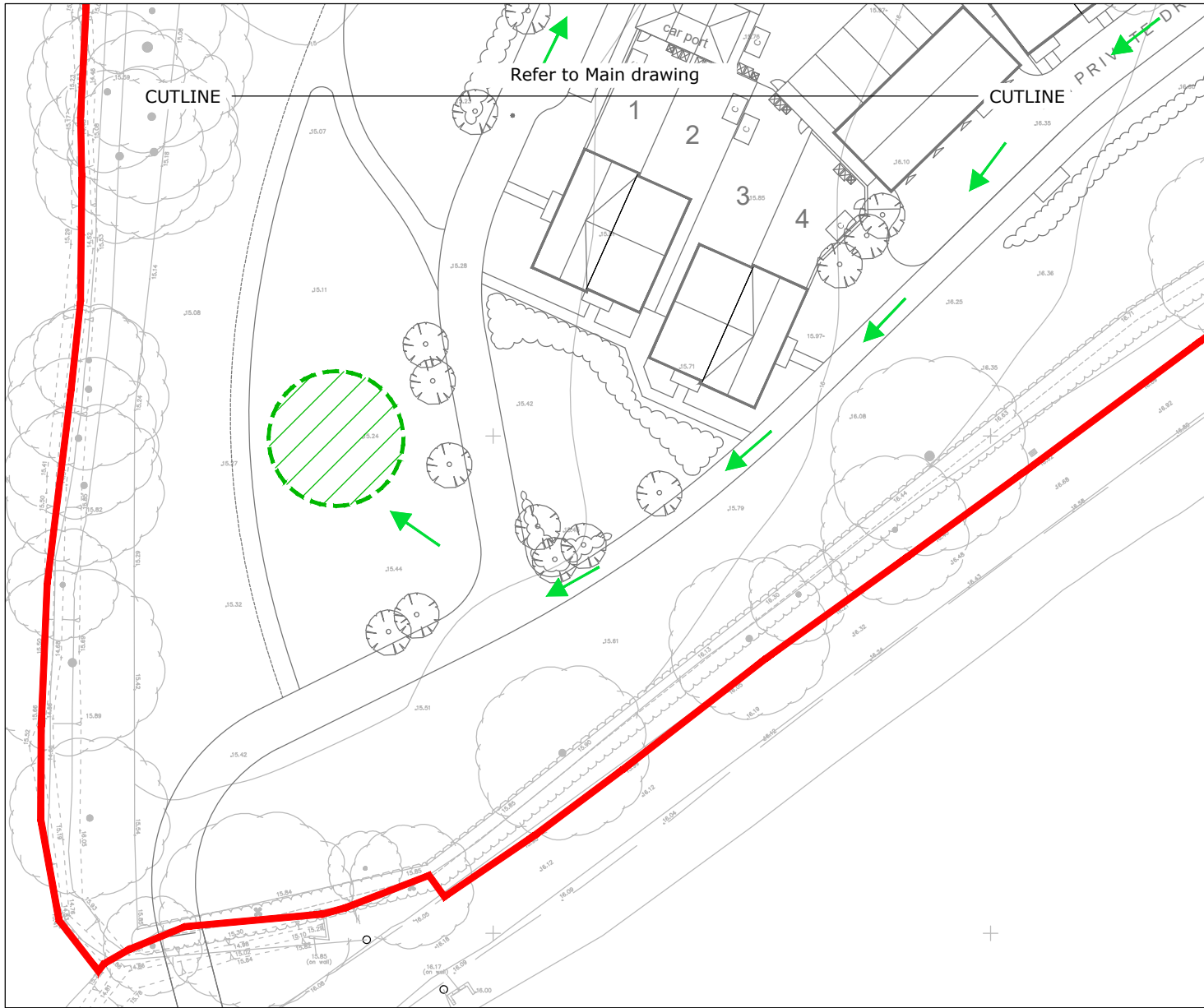
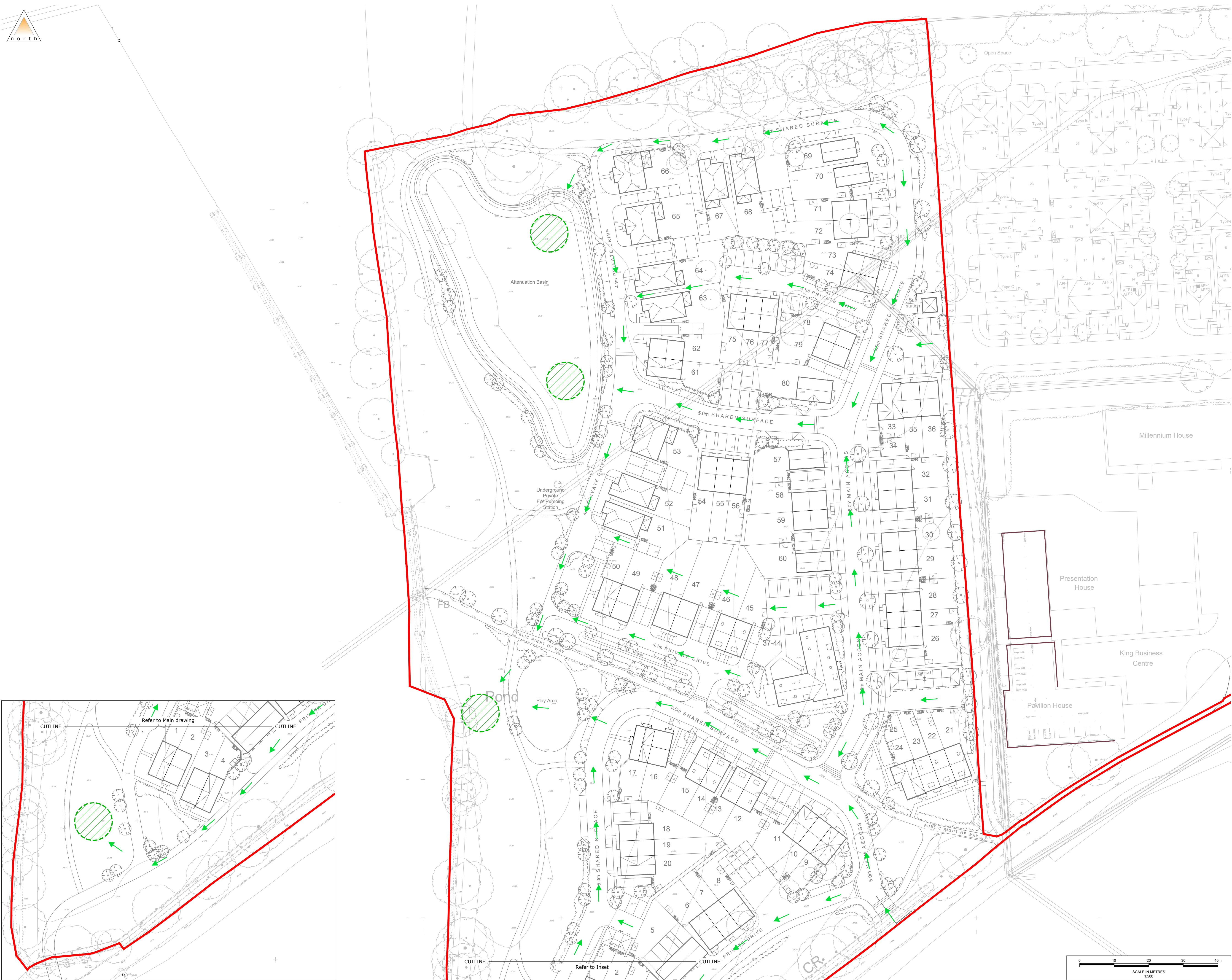
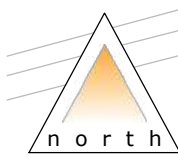
Client: Reside Holdings Limited

Project: Land West of Kings Business Centre
Reeds Lane, Sayers Common
Title: Proposed Drainage Strategy

Scale: 1:500 (@ A0)
Drawing: 2406076-0501
Revision: P01

Appendix P

Site Exceedance Routing Plan



Notes

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

Legend

- Site Boundary
- Exceedance Flow Arrow
- Exceedance Flow - Storage Area

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

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion

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

Client:

Reside Holdings Limited

Project:

Land West of King Business Centre
Reeds Lane, Sayers Common

Title:

Exceedance Plan

Scale: 1:500 (@ A1)

Drawing:

2406076-0501

Revision:

P01