TN01 – Response to LLFA Comments

Site:	Land West of Kings Business Centre, Reeds Lane, Sayers Common
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Date:	15th January 2026

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1.0 Introduction

1.1 This Technical Note has been prepared by Motion on behalf of Reside Holdings Limited in support of a detailed planning application on land west of Kings Business Centre, Reeds Lane, Sayers Common, BN6 9LS. It is intended to resolve the Lead Local Flood Authority (LLFA) objection to Mid Sussex District Council application number DM/25/3067, which is for the proposed development of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.

1.2 A summary of the issues raised by the LLFA and need to be addressed are as follows:

We will consider reviewing this objection if the following issues are adequately addressed.

> *1. A surface water flood extent map overlain on the proposed development should be provided to ensure the dwellings and attenuation basin are outside of this risk.*
>
> *2. Details of the FFLs of the proposed buildings is required.*
>
> *3. Confirmation of the slope gradients for the proposed swales should be provided.*
>
> *4. Details on the condition of the existing watercourse and evidence of the wider connectivity should be provided to ensure its suitability for connection.*
>
> *5. The hydraulic calculation should be updated to include half drain times and a surcharged outfall.*

2.0 Response to LLFA Comments

1) A surface water flood extent map overlain on the proposed development should be provided to ensure the dwellings and attenuation basin are outside of this risk.

2.1 An overlay of the proposed site layout with the modelled 1 in 100-year return period plus 45% climate change flood extent is included within Ardent's Hydraulic Modelling Report 2505260-ACE-XX-XX-RP-C-0501 in **Appendix A**.

2.2 The flood extent can also be seen on Motion Drainage Strategy drawing 2406076-0500, appended to the Flood Risk Assessment (FRA), and demonstrates that the site layout has been designed to ensure that any proposed dwellings and the attenuation basin are located outside of this extent.

2) Details of the FFLs of the proposed buildings is required.

2.3 Levels Strategy drawing 2406076-0310 is presented in **Appendix B**. This includes details of the finished floor levels which have been set 300mm above the nearest peak flood level for the modelled 1 in 100-year plus 45% climate change event.

3) Confirmation of the slope gradients for the proposed swales should be provided.

2.4 The side slope gradients for the proposed swales are 1 in 3. Full details can be seen within the InfoDrainage calculations in **Appendix C**.

4) Details on the condition of the existing watercourse and evidence of the wider connectivity should be provided to ensure its suitability for connection.

2.5 A site visit was undertaken by Motion in October 2025 to assess the suitability for a connection to the existing watercourse on the western boundary. Water was present within the watercourse at the time of the site visit, as can be seen in the photographs below, and there were no obvious obstructions that would prevent the ability to convey surface water away from the proposed development.

Photograph 1: Existing watercourse

Photograph 2: Side view of existing watercourse

2.6 Topographical survey information indicates the watercourse to be approximately 0.5m deep in both outfall locations making it suitable for a piped connection. The surveyed bed levels also demonstrate that a gravity connection to the watercourse can be achieved, and this is confirmed by the current surface water drainage proposals.

2.7 The discharge location also mirrors the current greenfield hydrological situation.

2.8 A plan has been prepared showing the location of the existing watercourse and the wider ditch network connectivity with the River Adur. This is included in **Appendix D**.

5) The hydraulic calculation should be updated to include half drain time and a surcharged outfall.

2.9 A sensitivity test has been carried out on the proposed drainage network under conditions of a surcharged outfall using peak flood level information provided by Ardent.

2.10 The peak flood levels applied to the northern and southern outfalls are listed below and are based on the modelled peak flood depths for a 1 in 100 return period plus 45% climate change:

i) Southern Outfall = 15.03 mAOD

ii) Northern Outfall = 14.84 mAOD

2.11 Calculations assume outfalls are fully submerged at the above flood levels for the full storm duration reflecting the worst-case scenario, and the results show no notable impact on the proposed drainage network.

2.12 Calculations for the freely discharging scenario previously submitted with the FRA have been updated to show the associated half drain times for attenuation features. Both sets of results are included in **Appendix C**.

Appendix A

Ardent Hydraulic Modelling Report

ARDENT
CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Reside Holdings Ltd

Land At Reeds Lane, Sayers Common

Hydraulic Modelling Report

REPORT REF.
2505260-ACE-XX-XX-RP-C-0501

January 2026

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Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	LE	JA	DRAFT	December 2025
	FINAL	LE	JA	BC	January 2026

Distribution

1. Introduction

1.1. Ardent Consulting Engineers (hereafter referred to as Ardent) has been instructed by Reside Holdings Ltd to undertake surface water hydraulic modelling to support a proposed development at Land at Reeds Lane, Sayers Common.

1.2. The site location is shown in **Figure 1-1**. The site is located west of Sayers Common, north of Reeds Lane. A culvert runs under Reeds Lane connecting to the wider ditch network in the field to the south of the site.

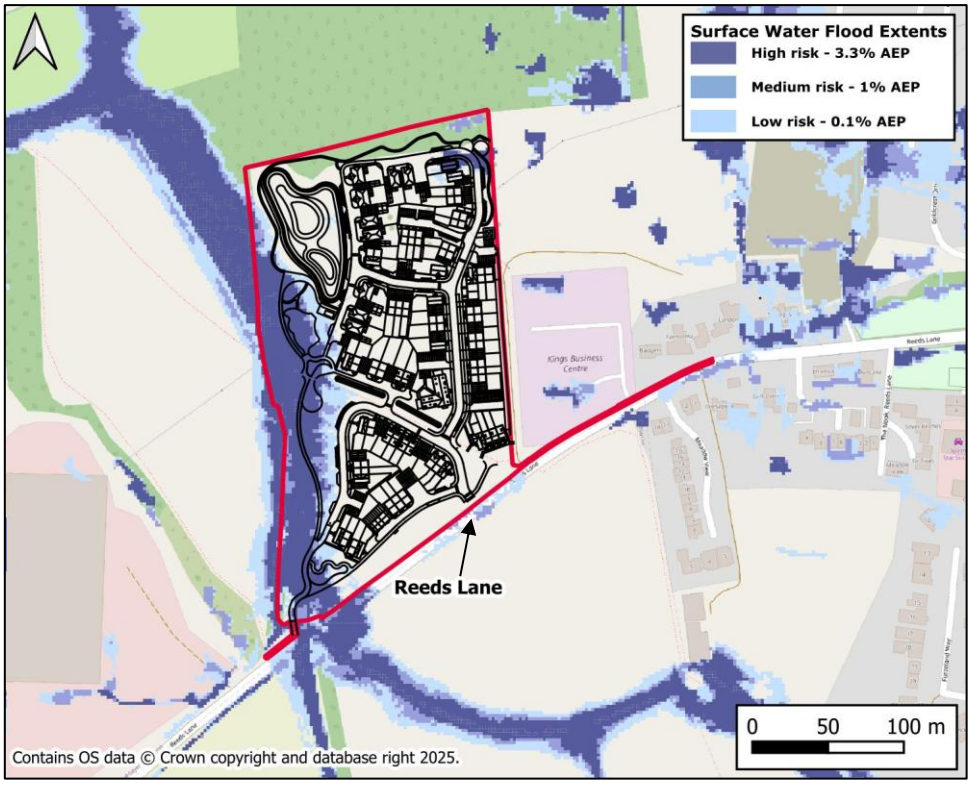


Figure 1-1: Site location plan and EA surface water flood mapping

1.3. The culvert comprises a twin 525mm pipe to the south of Reeds Lane discharging to the watercourse in the southwest of the site. The culvert outfalls into the ditch network that runs along the western boundary of the site, refer to **Appendix A** for the topographic survey.

1.4. The Environment Agency (EA) Risk of Flooding from Surface Water (RoFSW) mapping shows parts of the Site are predicted to be at a low to high risk of surface water flooding (see **Figure 1-1**), in particular the low-lying western boundary following the ditch. However, the EA mapping is carried out at national scale and does not explicitly represent local drainage features such as the culvert under Reeds Lane.

1.5. Therefore, a detailed 1D-2D linked direct rainfall-runoff model has been developed using TUFLOW software to refine the understanding of surface water flood risk to the Site and inform the development proposals.

2. Hydrological Assessment

2.1. To inform the hydraulic modelling and assess surface water flood risk to the Site, rainfall hyetographs were derived to input to the hydraulic model.

2.2. FEH22 catchment descriptor data was obtained from the Flood Estimation Handbook (FEH) Web Service for the catchment covering the Site (see **Figure 2-1**). The catchments consist of the primarily rural areas upstream of the site to the south, and the town of Sayers Common to east of the site.

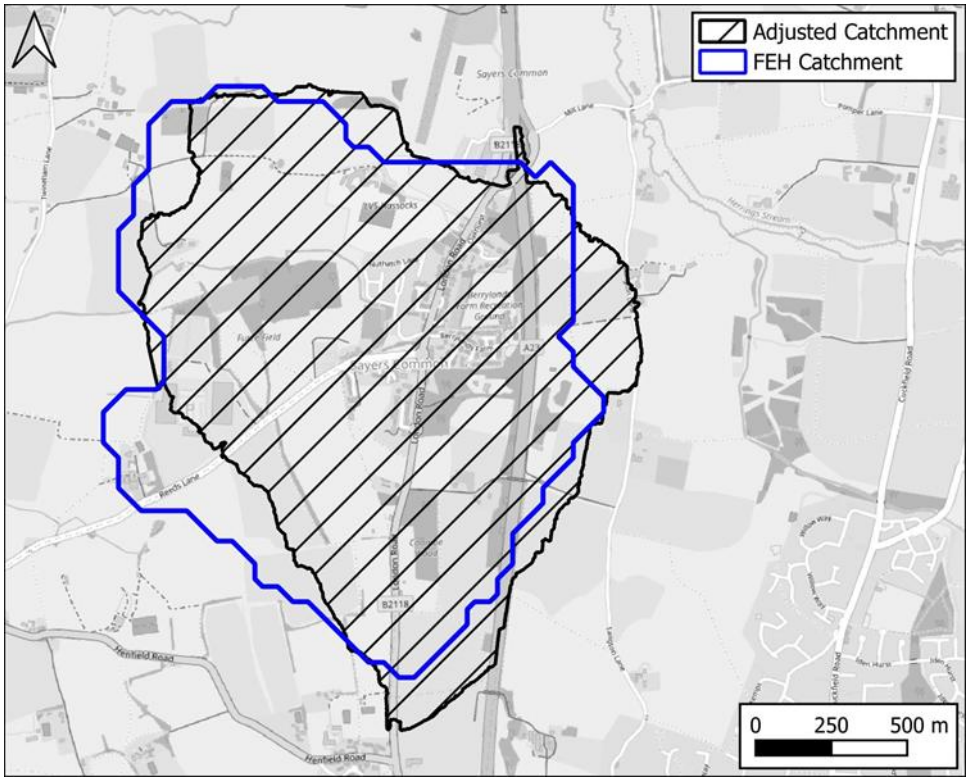


Figure 2-1: Estimated and revised catchment boundary

2.3. A catchment analysis was undertaken using catchment delineation tools within QGIS to determine the catchment area draining to the Site based on the 2022 1m EA LIDAR Composite DTM. The updated catchment area is shown in **Figure 2-1**. The adjusted catchment has an area of 2.13km^2, compared to the value of 2.165km^2 for the FEH catchment, with the adjusted area used to derive rainfall.

2.4. Due to the negligible change in catchment area it was not necessary for the DPLBAR value to be updated. The other catchment descriptors used to derive design rainfall and net rainfall for rural areas (URBEXT2000, SPRHOST, BFIHOST, SAAR, etc.) were assessed against available data, such as British Geological Society geology mapping and LANDIS SoilScapes mapping. The key FEH catchment descriptors were considered

appropriate. The only update to the URBEXT2000 was to updates this to the 2025 value using available guidance.

2.5. The FEH22 data was inputted to the Revitalised Flood Hydrograph 2 (ReFH2) software, which was used to derive rainfall hyetographs for the 3.3%, 1%, and 0.1% Annual Exceedance Probability (AEP) events.

2.6. Rainfall hyetographs were also derived for the 3.3% AEP event uplifted by 40% and the 1% AEP event uplifted by 45% to account for the potential impacts of climate change, in line with the latest EA guidance for the 2070s epoch upper end allowance in the Adar and Ouse Management Catchment[1].

2.7. Summer storm profiles have been used to derive the hyetographs, the summer storm is used in the EA's surface water flood mapping and gives a more conservative peak flow estimate (URBEXT2000 value of 0.0514).

2.8. The default storm duration for the catchment is 6.5 hours. Hyetographs were also derived for a 1.5-hour, 2.5-hour, 4.5-hour and 8.5-hour storm duration, with all durations tested within the model for the 1% AEP plus 45% climate change event in the baseline model. The duration testing found the 1.5-hour storm event resulted in the highest peak flood depths at key locations in the Site, with this therefore used as the final design storm duration.

2.9. The design and net rainfall hyetographs were exported from ReFH2, with details of how rainfall losses from rural and urban areas were represented in the hydraulic model outlined in **Section 3**. An example ReFH2 report for the 1% AEP plus 45% climate change event is provided in **Appendix B**, including details of the descriptor data.

[1] Adar and Ouse Management Catchment peak rainfall allowances, Environment Agency. Available: https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall?mgmtcatid=3055

3. Baseline model build

3.1. The baseline model has been built using the hydraulic modelling software TUFLOW. All scenarios have been run using Tuflow build version 2025.0.0-iSP-w64.

2D build

3.2. A 2D model schematic is shown in **Figure 3-1**.

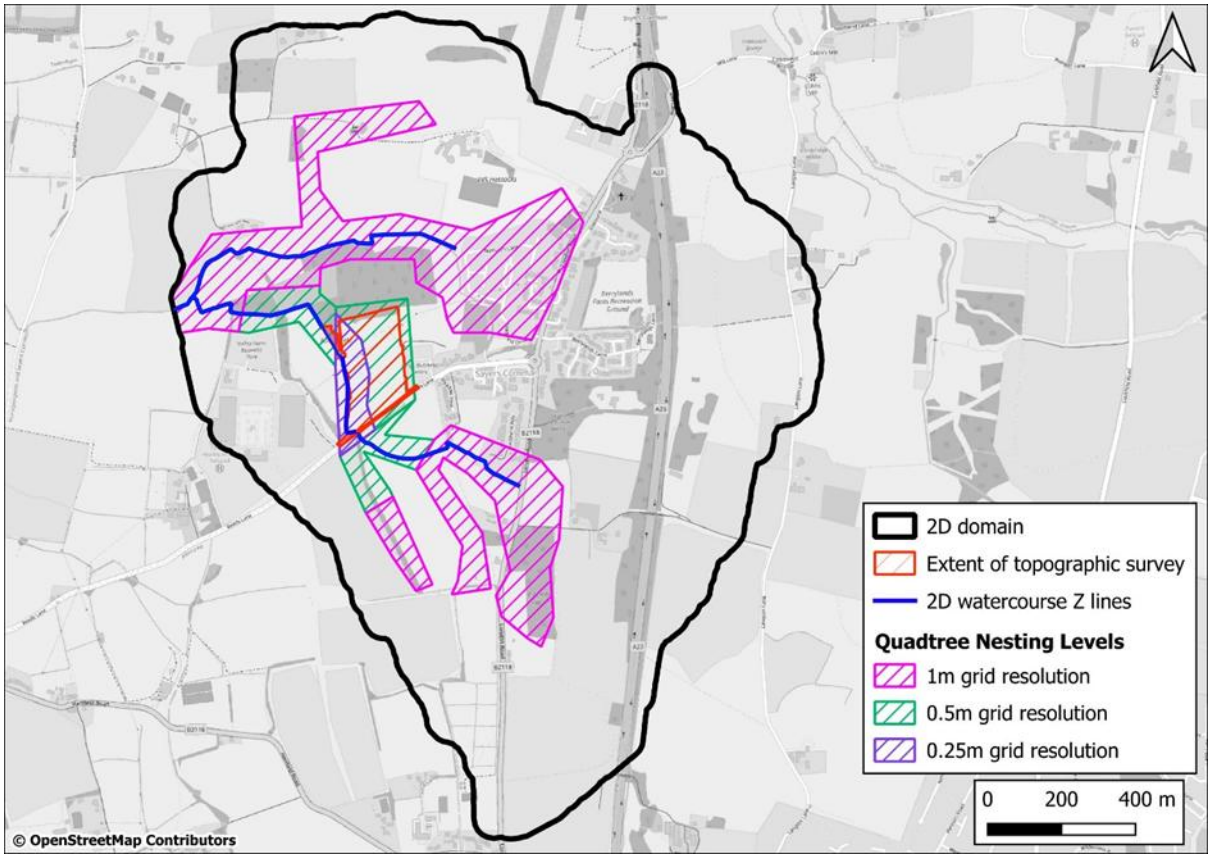


Figure 3-1: 2D Model schematic

3.3. Watercourses and the wider catchment are represented in the 2D domain, which covers an area of 2.47km^2, including the entire catchment derived in **Section 2**.

3.4. Ground levels at the Site have been informed by a topographic survey collected in November 2022 and updated in September 2025 by Hook Survey (see **Appendix A**). Elevations across the wider catchment were derived from the 2022 EA 1m LIDAR DTM.

3.5. A 4m cell size has been applied across the model with Quadtree used to refine this to a 2m grid size along watercourses across the catchment. A 1m grid size is applied within the vicinity of the Site and a 0.5m grid resolution along the watercourse within the site to refine the representation of flow conveyance. Sub-grid sampling has been

enabled within TUFLOW, ensuring surface water flow paths were adequately represented.

3.6. Different land uses derived from topographic survey and OS VectorMapping have been assigned roughness values within the 2D domain. A general roughness value of 0.05 was applied to the rural area of the catchment representing light vegetation/pasture.. '2D_mat' files were then used to specify roughnesses for different land uses (see **Figure 3-1**). The values applied are shown in **Table 3-1**. Ditches within the site boundary are understood to be overgrown and therefore the general value of 0.050 was considered appropriate for watercourses in the 2D domain in line with available guidance (i.e. Chow, 1959).

Table 3-1: 2D Manning's 'n' roughness values

Land use	Manning's 'n' roughness value
Light vegetation / pasture	0.05
Open area / grassland	0.040
Open water	0.03
Roads / Hardstanding	0.02
Buildings	0.3
Woodland / Dense vegetation	0.1

3.7. The ditches in the west and southwest of the site were represented in the 2D domain using Z-lines. Site ditches were taken from the topographic survey (see **Figure 3-1**). Where survey data was not available the watercourse levels were taken from the LIDAR DTM. This approach is considered conservative as LIDAR data only captures the water surface and not the channel bed levels, therefore underestimating the channel capacity.

1D build

3.8. The culvert running under Reeds Lane is represented in the 1D domain as a twub 525mm, with dimensions and invert levels set using site topographic survey. The culvert inlet upstream of the site is shown in **Figure 3-2**.

Figure 3-2: Culvert Inlet

3.9. Pipe roughness was applied in line with available guidance (i.e. Chow, 1959) based on observations and assumptions about the pipe material and condition. The culvert had a Manning's 'n' roughness value of 0.015 applied. Standard entry and exit losses were applied in line with TUFLOW guidance.

Boundary conditions

3.10. A '2d_rf' layer was used to apply rainfall directly to the 2D model domain. Rainfall losses associated with infiltration for the rural areas of the catchment were estimated within ReFH2, with the rural net rainfall hyetograph applied to the area shown in **Figure 3-3**.

3.11. A conservative approach to apply rainfall to the urban surfaces was undertaken, with the design rainfall hyetograph applied to the urban surfaces shown in **Figure 3-3**. To account for infiltration losses and storage within urban areas (i.e. gutters, drains) 70% of the total design rainfall hyetograph was applied to the urban surfaces. No losses were applied to account for the presence of surface water sewers as it is assumed these would drain to the study watercourse and not be lost from the catchment.

3.12. Sensitivity testing of the application of rainfall to the model was undertaken and demonstrates the model has a low sensitivity to the approach used.

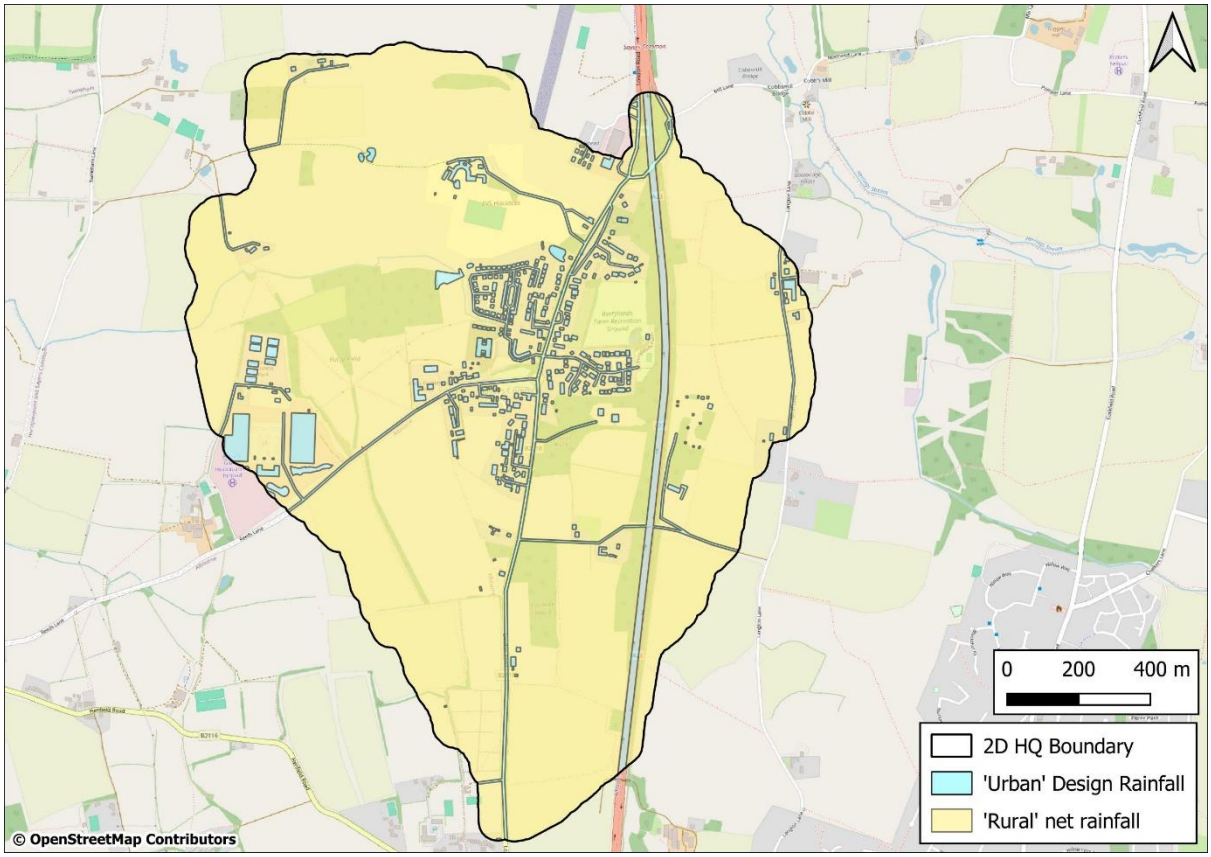


Figure 3-3: Model boundaries

3.13. To allow runoff to pass out of the 2D domain an HQ boundary was applied at the downstream extent of the watercourse and other flow paths in the model domain, with a gradient derived from the EA LIDAR DTM. The downstream boundary was located sufficiently downstream that it does not impact the model outputs at the Site. HQ boundaries with general slope values were applied to the rest of 2D domain to prevent glass-walling (see **Figure 3-3**).

3.14. 2D_bc 'SX' links have been used to link the 1D culvert to the 2D domain, with inverts taken from the site topographic survey.

Assumptions / limitations

3.15. The representation of any complex system by a model requires a number of assumptions to be made. In the case of the 1D and 2D elements of the model, the following assumptions have been made:

- Model parameters, such as roughness and structure coefficients, are representative of the general conditions;
- The units used to represent hydraulic structures within the model represent the situation accurately using the available information, including assumptions made to simplify representations where necessary;

- The model hydrology accurately represents flows in the models given there was no flow / level data available for the catchment to calibrate flows in the model;
- Watercourses are modelled to be dry at the beginning of the simulation, with inflows solely from rainfall;
- The LIDAR and OS mapping are representative of the land surface and are an up to date reflection of current ground levels and land uses.

4. Baseline modelling results

4.1. The model has been run using the TUFLOW HPC solver with adaptive timestepping. The model is run for a total duration of 5 hours to allow the full storm event to pass through the Site. Model results have been filtered to remove depths below 0.075m.

4.2. Peak flood extents for the modelled storm events are shown in **Figure 4-1**.

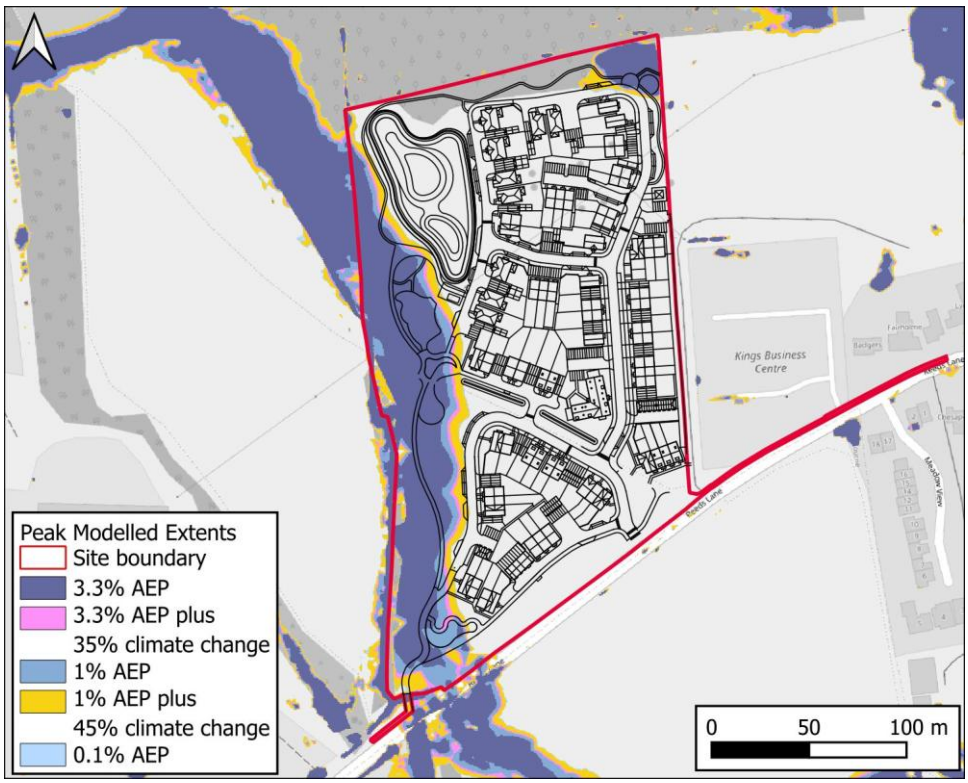


Figure 4-1: Baseline model flood extents

4.3. Most of the site is predicted to be at a low risk of surface water flooding, with flooding largely modelled to be restricted to the western boundary.

4.4. During the 3.3% AEP event a small area of flooding is predicted in the southeast corner, increasing in area slightly during the 1% AEP event. The 1% AEP plus 45% climate change event and 0.1% AEP event are similar in peak modelled flood extents. The flooding in the southwest corner is primarily associated with flows from the south building up and overtopping Reeds Lane.

4.5. Peak modelled flood depths during the 1% AEP plus 45% climate change event are presented in **Figure 4-2**.

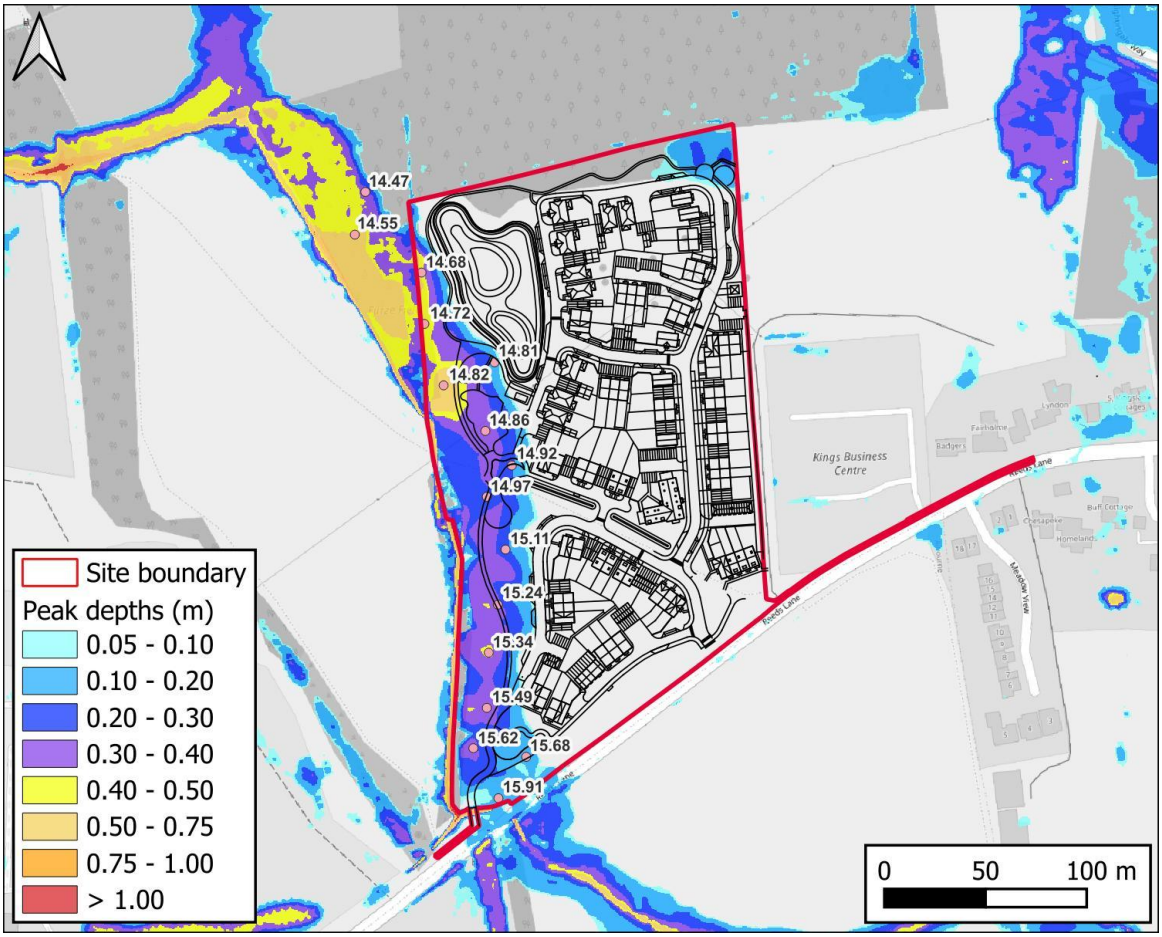


Figure 4-2: Peak modelled depths – 1% AEP +45% climate change

4.6. Peak flood depths are located to the south and northwest of the site of up to approximately 0.75m are predicted in the lowest lying areas during the 1% AEP plus 45% climate change event, though depths are largely modelled to be below approximately 400mm.

4.7. Ponding within topographic depressions across the rest of the site are shallow, typically predicted to be below 200mm. Depths of up to approximately 230mm are predicted in the northeast corner of the site, with flooding in this area largely generated by runoff from within the site boundary.

4.8. Peak flood levels are predicted to range from approximately 15.68m AOD in the southwest corner of the site to 14.68m AOD in the northwest corner of the site during the 1% AEP plus 45% climate change event.

4.9. The peak modelled flood hazard during the 1% AEP plus 45% climate change event is shown in **Figure 4-3** below.

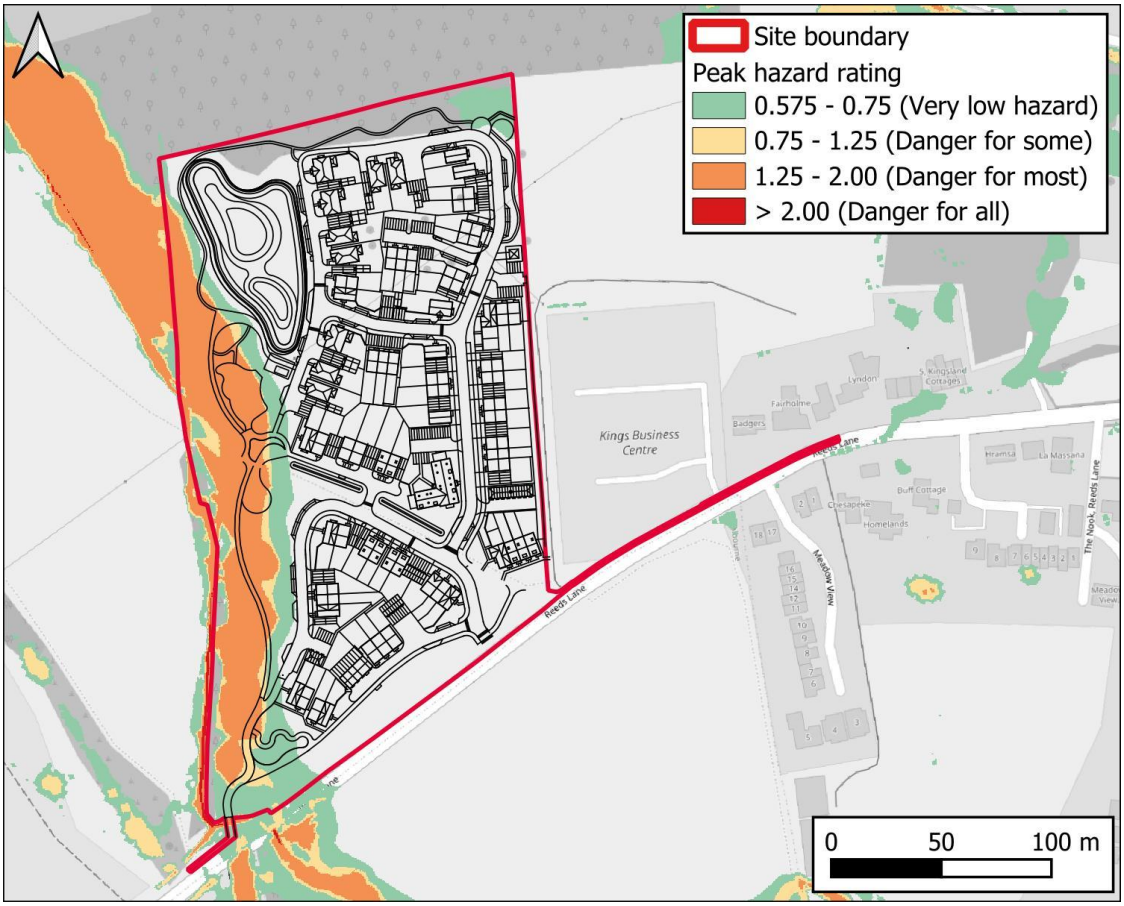


Figure 4-3: Peak modelled hazard rating – 1% AEP +45% climate change

4.10. The hazard rating is modelled to be very low during the 1% AEP plus climate change event across the developable areas of the site, including access roads and buildings. The entire site is provided with safe dry access and egress.

4.11. Hazard ratings are predicted to be within danger along the western boundary of the site which will be used as open green space. However, this area is only anticipated to flood during extreme events and as a result the hazard to the site users is considered low.

Model Validation

4.12. No gauging data of flows or levels was available to inform the model validation. However, the modelling shows a good comparison with the existing EA RoFSW flood mapping within the vicinity of the site (see **Figure 1-1**). However, the inclusion of site specific topographic survey and local drainage features reduces the surface water flood extents slightly within the site boundary.

4.13. The similarities between the model outputs and the EA RoFSW mapping indicate the model is appropriately representing the flood risk to the Site.

Model stability

4.14. A review of the model outputs indicates the model is stable for the duration of the event, with total mass errors of 0% and timestep efficiency above 99% after the model initialisation. The model runs have no negative depths or repeated timesteps.

Sensitivity analysis

4.15. Sensitivity analysis has been undertaken on the model roughness, rainfall intensity, and blockage applied to the 525mm culvert at the southwest of the site. All sensitivity runs are undertaken on the 1% AEP plus 45% climate change event for the baseline scenario.

4.16. Roughness values within the 1D and 2D domain were changed by +/- 20%, with the model outputs indicating a low sensitivity to the roughnesses applied to the model. Peak depths within the site were only predicted to change by a maximum of approximately +/-25mm in the southwest corner during the sensitivity runs.

4.17. The rainfall intensity was increased by 20%, resulting in approximately 90mm increases in the peak flood depths in the southwest of the site indicating a low sensitivity, with the changes notably below the recommend 300mm freeboard for finished floor levels.

4.18. A 90% blockage was applied to the 525mm pipe draining the southwest of the site. However, given the small dimensions of culvert this is already surcharged during the 1% AEP plus 45% climate change event. As a result, the blockage run leads to negligible changes in peak depth of within the site boundary. The model results are therefore not considered sensitive to the representation of the culvert.

4.19. The sensitivity analysis indicates the model has a low sensitivity to the parameters used and assumptions made within the model build process.

5. Summary

5.1. Ardent Consulting Engineers has been instructed by Reside Holdings Ltd to undertake surface water hydraulic modelling to support a proposed development at Land at Reeds Lane, Sayers Common.

5.2. A detailed 1D-2D linked direct rainfall-runoff model has been developed using TUFLOW software to refine the understanding of surface water flood risk to the Site. The model outputs will be used to inform the Site design and associated flood risk mitigation measures.

5.3. A hydrological analysis has been undertaken to derive rainfall hyetographs for the study area for the 3.3%, 3.3% plus 40% climate change, 1%, 1% plus 45% climate change uplift and 0.1% Annual Exceedance Probability Events.

5.4. A baseline hydraulic model has been built using a combination of LIDAR data, topographical survey data, Ordnance Survey land use data, and information on the local drainage network.

5.5. During all modelled events most of the site is predicted to be at a low risk of surface water flooding, with surface water flooding largely contained to the low-lying west and south-western boundary of the site where flows from the south overtop Reeds Lane. Peak depths of up to approximately 0.75m are predicted in the northwest corner of the site.

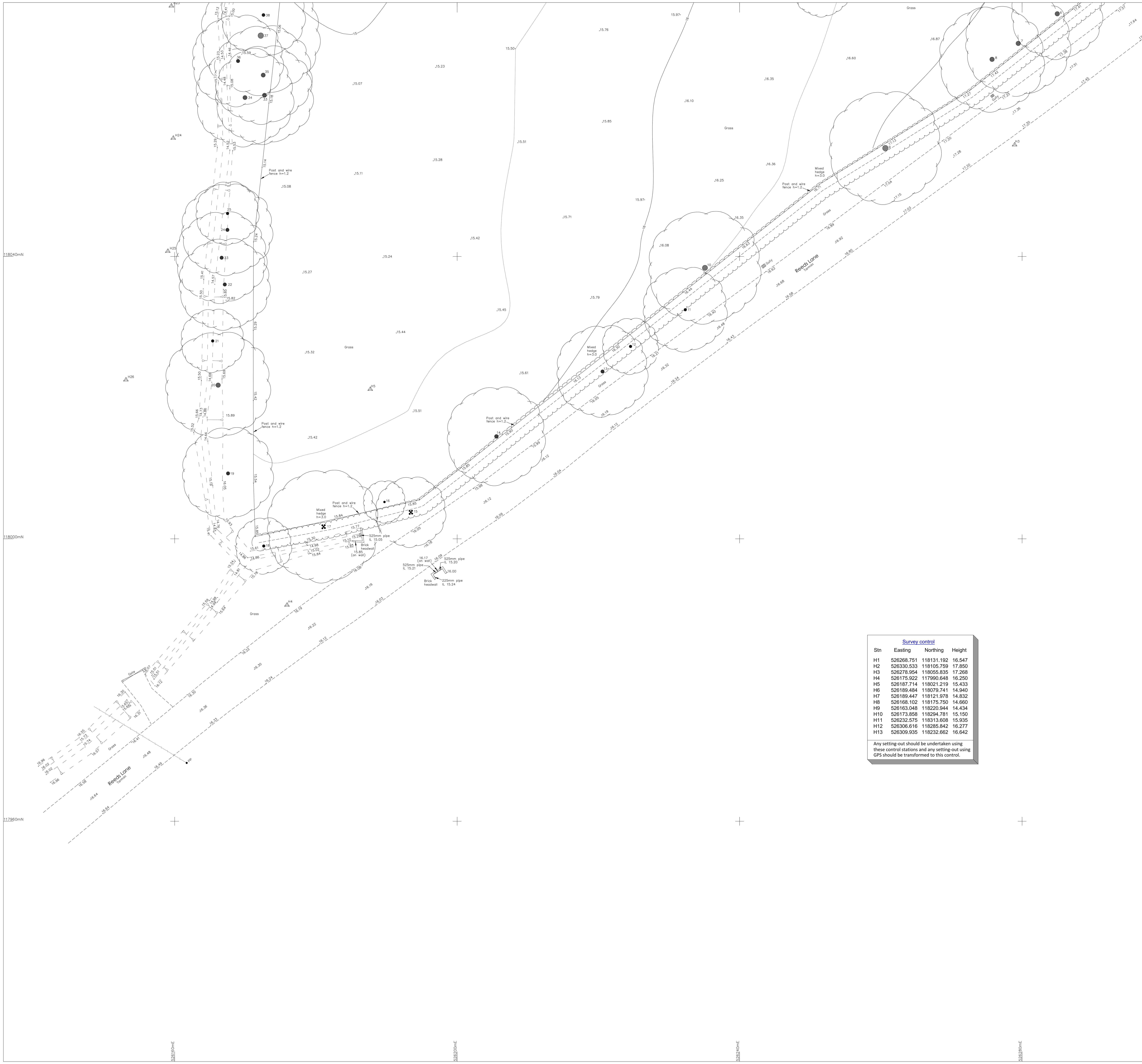
5.6. Peak flood levels are predicted to range from approximately 15.68m AOD in the southwest corner of the site to 14.68m AOD in the northwest corner of the site during the 1% AEP plus 45% climate change event. It is recommended that the access road, drainage basin crest levels, and residential finished floor levels are set an appropriate freeboard above this flood level.

5.7. Sensitivity testing of Manning's 'n' roughness values, critical storm duration, rainfall intensity, and structure blockage has been carried out. The results of the analysis show that the model is not overly sensitive to changes in these parameters and that the proposed development is appropriate.

5.8. The proposed residential development will be designed to be compliant with national and local policy in terms of surface water flood risk and will not exacerbate flooding off Site. Therefore, there are no surface water flood risk issues to prevent the development from being implemented.

Appendices

Appendix A – Site topographic survey



Survey control

Stn	Easting	Northing	Height
H1	526268.751	118131.192	16.547
H2	526330.533	118105.759	17.850
H3	526278.954	118055.835	17.268
H4	526175.922	117990.648	16.250
H5	526187.714	118021.219	15.433
H6	526189.484	118079.741	14.940
H7	526189.447	118121.978	14.832
H8	526168.102	118175.750	14.660
H9	526163.048	118220.944	14.434
H10	526173.858	118294.781	15.150
H11	526232.575	118313.608	15.935
H12	526306.616	118285.842	16.277
H13	526309.935	118232.662	16.642

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Tree Schedule

1	Oak	d=0.65	h= 15
2	Oak	d=0.45	h= 12
3	Ash	d=0.45	h= 12
4	Oak	d=0.8	h= 15
5	Oak	d=0.6	h= 15
6	Oak	d=0.65	h= 12
7	Oak	d=0.65	h= 12
8	Oak	d=0.65	h= 12
9	Oak	d=0.8	h= 15
10	Oak	d=0.75	h= 15
11	Oak	d=0.4	h= 12
12	Ash	d=0.4	h= 12
13	Oak	d=0.5	h= 12
14	Oak	d=0.55	h= 15
15	Oak	multibole	h= 12
16	Hawthorn	d=0.3	h= 5
17	Oak	multibole	h= 15
18	Ash	d=0.4	h= 12
19	Oak	d=0.5	h= 12
20	Oak	d=0.65	h= 15
21	Ash	d=0.4	h= 12
22	Oak	d=0.5	h= 12
23	Oak	d=0.5	h= 12
24	Oak	d=0.5	h= 12
25	Ash	d=0.4	h= 12
26	Oak	d=0.25	h= 5
27	Oak	d=0.25	h= 5
28	Oak	d=0.25	h= 6
29	Oak	d=0.1	h= 5
30	Oak	d=0.25	h= 6
31	Oak	d=0.25	h= 6
32	Oak	d=0.25	h= 6
33	Oak	d=0.6	h= 15
34	Oak	d=0.6	h= 15
35	Oak	d=0.6	h= 15
36	Oak	d=0.5	h= 15
37	Oak	d=0.8	h= 15
38	Oak	d=0.45	h= 10
39	Oak	d=0.5	h= 15
40	Oak	d=0.5	h= 15
41	Oak	d=0.25	h= 10
42	Oak	d=0.25	h= 10
43	Oak	d=0.35	h= 12
44	Oak	d=0.35	h= 12
45	Oak	d=0.35	h= 12
46	Oak	d=0.35	h= 12
47	Ash	d=0.4	h= 12
48	Ash	d=0.4	h= 12
49	Oak	d=0.35	h= 8
50	Oak	d=0.35	h= 8
51	Birch	d=0.4	h= 15
52	Birch	d=0.4	h= 15
53	Birch	d=0.4	h= 15
54	Birch	d=0.4	h= 15
55	Oak	d=0.7	h= 15
56	Oak	d=0.7	h= 15
57	Oak	d=0.25	h= 7
58	Oak	d=0.25	h= 6
59	Oak	d=0.2	h= 6
60	Oak	d=0.6	h= 15
61	Oak	d=0.6	h= 15
62	Hazel	multibole	h= 5
63	Hazel	multibole	h= 5
64	Hazel	multibole	h= 5
65	Hazel	multibole	h= 5
66	Hazel	multibole	h= 5
67	Hazel	multibole	h= 5
68	Hazel	multibole	h= 5
69	Hazel	multibole	h= 5
70	Hazel	multibole	h= 5
71	Hazel	multibole	h= 5
72	Hazel	multibole	h= 5
73	Oak	d=0.6	h= 15
74	Oak	d=0.75	h= 15
75	Oak	d=0.25	h= 5
76	Oak	d=0.25	h= 5
77	Oak	d=0.2	h= 5
78	Oak	d=0.25	h= 5
79	Oak	d=0.25	h= 5
80	Oak	d=0.2	h= 5
81	Oak	d=0.25	h= 5
82	Oak	d=0.2	h= 5
83	Unknown	d=0.15	h= 5
84	Oak	d=0.25	h= 6
85	Oak	d=0.2	h= 6
86	Oak	d=0.2	h= 6
87	Oak	d=0.2	h= 6
88	Oak	d=0.25	h= 6
89	Oak	d=0.25	h= 6
90	Oak	d=0.25	h= 6
91	Oak	d=0.25	h= 5
92	Oak	d=0.25	h= 5
93	Oak	d=0.2	h= 5
94	Oak	d=0.2	h= 5
95	Oak	d=0.25	h= 5
96	Oak	d=0.1	h= 4
97	Oak	d=0.25	h= 5
98	Oak	d=0.2	h= 5
99	Oak	d=0.2	h= 5
100	Oak	d=0.2	h= 5
101	Oak	d=0.75	h= 15
102	Oak	d=0.5	h= 15
103	Oak	d=0.5	h= 15
104	Oak	d=0.65	h= 15
105	Oak	d=0.45	h= 15
106	Oak	d=0.45	h= 15
107	Oak	d=0.45	h= 15
108	Oak	d=0.35	h= 15
109	Oak	d=0.3	h= 12
110	Oak	d=0.45	h= 15
111	Oak	d=0.45	h= 15
112	Oak	d=0.45	h= 15
113	Oak	d=0.45	h= 15
114	Oak	d=0.45	h= 15
115	Oak	d=0.45	h= 15
116	Oak	d=0.5	h= 15
117	Oak	d=0.5	h= 15
118	Oak	d=0.5	h= 15
119	Oak	d=0.65	h= 15
120	Oak	d=0.55	h= 15
121	Oak	d=0.55	h= 15
122	Oak	d=0.45	h= 15
123	Unknown	d=0.1	h= 3
124	Oak	d=0.55	h= 15
125	Oak	d=0.55	h= 15
126	Oak	d=0.35	h= 12
127	Oak	d=0.5	h= 15
128	Oak	d=0.35	h= 12
129	Oak	d=0.5	h= 15
130	Oak	d=0.5	h= 15
131	Oak	d=0.5	h= 15
132	Oak	d=0.35	h= 12
133	Oak	d=0.65	h= 15
134	Oak	d=0.65	h= 15
135	Oak	d=0.65	h= 15
136	Oak	d=0.65	h= 15
137	Oak	d=0.25	h= 7
138	Oak	d=0.25	h= 6
139	Oak	d=0.25	h= 8
140	Oak	d=0.25	h= 8
141	Oak	d=0.25	h= 8
142	Oak	d=0.25	h= 6
143	Oak	d=0.25	h= 6
144	Oak	d=0.25	h= 6
145	Oak	d=0.25	h= 6
146	Oak	d=0.25	h= 6
147	Oak	d=0.25	h= 6
148	Oak	d=0.25	h= 6
149	Oak	d=0.25	h= 6
150	Oak	d=0.25	h= 6
151	Oak	d=0.25	h= 6
152	Oak	d=0.2	h= 5
153	Oak	d=0.2	h= 5
154	Oak	d=0.15	h= 5
155	Oak	d=0.15	h= 5
156	Oak	d=0.25	h= 6
157	Unknown	d=0.4	h= 10

Topographical Survey Legend

Hedge	Telephone line
Undergrowth	Power line
Tree	Banking
Bush	Contour line 64
Building	Survey Station H5
Glass Building	Gate
Open Building	Level .115.28

Ordnance Survey Benchmark — OSBM

Foul Drainage — 100mm — FW MH CL 117.10 IL 116.75

Storm Drainage — 100mm — SW MH CL 117.10 IL 116.75

Abbreviations

Animal Sett	Sett
Air Valve	AV
Borehole	BH
Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Metres
0 5 10
Scale

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Sheet Layout

3
2
1

Rev A:
Additional survey to ditches on west side. September 2025

HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project :
Land at Reeds Lane, Sayers Common, Hassocks BN6 9LS

Client :
Reside Developments Limited

Drawing title :
Topographical Survey

Job No. : S22/9095	Dwg No. : S22/9095/01	Revision : A
Scale : 1.200	Date : November 2022	Drawn by : D.S.

Grid & Levels related to :
Ordnance survey coordinate system using GPS related to the Leica Smartnet RTK network. Based around 3 survey stations with a scale factor of 1.000, only the fixed survey stations H1, H2 and H7 are true Ordnance Survey positions.

Head Office
Unit 1, Bybow Farm
Orchard Way
Dartford, Kent
DA2 7ER
Email - mail@hooksurvey.com
Tel - 01322 277221

Midlands Office
42 Hanson Avenue
Shipston-on-Stour
Warwickshire
CV36 4HS
Email - midlands@hooksurvey.com
Tel - 01608 523118

www.hooksurvey.com

Survey control

Stn	Easting	Northing	Height
H1	526268.751	118131.192	16.547
H2	526330.533	118105.759	17.850
H3	526278.954	118055.835	17.268
H4	526175.922	117990.648	16.250
H5	526187.714	118021.219	15.433
H6	526189.484	118079.741	14.940
H7	526189.447	118121.978	14.832
H8	526168.102	118175.750	14.660
H9	526163.048	118220.944	14.434
H10	526173.858	118294.781	15.150
H11	526232.575	118313.608	15.935
H12	526306.616	118285.842	16.277
H13	526309.935	118232.662	16.642

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Metres
0 5 10
Scale

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

Drainage has been surveyed where found, and traced where possible.

Eaves and ridge heights of surrounding buildings have been surveyed where possible.

Sheet Layout

3
2
1

Rev A:

Additional survey to ditches on west side. September 2025

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Project :

Land at Reeds Lane, Sayers Common, Hassocks BN6 9LS

Client :

Reside Developments Limited

Drawing title :

Topographical Survey

Job No. :	Dwg No. :	Revision :
S22/9095	S22/9095/02	A
Scale :	Date :	Drawn by :
1.200	November 2022	D.S.

Grid & Levels related to :
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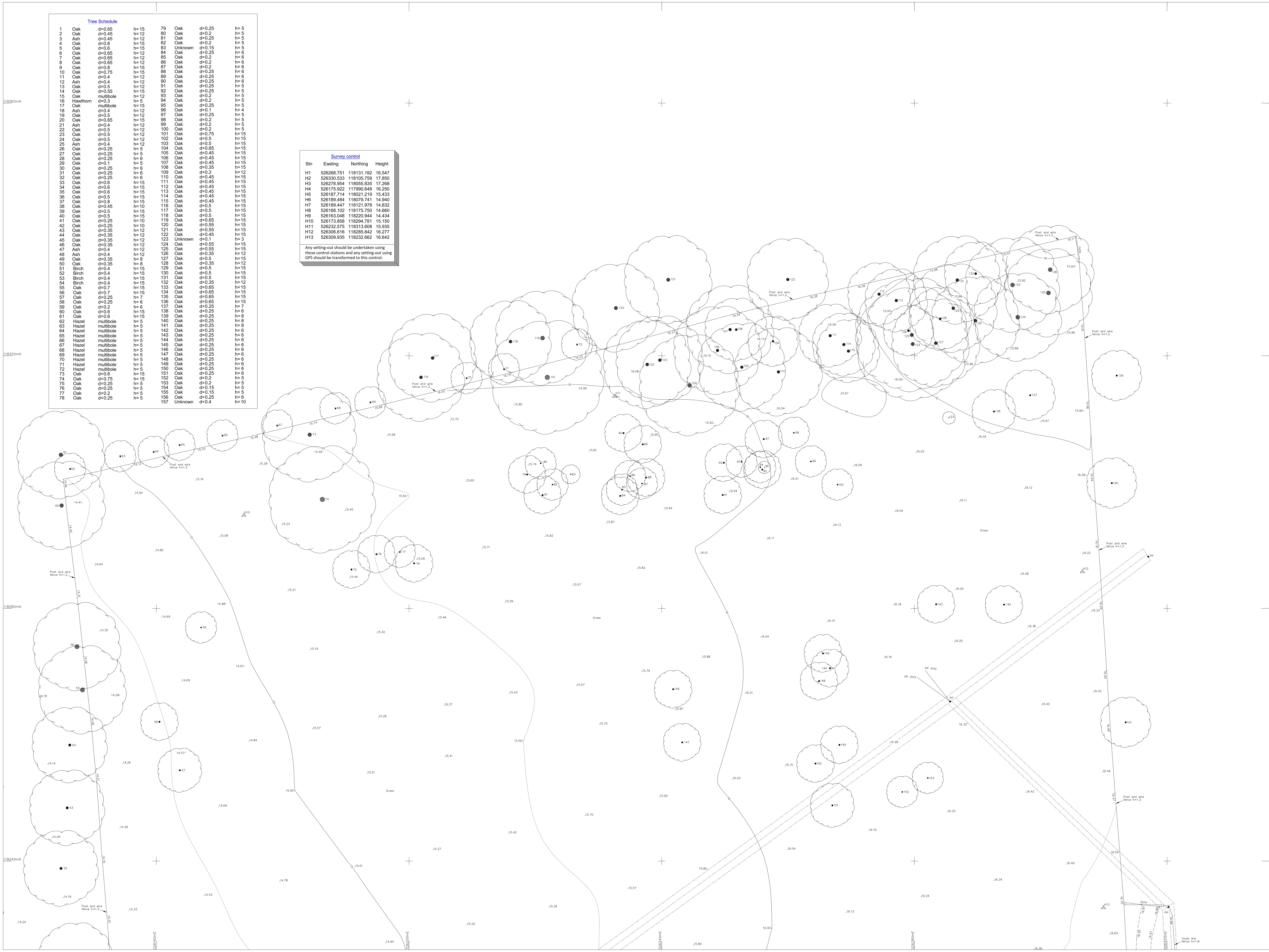

Tree Schedule

1	Oak	d=0.65	h= 15	79	Oak	d=0.25	h= 5
2	Oak	d=0.45	h= 12	80	Oak	d=0.2	h= 5
3	Ash	d=0.45	h= 12	81	Oak	d=0.25	h= 5
4	Oak	d=0.8	h= 15	82	Oak	d=0.2	h= 5
5	Oak	d=0.6	h= 15	83	Unknown	d=0.15	h= 5
6	Oak	d=0.65	h= 12	84	Oak	d=0.25	h= 6
7	Oak	d=0.65	h= 12	85	Oak	d=0.2	h= 6
8	Oak	d=0.65	h= 12	86	Oak	d=0.2	h= 6
9	Oak	d=0.8	h= 15	87	Oak	d=0.2	h= 6
10	Oak	d=0.75	h= 15	88	Oak	d=0.25	h= 6
11	Oak	d=0.4	h= 12	89	Oak	d=0.25	h= 6
12	Ash	d=0.4	h= 12	90	Oak	d=0.25	h= 6
13	Oak	d=0.5	h= 12	91	Oak	d=0.25	h= 5
14	Oak	d=0.55	h= 15	92	Oak	d=0.25	h= 5
15	Oak	multibole	h= 12	93	Oak	d=0.2	h= 5
16	Hawthorn	d=0.3	h= 5	94	Oak	d=0.2	h= 5
17	Oak	multibole	h= 15	95	Oak	d=0.25	h= 5
18	Ash	d=0.4	h= 12	96	Oak	d=0.1	h= 4
19	Oak	d=0.5	h= 12	97	Oak	d=0.25	h= 5
20	Oak	d=0.65	h= 15	98	Oak	d=0.2	h= 5
21	Ash	d=0.4	h= 12	99	Oak	d=0.2	h= 5
22	Oak	d=0.5	h= 12	100	Oak	d=0.2	h= 5
23	Oak	d=0.5	h= 12	101	Oak	d=0.75	h= 15
24	Oak	d=0.5	h= 12	102	Oak	d=0.5	h= 15
25	Ash	d=0.4	h= 12	103	Oak	d=0.5	h= 15
26	Oak	d=0.25	h= 5	104	Oak	d=0.65	h= 15
27	Oak	d=0.25	h= 5	105	Oak	d=0.45	h= 15
28	Oak	d=0.25	h= 6	106	Oak	d=0.45	h= 15
29	Oak	d=0.1	h= 5	107	Oak	d=0.45	h= 15
30	Oak	d=0.25	h= 6	108	Oak	d=0.35	h= 15
31	Oak	d=0.25	h= 6	109	Oak	d=0.3	h= 12
32	Oak	d=0.25	h= 6	110	Oak	d=0.45	h= 15
33	Oak	d=0.6	h= 15	111	Oak	d=0.45	h= 15
34	Oak	d=0.6	h= 15	112	Oak	d=0.45	h= 15
35	Oak	d=0.6	h= 15	113	Oak	d=0.45	h= 15
36	Oak	d=0.5	h= 15	114	Oak	d=0.45	h= 15
37	Oak	d=0.8	h= 15	115	Oak	d=0.45	h= 15
38	Oak	d=0.45	h= 10	116	Oak	d=0.5	h= 15
39	Oak	d=0.5	h= 15	117	Oak	d=0.5	h= 15
40	Oak	d=0.5	h= 15	118	Oak	d=0.5	h= 15
41	Oak	d=0.25	h= 10	119	Oak	d=0.65	h= 15
42	Oak	d=0.25	h= 10	120	Oak	d=0.55	h= 15
43	Oak	d=0.35	h= 12	121	Oak	d=0.55	h= 15
44	Oak	d=0.35	h= 12	122	Oak	d=0.45	h= 15
45	Oak	d=0.35	h= 12	123	Unknown	d=0.1	h= 3
46	Oak	d=0.35	h= 12	124	Oak	d=0.55	h= 15
47	Ash	d=0.4	h= 12	125	Oak	d=0.55	h= 15
48	Ash	d=0.4	h= 12	126	Oak	d=0.35	h= 12
49	Oak	d=0.35	h= 8	127	Oak	d=0.5	h= 15
50	Oak	d=0.35	h= 8	128	Oak	d=0.35	h= 12
51	Birch	d=0.4	h= 15	129	Oak	d=0.5	h= 15
52	Birch	d=0.4	h= 15	130	Oak	d=0.5	h= 15
53	Birch	d=0.4	h= 15	131	Oak	d=0.5	h= 15
54	Birch	d=0.4	h= 15	132	Oak	d=0.35	h= 12
55	Oak	d=0.7	h= 15	133	Oak	d=0.65	h= 15
56	Oak	d=0.7	h= 15	134	Oak	d=0.65	h= 15
57	Oak	d=0.25	h= 7	135	Oak	d=0.65	h= 15
58	Oak	d=0.25	h= 6	136	Oak	d=0.65	h= 15
59	Oak	d=0.2	h= 6	137	Oak	d=0.25	h= 7
60	Oak	d=0.6	h= 15	138	Oak	d=0.25	h= 6
61	Oak	d=0.6	h= 15	139	Oak	d=0.25	h= 8
62	Hazel	multibole	h= 5	140	Oak	d=0.25	h= 8
63	Hazel	multibole	h= 5	141	Oak	d=0.25	h= 8
64	Hazel	multibole	h= 5	142	Oak	d=0.25	h= 6
65	Hazel	multibole	h= 5	143	Oak	d=0.25	h= 6
66	Hazel	multibole	h= 5	144	Oak	d=0.25	h= 6
67	Hazel	multibole	h= 5	145	Oak	d=0.25	h= 6
68	Hazel	multibole	h= 5	146	Oak	d=0.25	h= 6
69	Hazel	multibole	h= 5	147	Oak	d=0.25	h= 6
70	Hazel	multibole	h= 5	148	Oak	d=0.25	h= 6
71	Hazel	multibole	h= 5	149	Oak	d=0.25	h= 6
72	Hazel	multibole	h= 5	150	Oak	d=0.25	h= 6
73	Oak	d=0.6	h= 15	151	Oak	d=0.25	h= 6
74	Oak	d=0.75	h= 15	152	Oak	d=0.2	h= 5
75	Oak	d=0.25	h= 5	153	Oak	d=0.2	h= 5
76	Oak	d=0.25	h= 5	154	Oak	d=0.15	h= 5
77	Oak	d=0.2	h= 5	155	Oak	d=0.15	h= 5
78	Oak	d=0.25	h= 5	156	Oak	d=0.25	h= 6
				157	Unknown	d=0.4	h= 10

Survey control

Stn	Easting	Northing	Height
H1	526268.751	118131.192	16.547
H2	526330.533	118105.759	17.850
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H12	526306.616	118285.842	16.277
H13	526309.935	118232.662	16.642

Any setting-out should be undertaken using these control stations and any setting-out using GPS should be transformed to this control.

Topographical Survey Legend

Hedge
Undergrowth
Tree
Bush
Building
Glass Building
Open Building
Telephone line
Power line
Banking
Contour line 64
Survey Station H5
Gate
Level .115.28
Ordnance Survey Benchmark OSBM
Foul Drainage 100mm FW MH CL 117.10 IL 116.75
Storm Drainage 100mm SW MH CL 117.10 IL 116.75

Abbreviations

Animal Sett	Sett
Air Valve	AV
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Bus Stop	BS
Cover Level	CL
Earth Rod	ER
Electricity Pole	EP
Fire Hydrant	FH
Inspection Cover	IC
Invert Level	IL
Lamp Post	LP
Manhole	MH
Marker	MK
Name Plate	RNP
Power Pole	PP
Rain water Pipe	RWP
Road Sign	RS
Rodding Eye	RE
Reinforced Steel Joint	RSJ
Soil Vent Pipe	SVP
Stop Valve	SV
Survey Station	STN
Telegraph Pole	TP
Tree Stump	Stump
Trial Hole	TH
Unable To Lift	UTL
Vent Pipe	VP
Water Valve	WV

Metres
0 5 10
Scale

Notes

All trees are identified where possible. Species, spread, height and girth are indicative only.

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Indicative
N

Sheet Layout
3
2
1

Rev A:
Additional survey to ditches on west side. September 2025

HOOK SURVEY
Land & Building Surveyors
www.hooksurvey.com

Project :
Land at Reeds Lane, Sayers Common, Hassocks BN6 9LS

Client :
Reside Developments Limited

Drawing title :
Topographical Survey

Job No. : S22/9095	Dwg No. : S22/9095/03	Revision : A
Scale : 1.200	Date : November 2022	Drawn by : D.S.

Grid & Levels related to :
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Appendix B – 1% AEP plus climate change ReFH2 outputs

UK Design Flood Estimation

Generated on 08 January 2026 15:32:35 by jaxton
Printed from the ReFH2 Flood Modelling software package, version 4.1.8879.22310

Summary of estimate using the Flood Estimation Handbook revitalised flood hydrograph method (ReFH2)

Site details Checksum: 828E-4A33

Site name: FEH_Catchment_Descriptors_525750_118350_v5_0_1_ADJ

Easting: 525750

Northing: 118350

Country: England, Wales or Northern Ireland

Catchment Area (km²): 2.13

Using plot scale calculations: No

Model: 2.3

Site description: None

Model run: 100 year 1.45 CC

Summary of results

Rainfall - FEH22 (mm):	70.37	Total runoff (ML):	111.28
Total Rainfall (mm):	65.50	Total flow (ML):	135.82
Peak Rainfall (mm):	44.36	Peak flow (m³/s):	7.20

Parameters

Where the user has overriden a system-generated value, this original value is shown in square brackets after the value used.
** Indicates that the user locked the duration/timestep*

Rainfall parameters (Rainfall - FEH22)

Name	Value	User-defined?
Duration (hh:mm:ss)	01:30:00 [04:30:00]	Yes
Timestep (hh:mm:ss)	00:30:00	No
SCF (Seasonal correction factor)	0.97	No
ARF (Areal reduction factor)	0.96	No
Seasonality	Summer [Winter]	Yes
Climate change factor	1.45	Yes

Loss model parameters

Name	Value	User-defined?
Cini (mm)	130.37	No
Cmax (mm)	205.75	No
Use alpha correction factor	No	No
Alpha correction factor	n/a	No

Routing model parameters

Name	Value	User-defined?
Tp (hr)	2.69	No
Up	0.65	No
Uk	0.8	No

Baseflow model parameters

Name	Value	User-defined?
BF0 (m^3/s)	0.09	No
BL (hr)	21.77	No
BR	0.26	No

Urbanisation parameters

Name	Value	User-defined?
Sewer capacity (m^3/s)	0	No
Exporting drained area (km^2)	0	No
Urban area (km^2)	0.18	No
Effective URBEXT2000	0.05	n/a
Impervious runoff factor	0.7	No
Imperviousness factor	0.4	No
Tp scaling factor	0.75	No
Depression storage depth (mm)	0.5	No

Time series data

Time (hh:mm:ss)	Rain (mm)	Sewer Loss (m^3/s)	Net Rain (mm)	Runoff (m^3/s)	Baseflow (m^3/s)	Total Flow (m^3/s)
00:00:00	10.569	0.000	7.049	0.000	0.084	0.084
00:30:00	44.364	0.000	35.388	0.100	0.083	0.183
01:00:00	10.569	0.000	9.808	0.802	0.083	0.885
01:30:00	0.000	0.000	0.000	2.143	0.089	2.233
02:00:00	0.000	0.000	0.000	3.623	0.103	3.726
02:30:00	0.000	0.000	0.000	5.081	0.124	5.205
03:00:00	0.000	0.000	0.000	6.352	0.152	6.505
03:30:00	0.000	0.000	0.000	7.017	0.186	7.204
04:00:00	0.000	0.000	0.000	6.560	0.221	6.781
04:30:00	0.000	0.000	0.000	5.727	0.252	5.978
05:00:00	0.000	0.000	0.000	4.891	0.277	5.168
05:30:00	0.000	0.000	0.000	4.090	0.297	4.387
06:00:00	0.000	0.000	0.000	3.341	0.312	3.653
06:30:00	0.000	0.000	0.000	2.797	0.323	3.120
07:00:00	0.000	0.000	0.000	2.389	0.331	2.720
07:30:00	0.000	0.000	0.000	2.005	0.337	2.342
08:00:00	0.000	0.000	0.000	1.632	0.341	1.972
08:30:00	0.000	0.000	0.000	1.290	0.342	1.632
09:00:00	0.000	0.000	0.000	0.961	0.341	1.302
09:30:00	0.000	0.000	0.000	0.634	0.339	0.972
10:00:00	0.000	0.000	0.000	0.315	0.334	0.649
10:30:00	0.000	0.000	0.000	0.070	0.328	0.398
11:00:00	0.000	0.000	0.000	0.004	0.320	0.325
11:30:00	0.000	0.000	0.000	0.000	0.313	0.313
12:00:00	0.000	0.000	0.000	0.000	0.306	0.306
12:30:00	0.000	0.000	0.000	0.000	0.299	0.299
13:00:00	0.000	0.000	0.000	0.000	0.292	0.292
13:30:00	0.000	0.000	0.000	0.000	0.286	0.286
14:00:00	0.000	0.000	0.000	0.000	0.279	0.279
14:30:00	0.000	0.000	0.000	0.000	0.273	0.273
15:00:00	0.000	0.000	0.000	0.000	0.267	0.267
15:30:00	0.000	0.000	0.000	0.000	0.261	0.261
16:00:00	0.000	0.000	0.000	0.000	0.255	0.255
16:30:00	0.000	0.000	0.000	0.000	0.249	0.249

Time (hh:mm:ss)	Rain (mm)	Sewer Loss (m^3/s)	Net Rain (mm)	Runoff (m^3/s)	Baseflow (m^3/s)	Total Flow (m^3/s)
17:00:00	0.000	0.000	0.000	0.000	0.243	0.243
17:30:00	0.000	0.000	0.000	0.000	0.238	0.238
18:00:00	0.000	0.000	0.000	0.000	0.232	0.232
18:30:00	0.000	0.000	0.000	0.000	0.227	0.227
19:00:00	0.000	0.000	0.000	0.000	0.222	0.222
19:30:00	0.000	0.000	0.000	0.000	0.217	0.217
20:00:00	0.000	0.000	0.000	0.000	0.212	0.212
20:30:00	0.000	0.000	0.000	0.000	0.207	0.207
21:00:00	0.000	0.000	0.000	0.000	0.202	0.202
21:30:00	0.000	0.000	0.000	0.000	0.198	0.198
22:00:00	0.000	0.000	0.000	0.000	0.193	0.193
22:30:00	0.000	0.000	0.000	0.000	0.189	0.189
23:00:00	0.000	0.000	0.000	0.000	0.185	0.185
23:30:00	0.000	0.000	0.000	0.000	0.181	0.181
24:00:00	0.000	0.000	0.000	0.000	0.176	0.176
24:30:00	0.000	0.000	0.000	0.000	0.172	0.172
25:00:00	0.000	0.000	0.000	0.000	0.168	0.168
25:30:00	0.000	0.000	0.000	0.000	0.165	0.165
26:00:00	0.000	0.000	0.000	0.000	0.161	0.161
26:30:00	0.000	0.000	0.000	0.000	0.157	0.157
27:00:00	0.000	0.000	0.000	0.000	0.154	0.154
27:30:00	0.000	0.000	0.000	0.000	0.150	0.150
28:00:00	0.000	0.000	0.000	0.000	0.147	0.147
28:30:00	0.000	0.000	0.000	0.000	0.143	0.143
29:00:00	0.000	0.000	0.000	0.000	0.140	0.140
29:30:00	0.000	0.000	0.000	0.000	0.137	0.137
30:00:00	0.000	0.000	0.000	0.000	0.134	0.134

Appendix

Catchment descriptors

Name	Value	User-defined value used?
Area (km²)	2.13	No
ALTBAR	21	No
ASPBAR	294	No
ASPVAR	0.41	No
BFIHOST	0.23	No
BFIHOST19	0.24	No
DPLBAR (km)	1.14	No
DPSBAR (mkm-¹)	20.8	No
FARL	0.96	No
LDP	2	No
PROPWET	0.34	No
RMED1H	11.4	No
RMED1D	36.1	No
RMED2D	46.2	No
SAAR (mm)	820	No
SAAR4170 (mm)	799	No
SPRHOST	49.06	No
URBEXT2000	0.05	No
URBEXT1990	0.05	No
URBCONC	0.61	No
URBLOC	1.04	No
DDF parameter C	-0.03	No
DDF parameter D1	0.37	No
DDF parameter D2	0.29	No
DDF parameter D3	0.42	No
DDF parameter E	0.31	No
DDF parameter F	2.47	No
DDF parameter C (1km grid value)	-0.03	No
DDF parameter D1 (1km grid value)	0.37	No
DDF parameter D2 (1km grid value)	0.29	No
DDF parameter D3 (1km grid value)	0.42	No
DDF parameter E (1km grid value)	0.31	No
DDF parameter F (1km grid value)	2.46	No

Appendix B

Levels Strategy

north

Localised ground raising required within flood extent to achieve surface water gravity connection to attenuation basin

Localised ground raising required within flood extent to achieve surface water gravity connection to existing ditch

Refer to Main drawing

Refer to Inset

CUTLINE

Open Space

Millennium House

Presentation House

King Business Centre

Pavilion House

Pond

FB

CR

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 supplied information supplied by and Motion cannot guarantee the accuracy of the data provided.
3. This drawing should be read in conjunction with all other relevant architect and engineering details, drawings and specification.
4. Levels shown on this drawing are preliminary and subject to change. Note there could be a variance of +/- 500mm between preliminary and detailed design levels.
5. Some plots may require a stepped access and are to be reviewed at detailed design stage.
6. 1 in 100-year flood extent has been taken from information provided by Ardent.

Legend

- Site Boundary
- FGL 18.000 — Proposed Finished Floor Level
- FFL 18.150 — Proposed Finished Garage Level
- +0.000m — Existing Level
- × 0.000m — Proposed Level
- 1:40 — Proposed Gradient
- Proposed Retaining Wall
- Proposed Embankment
- Tree Root Protection Areas
- 1 in 100-year Flood Extent

0 10 20 30 40m
SCALE IN METRES
1:500

Rev.	Description	Drn	Chk	App	Date
P02	Minor amendments to plot levels	AM	SG	NJ	14/01/2026
P01	First Issue	SG	SG	NJ	28/11/2025

Drawing Status:
FOR PLANNING
NOT FOR CONSTRUCTION

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

Client:
Reside Holdings Limited

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

Title:
Levels Strategy

Scale: 1:500 (@ A1)

Drawing: 2406076-0310
Revision: P02

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Appendix C

InfoDrainage Calculations

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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	16.675	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 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
Report Details: Type: Junctions 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
S06	Inlet	1.003 Catchment Area (8)	(None)	No Restriction
	Inlet (2)	2.000	(None)	No Restriction

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
S09	Inlet	Catchment Area (34)	(None)	No Restriction
	Inlet (1)	Catchment Area (27)	(None)	No Restriction
	Inlet (2)	Catchment Area (53)	(None)	No Restriction
S20	Inlet	8.002	(None)	No Restriction
	Inlet (1)	Catchment Area (44)	(None)	No Restriction
S22	Inlet	8.003	(None)	No Restriction
	Inlet (1)	9.000 Catchment Area (47)	(None)	No Restriction
	Inlet (2)	Catchment Area (48) Catchment Area (49)	(None)	No Restriction
S23	Inlet	8.004	(None)	No Restriction
	Inlet (1)	Catchment Area (50) Catchment Area (51)	(None)	No Restriction
S24	Inlet	8.005	(None)	No Restriction
	Inlet (1)	Catchment Area (52) Catchment Area (54)	(None)	No Restriction
S13	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
S05	Inlet	Catchment Area (6)	(None)	No Restriction
	Inlet (1)	Catchment Area (7)	(None)	No Restriction
S26	Inlet	15.000	(None)	No Restriction
	Inlet (1)	Catchment Area (19) 10.000	(None)	No Restriction
S21	Inlet	Catchment Area (45)	(None)	No Restriction
	Inlet (1)	Catchment Area (46)	(None)	No Restriction
S31	Inlet (2)	13.001	(None)	No Restriction
	Inlet (3)	Catchment Area (63)	(None)	No Restriction

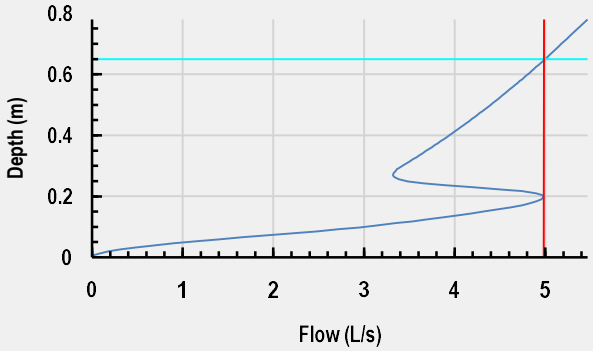
Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
Report Details: Type: Junctions Storm Phase: Phase	Company Address: 84 North Street Guildford GU1 4AU		

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) Catchment Area (65)	(None)	No Restriction
	Inlet (1)	Catchment Area (66)	(None)	No Restriction
	Inlet (2)	Catchment Area (68) 10.005	(None)	No Restriction
S35	Inlet	1.010	(None)	No Restriction
Ditch 1	Inlet	1.011	(None)	No Restriction
S18	Inlet	8.000 Catchment Area (25)	(None)	No Restriction
S19	Inlet	8.001 Catchment Area (43)	(None)	No Restriction
S25	Inlet (1)	Catchment Area (61)	(None)	No Restriction
S10	Inlet	5.000 4.000 Catchment Area (35) Catchment Area (36) Catchment Area (37)	(None)	No Restriction
S30	Inlet	12.000 10.002	(None)	No Restriction
S27	Inlet	Catchment Area (62)	(None)	No Restriction
S28	Inlet	10.001	(None)	No Restriction
	Inlet (1)	11.000	(None)	No Restriction
S14A	Inlet	7.000 Catchment Area (39)	(None)	No Restriction
S14	Inlet	6.000 7.001	(None)	No Restriction
S36	Inlet	Catchment Area (73)	(None)	No Restriction
S37	Inlet	14.000	(None)	No Restriction
S38	Inlet	14.001	(None)	No Restriction

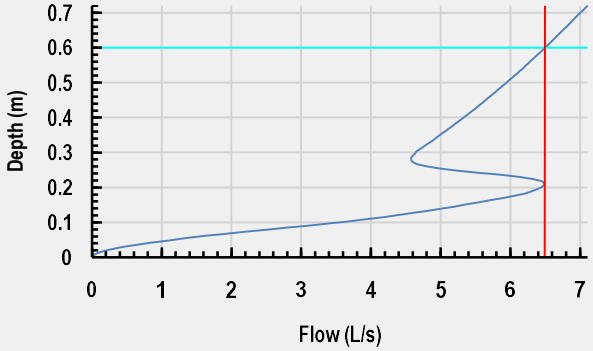
Outlets

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

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
Report Details: Type: Junctions 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

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)	3.00
Total Volume (m³)	1484.764

Depth (m)	Area (m²)	Volume (m³)
0.000	1952.00	0.000
1.000	2450.20	2196.386

Advanced

Perimeter	Circular
Length (m)	93.154
Friction Scheme	Manning's n
n	0.035

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

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

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 (m^3)	43.200

Advanced

Swale

Porosity (%)	100

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 (m^3)	50.017

Advanced

Swale

Porosity (%)	100

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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

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

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**

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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	4320
2160	4320
2880	5760
4320	8640
5760	11520

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 (m^3)
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

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

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

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

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
Report Details: Type: Inflows 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. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m^3)
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

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

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

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

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
Report Details: Type: Inflows 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. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m^3)
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	21.877
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	4.368
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	13.022
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

Catchment Area (19)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	10.1	4.368
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	31.302
Catchment Area (24)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.04	30.6	13.274
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	4.338
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	4.449
Catchment Area (22)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	10.3	4.464
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	4.464
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	4.338
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

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	4.452
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	4.347
Catchment Area (55)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.04	29.8	12.941
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	4.452
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

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:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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. Depth

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 %: 2160 mins: Summer	15.800	14.300	14.430	0.130	3.7	0.147	0.000	3.7	125.319	OK
S35	FEH (1): 2 years: +0 %: 2160 mins: Summer	15.000	14.235	14.430	0.195	5.0	0.220	0.000	5.0	532.130	OK
Ditch 1	FEH (1): 2 years: +0 %: 2160 mins: Summer	14.500	13.960	14.014	0.054	5.0	0.000	0.000	5.0	532.092	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

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	6.386	OK
S36	FEH (1): 2 years: +0 %: 720 mins: Summer	16.725	15.125	15.305	0.180	1.3	0.204	0.000	1.3	14.414	OK
S37	FEH (1): 2 years: +0 %: 720 mins: Summer	16.525	15.000	15.305	0.305	1.3	0.346	0.000	1.2	13.450	Surcharged
S38	FEH (1): 2 years: +0 %: 720 mins: Summer	16.000	14.850	15.305	0.455	1.2	0.515	0.000	1.2	12.143	Surcharged

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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. Depth

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	22.773	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	25.911	OK
S04	FEH (1): 30 years: +40 %: 15 mins: Summer	16.875	15.200	15.418	0.218	57.9	0.247	0.000	41.0	27.797	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	37.643	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	69.522	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	110.419	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	158.961	Surcharged
S12	FEH (1): 30 years: +40 %: 15 mins: Summer	15.975	14.450	14.958	0.508	268.0	0.575	0.000	250.5	168.465	Surcharged
S16	FEH (1): 30 years: +40 %: 1440 mins: Winter	15.650	14.300	14.714	0.414	23.1	0.468	0.000	22.9	824.455	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	81.1	0.293	0.000	73.7	39.976	OK
S23	FEH (1): 30 years: +40 %: 1440 mins: Winter	15.875	14.350	14.714	0.364	5.0	0.411	0.000	4.9	171.110	Surcharged
S24	FEH (1): 30 years: +40 %: 1440 mins: Winter	15.850	14.325	14.714	0.389	5.8	0.440	0.000	5.8	203.782	Surcharged
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	55.4	0.433	0.000	53.6	26.950	Surcharged
S05	FEH (1): 30 years: +40 %: 15 mins: Summer	16.425	15.275	15.411	0.136	15.0	0.154	0.000	8.6	6.550	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	15.5	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 %: 1440 mins: Winter	15.600	14.475	14.714	0.239	5.3	0.270	0.000	5.3	184.399	Surcharged
S33	FEH (1): 30 years: +40 %: 1440 mins: Winter	15.525	14.400	14.714	0.314	5.6	0.355	0.000	5.5	195.409	Surcharged
S34	FEH (1): 30 years: +40 %: 1440 mins: Winter	15.800	14.300	14.714	0.414	7.6	0.468	0.000	7.5	266.421	Surcharged
S35	FEH (1): 30 years: +40 %: 1440 mins: Winter	15.000	14.235	14.714	0.479	6.5	0.541	0.000	6.5	1118.323	Flood Risk
Ditch 1	FEH (1): 30 years: +40 %: 5760 mins: Winter	14.500	13.960	14.021	0.061	6.5	0.000	0.000	6.5	1806.678	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

S25	FEH (1): 30 years: +40 %: 15 mins: Summer	16.100	15.050	15.112	0.062	8.2	0.070	0.000	8.0	3.567	OK
S10	FEH (1): 30 years: +40 %: 15 mins: Summer	16.450	14.725	15.279	0.554	68.9	0.626	0.000	57.7	30.534	Surcharged
S29	FEH (1): 30 years: +40 %: 15 mins: Summer	15.800	14.725	14.730	0.005	0.0	0.005	0.000	0.0	0.022	OK
S30	FEH (1): 30 years: +40 %: 15 mins: Summer	15.700	14.600	14.726	0.126	24.4	0.143	0.000	22.8	12.390	OK
S27	FEH (1): 30 years: +40 %: 15 mins: Summer	15.875	14.825	14.895	0.070	7.3	0.079	0.000	7.1	3.178	OK
S28	FEH (1): 30 years: +40 %: 15 mins: Summer	15.850	14.700	14.833	0.133	25.9	0.150	0.000	24.4	12.416	OK
S14A	FEH (1): 30 years: +40 %: 15 mins: Summer	15.950	14.900	14.989	0.089	14.8	0.014	0.000	14.5	6.886	OK
S14	FEH (1): 30 years: +40 %: 15 mins: Summer	15.750	14.425	14.780	0.355	41.3	0.402	0.000	38.5	19.684	Surcharged
S36	FEH (1): 30 years: +40 %: 720 mins: Winter	16.725	15.125	15.591	0.466	2.1	0.527	0.000	2.0	34.958	Surcharged
S37	FEH (1): 30 years: +40 %: 720 mins: Winter	16.525	15.000	15.591	0.591	2.0	0.669	0.000	2.0	33.544	Surcharged
S38	FEH (1): 30 years: +40 %: 720 mins: Winter	16.000	14.850	15.591	0.741	2.0	0.838	0.000	1.9	32.020	Surcharged

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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. Depth

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 %: 120 mins: Summer	15.250	14.544	14.903	0.359	5.2	0.406	0.000	5.0	42.465	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	0.923	0.000	34.7	20.208	Surcharged
S02	FEH (1): 100 years: +45 %: 15 mins: Summer	17.250	15.325	16.294	0.969	57.0	1.096	0.000	51.2	29.929	Surcharged
S03	FEH (1): 100 years: +45 %: 15 mins: Summer	17.000	15.250	16.140	0.890	60.8	1.006	0.000	57.2	34.036	Surcharged
S04	FEH (1): 100 years: +45 %: 15 mins: Summer	16.875	15.200	16.072	0.872	58.5	0.986	0.000	70.0	36.720	Surcharged
S06	FEH (1): 100 years: +45 %: 30 mins: Summer	16.675	15.125	16.056	0.931	71.0	1.053	0.000	70.1	65.770	Surcharged
S07	FEH (1): 100 years: +45 %: 15 mins: Summer	16.950	15.000	16.028	1.028	116.0	1.163	0.000	128.4	90.901	Surcharged
S08	FEH (1): 100 years: +45 %: 15 mins: Summer	16.950	14.850	15.945	1.095	215.2	1.239	0.000	200.3	143.930	Surcharged
S11	FEH (1): 100 years: +45 %: 15 mins: Summer	16.275	14.600	15.675	1.075	329.0	1.216	0.000	318.8	207.211	Surcharged
S12	FEH (1): 100 years: +45 %: 15 mins: Summer	15.975	14.450	15.197	0.747	347.6	0.844	0.000	343.9	219.625	Surcharged
S16	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.650	14.300	14.873	0.573	30.5	0.648	0.000	30.4	1091.744	Surcharged
S17	FEH (1): 100 years: +45 %: 15 mins: Summer	16.350	14.975	15.210	0.235	41.3	0.266	0.000	31.2	17.885	Surcharged
S09	FEH (1): 100 years: +45 %: 15 mins: Summer	16.500	14.825	15.721	0.896	32.2	1.014	0.000	23.9	13.995	Surcharged
S20	FEH (1): 100 years: +45 %: 15 mins: Summer	16.125	14.650	15.043	0.393	49.3	0.445	0.000	42.1	29.693	Surcharged
S22	FEH (1): 100 years: +45 %: 15 mins: Summer	16.200	14.575	15.006	0.431	88.9	0.488	0.000	84.0	52.116	Surcharged
S23	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.875	14.350	14.873	0.523	6.6	0.592	0.000	6.5	226.187	Surcharged
S24	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.850	14.325	14.873	0.548	7.8	0.620	0.000	7.7	269.253	Surcharged
S13	FEH (1): 100 years: +45 %: 15 mins: Summer	15.700	14.475	14.893	0.418	38.5	0.473	0.000	37.9	16.692	Surcharged
S15	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.850	14.375	14.873	0.498	4.5	0.564	0.000	4.5	180.721	Surcharged
S05	FEH (1): 100 years: +45 %: 30 mins: Summer	16.425	15.275	16.067	0.792	13.2	0.896	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: Summer	16.100	14.675	15.034	0.359	23.0	0.406	0.000	18.1	9.992	Surcharged
S31	FEH (1): 100 years: +45 %: 60 mins: Summer	15.525	14.600	14.881	0.281	37.4	0.318	0.000	37.6	68.439	Surcharged
S32	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.600	14.475	14.873	0.398	7.0	0.451	0.000	6.9	244.408	Surcharged
S33	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.525	14.400	14.873	0.473	7.3	0.535	0.000	7.2	258.718	Surcharged
S34	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.800	14.300	14.873	0.573	10.0	0.648	0.000	9.9	352.361	Surcharged
S35	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.000	14.235	14.873	0.638	6.5	0.722	0.000	6.5	1313.673	Flood Risk
Ditch 1	FEH (1): 100 years: +45 %: 2880 mins: Summer	14.500	13.960	14.021	0.061	6.5	0.000	0.000	6.5	1664.997	OK
S18	FEH (1): 100 years: +45 %: 15 mins: Summer	16.125	14.825	15.131	0.306	36.7	0.346	0.000	33.0	20.284	Surcharged
S19	FEH (1): 100 years: +45 %: 15 mins: Summer	16.050	14.750	15.072	0.322	38.6	0.364	0.000	33.2	22.717	Surcharged

S25	FEH (1): 100 years: +45 %: 15 mins: Summer	16.100	15.050	15.122	0.072	10.7	0.082	0.000	10.5	4.644	OK
S10	FEH (1): 100 years: +45 %: 15 mins: Summer	16.450	14.725	15.701	0.976	82.5	1.104	0.000	74.0	40.141	Surcharged
S29	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.800	14.725	14.873	0.148	0.0	0.168	0.000	0.0	0.295	OK
S30	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.700	14.600	14.873	0.273	2.5	0.309	0.000	2.5	88.520	Surcharged
S27	FEH (1): 100 years: +45 %: 15 mins: Summer	15.875	14.825	14.907	0.082	9.5	0.093	0.000	9.2	4.134	OK
S28	FEH (1): 100 years: +45 %: 1440 mins: Winter	15.850	14.700	14.873	0.173	2.5	0.196	0.000	2.5	88.223	OK
S14A	FEH (1): 100 years: +45 %: 15 mins: Summer	15.950	14.900	15.161	0.261	19.8	0.041	0.000	16.6	9.028	Surcharged
S14	FEH (1): 100 years: +45 %: 15 mins: Summer	15.750	14.425	14.875	0.450	54.5	0.509	0.000	53.3	25.670	Surcharged
S36	FEH (1): 100 years: +45 %: 960 mins: Summer	16.725	15.125	15.745	0.620	3.4	0.701	0.000	3.3	49.007	Surcharged
S37	FEH (1): 100 years: +45 %: 960 mins: Summer	16.525	15.000	15.745	0.745	3.3	0.843	0.000	3.2	47.638	Surcharged
S38	FEH (1): 100 years: +45 %: 960 mins: Summer	16.000	14.850	15.745	0.895	3.2	1.012	0.000	3.2	46.141	Flood Risk

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m^3)	Max. Flooded Volume (m^3)	Total Lost Volume (m^3)	Max. Outflow (L/s)	Total Discharge Volume (m^3)	Half Drain Down Time (mins)
Porous Paving 1	FEH (1): 2 years: +0 %: 1440 mins: Summer	15.300	14.623	14.758	0.166	0.048	0.183	3.7	44.830	0.000	0.000	1.0	80.273	
Pond	FEH (1): 2 years: +0 %: 2160 mins: Summer	14.430	14.430	14.430	0.180	0.180	0.180	17.8	359.587	0.000	0.000	5.0	532.206	
Porous Paving 2	FEH (1): 2 years: +0 %: 360 mins: Summer	16.962	16.578	16.663	0.091	0.008	0.093	1.5	3.720	0.000	0.000	0.6	8.146	
Porous Paving 4	FEH (1): 2 years: +0 %: 360 mins: Summer	16.034	15.852	15.892	0.060	0.007	0.047	0.9	2.420	0.000	0.000	0.4	4.815	
Swale 1	FEH (1): 2 years: +0 %: 15 mins: Summer	15.635	15.334	15.435	0.185	0.034	0.135	11.7	4.384	0.000	0.000	4.5	3.545	
Swale 2	FEH (1): 2 years: +0 %: 120 mins: Summer	15.159	14.840	14.958	0.186	0.040	0.158	8.0	6.285	0.000	0.000	6.8	20.332	
Porous Paving 3	FEH (1): 2 years: +0 %: 240 mins: Summer	16.511	15.878	15.912	0.031	0.008	0.042	1.9	3.263	0.000	0.000	0.8	7.220	
Porous Paving 5	FEH (1): 2 years: +0 %: 480 mins: Summer	15.927	15.303	15.365	0.053	0.008	0.070	1.8	7.467	0.000	0.000	0.5	12.329	

Percentage Available (%)	Status
73.657	OK
75.782	OK
79.411	OK
89.457	OK
89.851	OK
87.435	OK
90.606	OK
84.467	OK

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m^3)	Max. Flooded Volume (m^3)	Total Lost Volume (m^3)	Max. Outflow (L/s)	Total Discharge Volume (m^3)	Half Drain Down Time (mins)
Porous Paving 1	FEH (1): 30 years: +40 %: 720 mins: Winter	15.591	14.697	14.995	0.457	0.122	0.420	10.0	102.923	0.000	0.000	3.1	122.818	290
Pond	FEH (1): 30 years: +40 %: 1440 mins: Winter	14.714	14.714	14.714	0.464	0.464	0.464	36.2	956.721	0.000	0.000	6.5	1118.487	795
Porous Paving 2	FEH (1): 30 years: +40 %: 180 mins: Summer	17.135	16.584	16.787	0.264	0.014	0.217	5.9	8.708	0.000	0.000	2.2	15.038	
Porous Paving 4	FEH (1): 30 years: +40 %: 240 mins: Summer	16.128	15.856	15.954	0.154	0.011	0.109	3.1	5.539	0.000	0.000	1.3	10.336	
Swale 1	FEH (1): 30 years: +40 %: 30 mins: Summer	15.758	15.431	15.543	0.308	0.131	0.243	23.9	10.568	0.000	0.000	19.9	19.988	
Swale 2	FEH (1): 30 years: +40 %: 60 mins: Summer	15.312	14.892	15.089	0.339	0.092	0.289	31.6	15.702	0.000	0.000	25.4	45.408	
Porous Paving 3	FEH (1): 30 years: +40 %: 180 mins: Summer	16.572	15.883	15.976	0.092	0.013	0.106	5.8	8.152	0.000	0.000	2.3	16.884	
Porous Paving 5	FEH (1): 30 years: +40 %: 360 mins: Summer	16.024	15.309	15.459	0.151	0.014	0.164	5.4	17.493	0.000	0.000	1.5	25.559	

Percentage Available (%)	Status
39.521	OK
35.564	OK
51.801	OK
75.868	OK
75.536	OK
68.606	OK
76.527	OK
63.610	OK

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. 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)	Half Drain Down Time (mins)
Porous Paving 1	FEH (1): 100 years: +45 %: 960 mins: Summer	15.745	14.761	15.119	0.611	0.186	0.544	16.2	133.273	0.000	0.000	4.5	194.489	580
Pond	FEH (1): 100 years: +45 %: 1440 mins: Winter	14.873	14.873	14.873	0.623	0.623	0.623	48.0	1310.060	0.000	0.000	6.5	1314.039	1830
Porous Paving 2	FEH (1): 100 years: +45 %: 180 mins: Summer	17.214	16.587	16.841	0.343	0.017	0.271	7.5	10.876	0.000	0.000	2.9	19.643	50
Porous Paving 4	FEH (1): 100 years: +45 %: 240 mins: Summer	16.171	15.858	15.980	0.196	0.013	0.135	4.0	6.900	0.000	0.000	1.8	13.530	
Swale 1	FEH (1): 100 years: +45 %: 15 mins: Summer	15.804	15.530	15.600	0.354	0.230	0.300	46.7	13.647	0.000	0.000	24.3	17.683	
Swale 2	FEH (1): 100 years: +45 %: 60 mins: Summer	15.356	14.909	15.126	0.383	0.109	0.326	39.6	19.135	0.000	0.000	34.5	60.257	
Porous Paving 3	FEH (1): 100 years: +45 %: 120 mins: Summer	16.609	15.886	16.004	0.129	0.016	0.134	9.5	10.376	0.000	0.000	3.4	17.955	
Porous Paving 5	FEH (1): 100 years: +45 %: 360 mins: Summer	16.073	15.311	15.502	0.200	0.016	0.207	7.0	22.110	0.000	0.000	2.0	33.041	

Percentage Available (%)	Status
21.687	OK
11.766	OK
39.802	OK
69.938	OK
68.409	OK
61.744	OK
70.125	OK
54.006	OK

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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	16.675	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	15.250	0.765	14.485	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 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
Report Details: Type: Junctions 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
S06	Inlet	1.003 Catchment Area (8)	(None)	No Restriction
	Inlet (2)	2.000	(None)	No Restriction

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
S09	Inlet	Catchment Area (34)	(None)	No Restriction
	Inlet (1)	Catchment Area (27)	(None)	No Restriction
	Inlet (2)	Catchment Area (53)	(None)	No Restriction
S20	Inlet	8.002	(None)	No Restriction
	Inlet (1)	Catchment Area (44)	(None)	No Restriction
S22	Inlet	8.003	(None)	No Restriction
	Inlet (1)	9.000 Catchment Area (47)	(None)	No Restriction
	Inlet (2)	Catchment Area (48) Catchment Area (49)	(None)	No Restriction
S23	Inlet	8.004	(None)	No Restriction
	Inlet (1)	Catchment Area (50) Catchment Area (51)	(None)	No Restriction
S24	Inlet	8.005	(None)	No Restriction
	Inlet (1)	Catchment Area (52) Catchment Area (54)	(None)	No Restriction
S13	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
S05	Inlet	Catchment Area (6)	(None)	No Restriction
	Inlet (1)	Catchment Area (7)	(None)	No Restriction
S26	Inlet	15.000	(None)	No Restriction
	Inlet (1)	Catchment Area (19) 10.000	(None)	No Restriction
S21	Inlet	Catchment Area (45)	(None)	No Restriction
	Inlet (1)	Catchment Area (46)	(None)	No Restriction
S31	Inlet (2)	13.001	(None)	No Restriction
	Inlet (3)	Catchment Area (63)	(None)	No Restriction

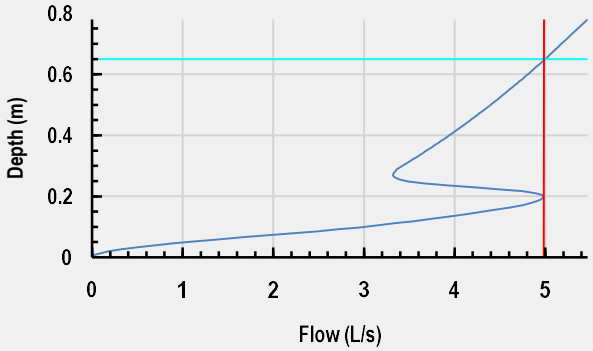
Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
Report Details: Type: Junctions Storm Phase: Phase	Company Address: 84 North Street Guildford GU1 4AU		

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) Catchment Area (65)	(None)	No Restriction
	Inlet (1)	Catchment Area (66)	(None)	No Restriction
	Inlet (2)	Catchment Area (68) 10.005	(None)	No Restriction
S35	Inlet	1.010	(None)	No Restriction
Ditch 1	Inlet	1.011	(None)	No Restriction
S18	Inlet	8.000 Catchment Area (25)	(None)	No Restriction
S19	Inlet	8.001 Catchment Area (43)	(None)	No Restriction
S25	Inlet (1)	Catchment Area (61)	(None)	No Restriction
S10	Inlet	5.000 4.000 Catchment Area (35) Catchment Area (36) Catchment Area (37)	(None)	No Restriction
S30	Inlet	12.000 10.002	(None)	No Restriction
S27	Inlet	Catchment Area (62)	(None)	No Restriction
S28	Inlet	10.001	(None)	No Restriction
	Inlet (1)	11.000	(None)	No Restriction
S14A	Inlet	7.000 Catchment Area (39)	(None)	No Restriction
S14	Inlet	6.000 7.001	(None)	No Restriction
S36	Inlet	Catchment Area (73)	(None)	No Restriction
S37	Inlet	14.000	(None)	No Restriction
S38	Inlet	14.001	(None)	No Restriction

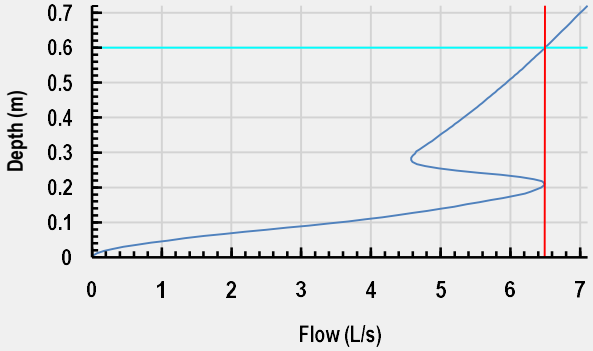
Outlets

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

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

Junction	Outlet Name	Outgoing Connection	Outlet Type
S35	Invert Level (m)	14.485	
	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

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)	3.00
Total Volume (m³)	1484.764

Depth (m)	Area (m²)	Volume (m³)
0.000	1952.00	0.000
1.000	2450.20	2196.386

Advanced

Perimeter	Circular
Length (m)	93.154
Friction Scheme	Manning's n
n	0.035

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

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

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 (m^3)	43.200

Advanced

Swale

Porosity (%)	100

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 (m^3)	50.017

Advanced

Swale

Porosity (%)	100

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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

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

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**

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
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

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 (m^3)
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

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

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

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

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025 Designed by: AU	Checked by:	Approved By:
Report Details: Type: Inflows 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. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m^3)
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

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

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

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

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
Report Details: Type: Inflows 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. Inflow

Inflow	Storm Event	Inflow Area (ha)	Max. Inflow (L/s)	Total Inflow Volume (m^3)
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	21.877
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	4.368
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	13.022
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

Catchment Area (19)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	10.1	4.368
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	31.302
Catchment Area (24)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.04	30.6	13.274
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	4.338
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	4.449
Catchment Area (22)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.01	10.3	4.464
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	4.464
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	4.338
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

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	4.452
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	4.347
Catchment Area (55)	FEH (1): 100 years: +45 %: 15 mins: Summer	0.04	29.8	12.941
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	4.452
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

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:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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. Depth

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 %: 4320 mins: Summer	15.250	14.544	14.883	0.339	0.8	0.383	0.000	0.8	95.505	Surcharged
Ditch 2	FEH (1): 2 years: +0 %: 15 mins: Summer	14.750	14.240	14.840	0.600	0.0	0.000	0.000	0.0	0.000	Flood
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 %: 5760 mins: Summer	15.975	14.450	14.659	0.209	5.0	0.236	0.000	5.0	448.164	OK
S16	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.650	14.300	14.659	0.359	6.0	0.406	0.000	6.0	542.965	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 %: 5760 mins: Summer	15.875	14.350	14.659	0.309	1.3	0.349	0.000	1.2	112.980	Surcharged
S24	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.850	14.325	14.659	0.334	1.5	0.378	0.000	1.5	133.783	Surcharged
S13	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.700	14.475	14.659	0.184	0.4	0.208	0.000	0.4	32.904	OK
S15	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.850	14.375	14.659	0.284	0.9	0.321	0.000	0.9	90.192	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 %: 5760 mins: Summer	15.600	14.475	14.659	0.184	1.4	0.208	0.000	1.4	123.393	OK
S33	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.525	14.400	14.659	0.259	1.5	0.293	0.000	1.4	129.735	OK
S34	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.800	14.300	14.659	0.359	2.0	0.406	0.000	1.9	175.511	Surcharged
S35	FEH (1): 2 years: +0 %: 5760 mins: Summer	15.250	14.485	14.659	0.174	0.0	0.197	0.000	0.0	0.973	OK
Ditch 1	FEH (1): 2 years: +0 %: 15 mins: Summer	14.500	13.960	15.030	1.070	0.0	0.000	0.000	0.0	0.000	Flood
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

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 %: 5760 mins: Summer	15.750	14.425	14.659	0.234	0.7	0.264	0.000	0.7	71.878	OK
S36	FEH (1): 2 years: +0 %: 720 mins: Summer	16.725	15.125	15.306	0.181	1.3	0.204	0.000	1.3	14.400	OK
S37	FEH (1): 2 years: +0 %: 720 mins: Summer	16.525	15.000	15.305	0.305	1.3	0.346	0.000	1.2	13.411	Surcharged
S38	FEH (1): 2 years: +0 %: 720 mins: Summer	16.000	14.850	15.305	0.455	1.2	0.515	0.000	1.2	12.092	Surcharged

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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. Depth

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 %: 480 mins: Summer	15.250	14.544	14.962	0.418	3.2	0.472	0.000	3.2	73.758	Flood Risk
Ditch 2	FEH (1): 30 years: +40 %: 15 mins: Summer	14.750	14.240	14.840	0.600	0.0	0.000	0.000	0.0	0.000	Flood
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	22.773	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	25.911	OK
S04	FEH (1): 30 years: +40 %: 15 mins: Summer	16.875	15.200	15.418	0.218	57.9	0.247	0.000	41.0	27.797	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	37.643	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	69.522	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	110.419	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	158.961	Surcharged
S12	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.975	14.450	15.067	0.617	10.7	0.698	0.000	10.5	943.338	Surcharged
S16	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.650	14.300	15.067	0.767	12.7	0.867	0.000	12.6	1146.099	Surcharged
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 %: 5760 mins: Summer	16.125	14.650	15.067	0.417	1.4	0.471	0.000	1.4	123.915	Surcharged
S22	FEH (1): 30 years: +40 %: 5760 mins: Summer	16.200	14.575	15.067	0.492	2.5	0.556	0.000	2.4	214.646	Surcharged
S23	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.875	14.350	15.067	0.717	2.7	0.811	0.000	2.6	237.758	Surcharged
S24	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.850	14.325	15.067	0.742	3.2	0.839	0.000	3.1	283.084	Surcharged
S13	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.700	14.475	15.067	0.592	0.8	0.669	0.000	0.8	69.332	Surcharged
S15	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.850	14.375	15.067	0.692	2.0	0.782	0.000	2.0	191.830	Surcharged
S05	FEH (1): 30 years: +40 %: 15 mins: Summer	16.425	15.275	15.411	0.136	15.0	0.154	0.000	8.6	6.550	OK
S26	FEH (1): 30 years: +40 %: 5760 mins: Summer	16.150	14.800	15.067	0.267	0.9	0.302	0.000	0.9	78.411	Surcharged
S21	FEH (1): 30 years: +40 %: 5760 mins: Summer	16.100	14.675	15.067	0.392	0.5	0.443	0.000	0.5	41.525	Surcharged
S31	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.525	14.600	15.067	0.467	1.9	0.528	0.000	1.9	164.518	Surcharged
S32	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.600	14.475	15.067	0.592	2.9	0.669	0.000	2.8	255.833	Surcharged
S33	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.525	14.400	15.067	0.667	3.0	0.754	0.000	3.0	267.604	Surcharged
S34	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.800	14.300	15.067	0.767	4.2	0.867	0.000	4.1	367.199	Surcharged
S35	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.250	14.485	15.067	0.582	0.7	0.658	0.000	0.7	84.942	Flood Risk
Ditch 1	FEH (1): 30 years: +40 %: 15 mins: Summer	14.500	13.960	15.030	1.070	0.0	0.000	0.000	0.0	0.000	Flood
S18	FEH (1): 30 years: +40 %: 5760 mins: Summer	16.125	14.825	15.067	0.242	1.0	0.273	0.000	1.0	86.305	Surcharged
S19	FEH (1): 30 years: +40 %: 5760 mins: Summer	16.050	14.750	15.067	0.317	1.1	0.358	0.000	1.1	95.974	Surcharged

S25	FEH (1): 30 years: +40 %: 15 mins: Summer	16.100	15.050	15.112	0.062	8.2	0.070	0.000	8.0	3.567	OK
S10	FEH (1): 30 years: +40 %: 15 mins: Summer	16.450	14.725	15.279	0.554	68.9	0.626	0.000	57.7	30.534	Surcharged
S29	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.800	14.725	15.067	0.342	0.0	0.387	0.000	0.0	0.964	Surcharged
S30	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.700	14.600	15.067	0.467	1.1	0.528	0.000	1.0	96.360	Surcharged
S27	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.875	14.825	15.067	0.242	0.2	0.274	0.000	0.2	17.947	Surcharged
S28	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.850	14.700	15.067	0.367	1.1	0.415	0.000	1.1	96.689	Surcharged
S14A	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.950	14.900	15.067	0.167	0.8	0.027	0.000	0.8	84.854	Surcharged
S14	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.750	14.425	15.067	0.642	1.6	0.726	0.000	1.6	153.897	Surcharged
S36	FEH (1): 30 years: +40 %: 720 mins: Winter	16.725	15.125	15.594	0.469	2.1	0.531	0.000	2.0	34.922	Surcharged
S37	FEH (1): 30 years: +40 %: 720 mins: Winter	16.525	15.000	15.594	0.594	2.0	0.672	0.000	2.0	33.477	Surcharged
S38	FEH (1): 30 years: +40 %: 720 mins: Winter	16.000	14.850	15.594	0.744	2.0	0.842	0.000	1.9	31.928	Surcharged

Project:	Date:		
1rdsay 2406076 Land to the West of Kings Buiness Centre Reeds Lane, Sayers Common	26/06/2025		
	Designed by: AU	Checked by:	Approved By:
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. Depth

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	15.027	0.483	4.4	0.546	0.000	4.4	83.780	Flood Risk
Ditch 2	FEH (1): 100 years: +45 %: 15 mins: Summer	14.750	14.240	14.840	0.600	0.0	0.000	0.000	0.0	0.000	Flood
S01	FEH (1): 100 years: +45 %: 15 mins: Summer	16.950	15.450	16.266	0.816	45.9	0.923	0.000	34.7	20.208	Surcharged
S02	FEH (1): 100 years: +45 %: 15 mins: Summer	17.250	15.325	16.294	0.969	57.0	1.096	0.000	51.2	29.928	Surcharged
S03	FEH (1): 100 years: +45 %: 15 mins: Summer	17.000	15.250	16.140	0.890	60.8	1.006	0.000	57.2	34.035	Surcharged
S04	FEH (1): 100 years: +45 %: 15 mins: Summer	16.875	15.200	16.072	0.872	58.5	0.986	0.000	70.0	36.720	Surcharged
S06	FEH (1): 100 years: +45 %: 30 mins: Summer	16.675	15.125	16.056	0.931	71.0	1.053	0.000	70.1	65.770	Surcharged
S07	FEH (1): 100 years: +45 %: 15 mins: Summer	16.950	15.000	16.028	1.028	115.9	1.163	0.000	128.4	90.900	Surcharged
S08	FEH (1): 100 years: +45 %: 15 mins: Summer	16.950	14.850	15.945	1.095	215.2	1.239	0.000	200.3	143.929	Surcharged
S11	FEH (1): 100 years: +45 %: 15 mins: Summer	16.275	14.600	15.675	1.075	329.0	1.216	0.000	318.8	207.210	Surcharged
S12	FEH (1): 100 years: +45 %: 15 mins: Summer	15.975	14.450	15.197	0.747	347.6	0.844	0.000	343.9	219.625	Surcharged
S16	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.650	14.300	15.140	0.840	10.6	0.950	0.000	10.6	1479.347	Surcharged
S17	FEH (1): 100 years: +45 %: 15 mins: Summer	16.350	14.975	15.210	0.235	41.3	0.266	0.000	31.2	17.885	Surcharged
S09	FEH (1): 100 years: +45 %: 15 mins: Summer	16.500	14.825	15.721	0.896	32.2	1.014	0.000	23.9	13.995	Surcharged
S20	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.125	14.650	15.140	0.490	1.1	0.554	0.000	1.1	155.520	Surcharged
S22	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.200	14.575	15.140	0.565	2.0	0.639	0.000	1.9	272.407	Surcharged
S23	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.875	14.350	15.140	0.790	2.1	0.894	0.000	2.1	302.669	Surcharged
S24	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.850	14.325	15.140	0.815	2.6	0.922	0.000	2.6	361.219	Surcharged
S13	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.700	14.475	15.140	0.665	0.7	0.752	0.000	0.7	88.700	Surcharged
S15	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.850	14.375	15.140	0.765	1.8	0.865	0.000	1.8	245.679	Surcharged
S05	FEH (1): 100 years: +45 %: 30 mins: Summer	16.425	15.275	16.067	0.792	13.2	0.896	0.000	12.3	11.417	Surcharged
S26	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.150	14.800	15.140	0.340	0.7	0.385	0.000	0.7	98.842	Surcharged
S21	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.100	14.675	15.140	0.465	0.4	0.526	0.000	0.4	52.844	Surcharged
S31	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.525	14.600	15.140	0.540	1.6	0.611	0.000	1.6	209.049	Surcharged
S32	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.600	14.475	15.140	0.665	2.4	0.752	0.000	2.4	324.991	Surcharged
S33	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.525	14.400	15.140	0.740	2.5	0.837	0.000	2.5	343.449	Surcharged
S34	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.800	14.300	15.140	0.840	3.5	0.950	0.000	3.4	471.675	Surcharged
S35	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.250	14.485	15.140	0.655	3.8	0.741	0.000	3.8	611.222	Flood Risk
Ditch 1	FEH (1): 100 years: +45 %: 15 mins: Summer	14.500	13.960	15.030	1.070	0.0	0.000	0.000	0.0	0.000	Flood
S18	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.125	14.825	15.140	0.315	0.8	0.356	0.000	0.8	107.889	Surcharged
S19	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.050	14.750	15.140	0.390	0.9	0.441	0.000	0.9	119.892	Surcharged

S25	FEH (1): 100 years: +45 %: 5760 mins: Winter	16.100	15.050	15.140	0.090	0.2	0.102	0.000	0.2	24.752	OK
S10	FEH (1): 100 years: +45 %: 15 mins: Summer	16.450	14.725	15.701	0.976	82.5	1.104	0.000	74.0	40.141	Surcharged
S29	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.800	14.725	15.140	0.415	0.0	0.470	0.000	0.0	0.114	Surcharged
S30	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.700	14.600	15.140	0.540	0.8	0.611	0.000	0.8	118.299	Surcharged
S27	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.875	14.825	15.140	0.315	0.2	0.356	0.000	0.2	21.901	Surcharged
S28	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.850	14.700	15.140	0.440	0.9	0.498	0.000	0.8	119.536	Surcharged
S14A	FEH (1): 100 years: +45 %: 15 mins: Summer	15.950	14.900	15.161	0.261	19.8	0.041	0.000	16.6	9.028	Surcharged
S14	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.750	14.425	15.140	0.715	1.4	0.809	0.000	1.4	194.467	Surcharged
S36	FEH (1): 100 years: +45 %: 960 mins: Summer	16.725	15.125	15.751	0.626	3.4	0.708	0.000	3.3	48.960	Surcharged
S37	FEH (1): 100 years: +45 %: 960 mins: Summer	16.525	15.000	15.751	0.751	3.3	0.849	0.000	3.2	47.546	Surcharged
S38	FEH (1): 100 years: +45 %: 960 mins: Summer	16.000	14.850	15.751	0.901	3.2	1.019	0.000	3.2	46.018	Flood Risk

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. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m^3)	Max. Flooded Volume (m^3)	Total Lost Volume (m^3)	Max. Outflow (L/s)	Total Discharge Volume (m^3)	Half Drain Down Time (mins)
Porous Paving 1	FEH (1): 2 years: +0 %: 2880 mins: Summer	15.287	14.883	14.827	0.153	0.308	0.252	2.2	61.833	0.000	0.000	0.8	78.221	
Pond	FEH (1): 2 years: +0 %: 5760 mins: Summer	14.659	14.659	14.659	0.409	0.409	0.409	9.4	837.767	0.000	0.000	0.0	6.688	
Porous Paving 2	FEH (1): 2 years: +0 %: 360 mins: Summer	16.962	16.578	16.663	0.091	0.008	0.093	1.5	3.720	0.000	0.000	0.6	8.146	
Porous Paving 4	FEH (1): 2 years: +0 %: 360 mins: Summer	16.034	15.852	15.892	0.060	0.007	0.047	0.9	2.420	0.000	0.000	0.4	4.815	
Swale 1	FEH (1): 2 years: +0 %: 15 mins: Summer	15.635	15.334	15.435	0.185	0.034	0.135	11.7	4.384	0.000	0.000	4.5	3.545	
Swale 2	FEH (1): 2 years: +0 %: 120 mins: Summer	15.159	14.840	14.958	0.186	0.040	0.158	8.0	6.285	0.000	0.000	6.8	20.332	
Porous Paving 3	FEH (1): 2 years: +0 %: 240 mins: Summer	16.511	15.878	15.912	0.031	0.008	0.042	1.9	3.263	0.000	0.000	0.8	7.220	
Porous Paving 5	FEH (1): 2 years: +0 %: 480 mins: Summer	15.927	15.303	15.365	0.053	0.008	0.070	1.8	7.467	0.000	0.000	0.5	12.330	

Percentage Available (%)	Status
63.666	OK
43.576	OK
79.411	OK
89.457	OK
89.851	OK
87.435	OK
90.606	OK
84.467	OK

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. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m^3)	Max. Flooded Volume (m^3)	Total Lost Volume (m^3)	Max. Outflow (L/s)	Total Discharge Volume (m^3)	Half Drain Down Time (mins)
Porous Paving 1	FEH (1): 30 years: +40 %: 720 mins: Winter	15.594	14.947	15.063	0.460	0.372	0.488	10.0	119.544	0.000	0.000	2.8	101.977	545
Pond	FEH (1): 30 years: +40 %: 5760 mins: Summer	15.067	15.067	15.067	0.817	0.817	0.817	19.8	1756.354	0.000	0.000	0.7	93.382	
Porous Paving 2	FEH (1): 30 years: +40 %: 180 mins: Summer	17.135	16.584	16.787	0.264	0.014	0.217	5.9	8.708	0.000	0.000	2.2	15.038	
Porous Paving 4	FEH (1): 30 years: +40 %: 240 mins: Summer	16.128	15.856	15.954	0.154	0.011	0.109	3.1	5.539	0.000	0.000	1.3	10.336	
Swale 1	FEH (1): 30 years: +40 %: 30 mins: Summer	15.758	15.431	15.543	0.308	0.131	0.243	23.9	10.568	0.000	0.000	19.9	19.988	
Swale 2	FEH (1): 30 years: +40 %: 60 mins: Summer	15.312	14.892	15.089	0.339	0.092	0.289	31.6	15.702	0.000	0.000	25.4	45.408	
Porous Paving 3	FEH (1): 30 years: +40 %: 180 mins: Summer	16.572	15.883	15.976	0.092	0.013	0.106	5.8	8.152	0.000	0.000	2.3	16.884	
Porous Paving 5	FEH (1): 30 years: +40 %: 360 mins: Summer	16.024	15.309	15.459	0.151	0.014	0.164	5.4	17.493	0.000	0.000	1.5	25.559	

Percentage Available (%)	Status
29.754	OK
-18.292	Flood Risk
51.801	OK
75.868	OK
75.536	OK
68.606	OK
76.527	OK
63.610	OK

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

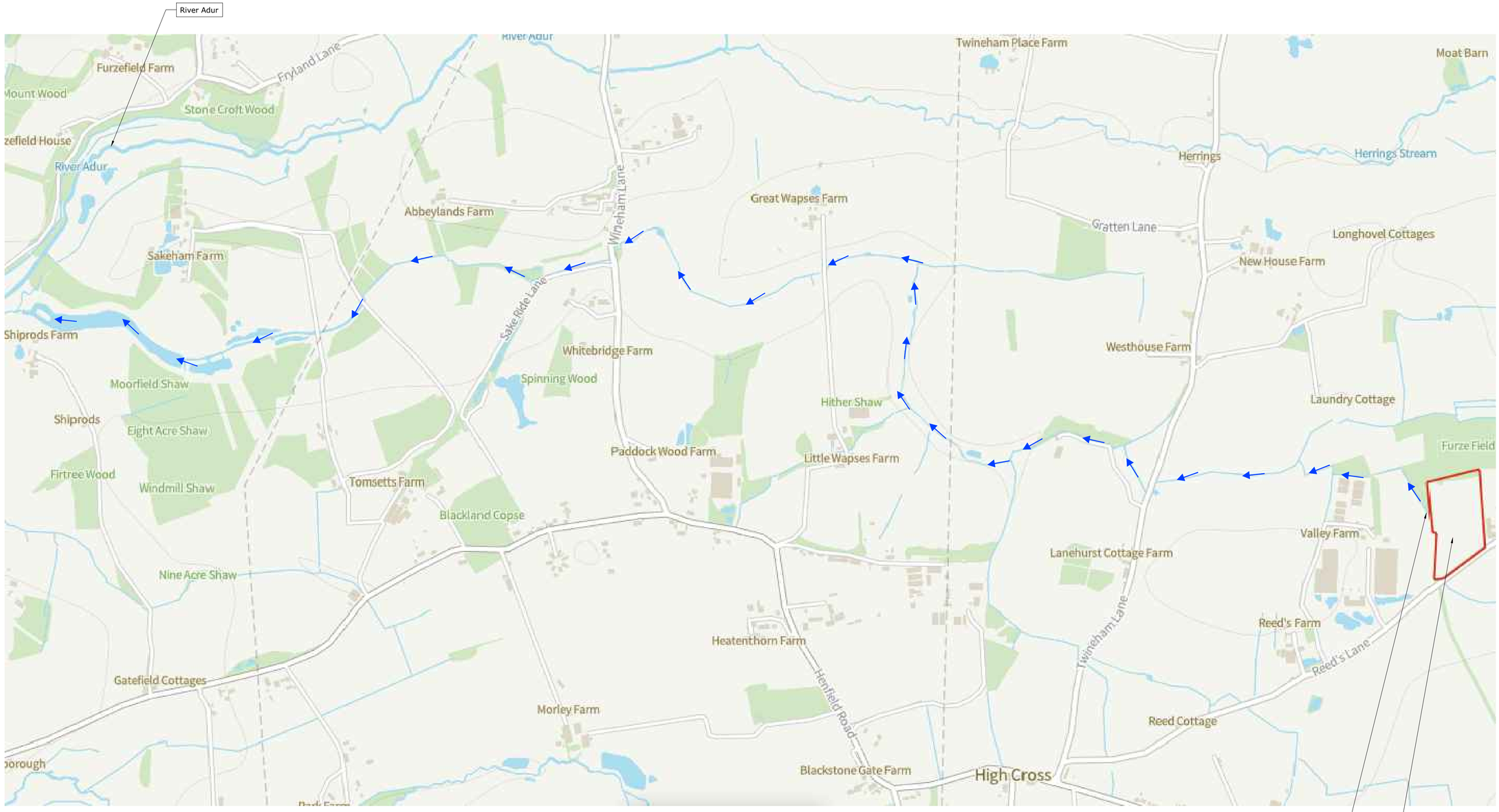
FEH (1): 100 years: Increase Rainfall (%): +45: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. Avg. Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Avg. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m^3)	Max. Flooded Volume (m^3)	Total Lost Volume (m^3)	Max. Outflow (L/s)	Total Discharge Volume (m^3)	Half Drain Down Time (mins)
Porous Paving 1	FEH (1): 100 years: +45 %: 960 mins: Summer	15.751	15.009	15.501	0.617	0.434	0.926	16.2	150.727	0.707	0.000	4.1	172.729	855
Pond	FEH (1): 100 years: +45 %: 5760 mins: Winter	15.140	15.140	15.140	0.890	0.890	0.890	16.6	1930.220	0.000	0.000	3.8	612.054	
Porous Paving 2	FEH (1): 100 years: +45 %: 180 mins: Summer	17.214	16.587	16.841	0.343	0.017	0.271	7.5	10.876	0.000	0.000	2.9	19.643	50
Porous Paving 4	FEH (1): 100 years: +45 %: 240 mins: Summer	16.171	15.858	15.980	0.196	0.013	0.135	4.0	6.900	0.000	0.000	1.8	13.536	
Swale 1	FEH (1): 100 years: +45 %: 15 mins: Summer	15.804	15.530	15.600	0.354	0.230	0.300	46.7	13.642	0.000	0.000	24.3	17.683	
Swale 2	FEH (1): 100 years: +45 %: 60 mins: Summer	15.356	14.909	15.126	0.383	0.109	0.326	39.6	19.135	0.000	0.000	34.5	60.257	
Porous Paving 3	FEH (1): 100 years: +45 %: 120 mins: Summer	16.609	15.886	16.004	0.129	0.016	0.134	9.5	10.376	0.000	0.000	3.4	17.955	
Porous Paving 5	FEH (1): 100 years: +45 %: 360 mins: Summer	16.073	15.311	15.502	0.200	0.016	0.207	7.0	22.110	0.000	0.000	2.0	33.041	

Percentage Available (%)	Status
11.430	OK
-30.002	Flood Risk
39.802	OK
69.938	OK
68.421	OK
61.744	OK
70.125	OK
54.006	OK

Appendix D

Existing Watercourse Connectivity Plan



Notes

1. All levels and dimensions are to be checked on site before any work commences. All dimensions are in metres unless stated otherwise.
2. This drawing has been based upon survey information supplied by Ordnance Survey, Motion cannot guarantee the accuracy of the data provided.
3. Any discrepancies should be reported to the architect and/or engineer immediately, so that clarification can be sought prior to the commencement of works.
4. This drawing should be read in conjunction with all other relevant architect and engineering details, drawings and specification.

Legend

Site Boundary

Direction of Watercourse Flow

Rev.	Description	Drn	Chk	App	Date
P01	First Issue	AM	SG	NJ	15/01/2026

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

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

Client:
Reside Holdings Limited

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

Title:
Existing Watercourse Connectivity Plan

Scale: N.T.S (@ A1)

Drawing: 2406076-0503

Revision: P01

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