



Flood Risk Assessment & Surface Water Drainage Strategy

Stanbury House, Spencers Wood

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Flood Risk Assessment & Surface Water Drainage Strategy

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Flood Risk Assessment & Surface Water Drainage Strategy

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Executive Summary

This Flood Risk Assessment (FRA) has been prepared by Stantec UK Ltd to accompany an outline planning application for a proposed residential development at Stanbury House, Basingstoke Road, Spencer Wood, to the south of Reading, Berkshire. In accordance with the fundamental objectives of the National Planning Policy Framework (NPPF), the FRA demonstrates that:

- (i) The development is safe;
- (ii) The development does not increase flood risk; and,
- (iii) The development does not detrimentally affect third parties.

The Environment Agency (EA) data confirms that the site is located within Flood Zone 1 'Low Probability' (as defined in NPPF Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change' Table 1), defined as:

Flood Zone 1 'Low Probability' less than a 1 in 1000 (0.1%) Annual Probability of flooding from rivers or the sea.

The proposals for this residential development constitute a 'More Vulnerable' land use, which is considered appropriate within Flood Zone 1 and will be located within areas of very low to low risk of flooding from other sources in accordance with the sequential approach and NPPF paragraph 175. Therefore, the Sequential Test and Exception Test is not required.

As the site lies within Flood Zone 1 and a significant distance from any fluvial floodplain extents, peak river flow climate change allowances will not have an impact on any flood risk prevention strategy. The following flood risk prevention strategy is proposed:

- The development will not have an impact on floodplain storage capacity or flood flow routes. However, the proposed ground floor levels are set at a suitable freeboard above surrounding ground level to mitigate against surface water flooding in an extreme rainfall event.
- Continuous safe and dry access is available onto Basingstoke Road.
- Surface water runoff from the proposed development will be managed through sustainable drainage (SuDS) techniques with a controlled discharge to the adjacent ditch to ensure greenfield runoff rates are not exceeded post development.

In summary, the FRA demonstrates that the proposed development is safe and in accordance with the requirements of national and local planning policy.

Summary of Key FRA Data

Aspect of flood risk	Applicable Guidance/ Source of Data	Summary	Section of FRA
Site Location	n/a	Basingstoke Road, Spencers Wood, Wokingham, RG7 1AE (OS Grid Ref 471,270m E, 166,800m N)	3.1
Existing Ground Levels	Topographic Survey by Randall Surveys LLP	The site is at an elevation of between approximately 68.30m AOD to 69.0m AOD	3.2
Primary source of flood risk	EA Flood Map for Planning	Surface Water (even then only 'Very Low' to 'Low' risk)	4.1
Presence of flood defences	EA Flood Map for Planning	None in vicinity	3.3
Proposed Development	Proposals by Philips Planning	Outline planning application for 63 dwellings. (including affordable housing) and associated infrastructure, including open space, SuDS, landscaping and biodiversity enhancements.	6.1
Planning Aspects			
Flood Risk Vulnerability	Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change'	'More Vulnerable'	6.2
Flood Zone		Flood Zone 1 'Low Probability'	4.1
Sequential Test		All built development is located within Flood Zone 1 and areas of lowest flood risk from other sources – as such, Sequential Test de facto passed.	6.3
Exception Test		Exception Test not required	6.3
Applicable Climate Change Allowances	EA climate change allowances guidance	Kennet and Tributaries Management Catchment +21% (2080s Epoch - Central)	5
Reference Flood Levels			
Present Day	EA Flood mapping for planning & EA climate change allowances guidance	Site is not impacted by fluvial floodplain in either present-day or climate change scenarios.	4.1 & 5
Climate Change			
Proposed Mitigation Measures			
Ground Floor Levels	Wokingham Local Development Framework Core Strategy DPD 'Policy CP1 Sustainable Development'	Ground floor levels will be set at a suitable freeboard above surrounding ground to mitigate the residual risk of surface water flooding in an extreme rainfall event.	7.1
Floodplain Storage & Flood Flow Routes		The site is located in Flood Zone 1, no impact on floodplain storage capacity or flood flow routes	7.2
Safe Access		Safe and dry continuous access is provided	7.3
Surface Water Drainage	MDDP Policy CC09 'Development and Flood Risk'	Surface water to be managed via attenuation basins and permeable pavements with a controlled discharge at Q _{BAR} to the adjacent ditch.	8

Abbreviations

ABI	-	Association of British Insurers
BGS	-	British Geological Survey
CDM	-	Construction (Design and Management)
CIRIA	-	Construction Industry Research and Information Association
DEFRA	-	Department for Environment, Food and Rural Affairs
EA	-	Environment Agency
FRA	-	Flood Risk Assessment
GIS	-	Geographic Information System
LFRMS	-	Local Flood Risk Management Strategy
LLFA	-	Lead Local Flood Authority
M. AOD	-	Metres Above Ordnance Datum (Newlyn)
NPPF	-	National Planning Policy Framework
PFRA	-	Preliminary Flood Risk Assessment
PPG	-	Planning Practice Guidance
RoSWF-		Risk of Surface Water Flooding
SuDS	-	Sustainable Drainage Systems
SFRA	-	Strategic Flood Risk Assessment
TWUL	-	Thames Water Utilities Ltd.
WBC	-	Wokingham Borough Council

1 Introduction

1.1 Scope of Report

- 1.1.1 This Flood Risk Assessment (FRA) has been prepared by Stantec UK Ltd ('Stantec') on behalf of our client, Cooper Estates Strategic Land Ltd., to support an outline planning application for a residential development at Stanbury House, Basingstoke Road, Spencers Wood, south of Reading, Berkshire.
- 1.1.2 The report is based on the available flood risk information for the site as detailed in **Section 1.3** and prepared in accordance with the planning policy requirements set out in **Section 2**. The scope of the FRA is consistent with the National Planning Policy Framework (NPPF) requirements and the 'Site-specific Flood Risk Assessment Checklist' from the associated Planning Practice Guidance (PPG).
- 1.1.3 Stantec has many years of experience in, amongst other areas, the assessment of flood risk, hydrology, flood defence and river engineering. The authors and reviewers of the document are all experienced engineers and members of chartered institutions such as the Chartered Institution of Water and Environmental Management (CIWEM) or the Institution of Civil Engineers (ICE).

1.2 Existing Site and Proposed Development

- 1.2.1 The existing site consists of open grassland and trees. The site is bordered by an open green field to the east, woodland to the north, drainage ditches and open land to the south and the A33 to the west.
- 1.2.2 The site lies within the administrative boundary of Wokingham Borough Council (WBC).
- 1.2.3 The proposal is for the development of the site to provide 63 residential dwellings – see further details in **Section 6**.

1.3 Sources of Information

- 1.3.1 The FRA has been prepared based on the following sources of information:
- **Environment Agency (EA) published 'Open Data' datasets** – see **Appendix A**;
 - **Topographic survey** of the site (drawing reference 11828/CF/1) undertaken by Randall Surveys LLP in January 2011 – see **Appendix B**;
 - **Ground Investigation report** for the site undertaken by Applied Geology (Report No: AG2994A-23-AQ09), dated July 2023 – soakaway results provided in **Appendix C**;
 - **Thames Water sewer records** dated December 2018 – see **Appendix D**;
 - **Masterplan drawing** by Indigo Landscapes Architecture Limited, dated January 2025 – see **Appendix E**;
 - The **WBC Local Flood Risk Management Strategy** (LFRMS), dated April 2015;
 - The **WBC Preliminary Flood Risk Assessment** (PFRA), dated June 2011; and
 - The **WBC Level 1 Strategic Flood Risk Assessment** (SFRA), dated January 2020.

1.4 Caveats and Exclusions

- 1.4.1 This FRA has been prepared in accordance with the NPPF, the associated PPG and Local Planning Policy. The proposed flood management (including ground floor level recommendations) and surface water management strategies are based on the relevant British Standards (BS8533), the standing advice provided by the EA or based on common practice.
- 1.4.2 The Construction (Design and Management) Regulations 2015 (CDM Regulations) will apply to any future development of this site which involves “construction” work, as defined by the CDM Regulations. As such it is the responsibility of the proposed developer (ultimate client) to fulfil its duties under the CDM Regulations.
- 1.4.3 The approach for the FRA and proposals for the surface water management strategy are based on the requirements of the EA and of WBC in its role as Lead Local Flood Authority (LLFA). The findings of this FRA are based on data available at the time of the study and on the subsequent assessment that has been undertaken in relation to the development proposals as outlined in **Section 6.1**. As such, we recommend the end user reviews the validity of the flood data on an annual basis with the EA.
- 1.4.4 It should be noted that the insurance market applies its own tests to properties in terms of determining premiums and the insurability of properties for flood risk. Those undertaking development in areas which may be at risk of flooding are advised to contact their insurers or the Association of British Insurers (ABI) to seek further guidance prior to commencing development. Stantec does not warrant that the advice in this report will guarantee the availability of flood insurance either now or in the future.

2 Planning Policy Context

This FRA has been prepared in accordance with the relevant national and local planning policy and statutory authority guidance as detailed below.

2.1 National Policy and Guidance

- 2.1.1 National policy in relation to flood risk is contained within the **National Planning Policy Framework (NPPF)**, updated December 2024, issued by the Ministry of Housing, Communities and Local Government, with reference to Section 14 'Meeting the challenge of climate change, flooding and coastal change'. The associated **Planning Practice Guidance (PPG)** was updated in August 2022 with reference to the 'Flood Risk and Coastal Change' section.
- 2.1.2 The NPPF and PPG demonstrate a flood risk management approach for the lifespan of the proposed development considering the effects of climate change. The document sets the framework to minimise vulnerability, provide resilience to the impacts of climate change, and to fully consider the potential impacts of climate change for the lifetime of the development within the mitigation measures. In October 2021 the guidance within the PPG on the application of climate change allowances in FRAs was significantly updated, with the latest update noted to be May 2022. The guidance provides contingency allowances for the potential increases in peak river flow, peak rainfall intensity and sea level rise which are considered accordingly subject to the site conditions – discussed further in **Section 5**.
- 2.1.3 The NPPF sets out the requirement for the Sequential Test in paragraphs 173 to 177 – see below.

173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

174. Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

175. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)...

...177. Having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.

- 2.1.4 The NPPF sets out the requirement for the Exception Test, where applicable, in paragraphs 178 to 179. These Tests are to be applied where appropriate, depending on the proposed development flood risk 'vulnerability', the Flood Zone in which it is located and the risk of flooding from other sources. This is detailed further in **Section 6**.

2.2 Local Policy and Guidance

Wokingham Managing Development Delivery Local Plan

- 2.2.1 Local planning policy contained within the **WBC Managing Development Delivery Plan** (adopted February 2014), with particular reference to **Policy CC09 – Development and Flood Risk (from all sources)** and **Policy CC10 – Sustainable Drainage**, which state:

Policy CC09: Development and Flood Risk (from all sources)

“1. All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.

2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.

3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:

a) Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk.

b) Conversions and change of use unless it involves a change to a more vulnerable class.

c) Minor development, as defined in footnote 10 of the Technical Guidance Note to the NPPF.

4. In exceptional circumstances, new development in areas of flood risk will be supported where it can be demonstrated that:

a) The development provides wider sustainability benefits to the community that outweigh flood risk

b) The development will:

i. Be safe for its lifetime, taking account of the vulnerability of its users.

ii. Not increase flood risk in any form elsewhere and, where possible, will reduce flood risk overall.

iii. Incorporate flood resilient and resistant measures into the design.

c) Appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood event.

5. Where required, suitable and appropriately detailed flood risk information will need to accompany a planning application. A Flood Risk Assessment (FRA) is required for:

a) All proposals in areas of known historic flooding from all sources

b) Where there is evidence of a risk from all sources of flooding identified in the Strategic Flood Risk Assessment

c) Those proposals set out in footnote 20 to paragraph 103 of the NPPF.”

Policy CC10: Sustainable Drainage

"1. All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through:

- a) A Flood Risk Assessment, or*
- b) Through a Surface Water Drainage Strategy.*

2. All development proposals must:

- a) Reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.*
- b) Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits*
- c) Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]*
- d) Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer."*

Wokingham Local Development Framework

- 2.2.2 The local planning policy contained within the **Wokingham Borough 'Local Development Framework Adopted Core Strategy Development Plan Document (DPD)'** was adopted in January 2010. Flood risk is addressed in the in the DPD **Policy CP1 Sustainable Development'** which states:

Policy CP1 Sustainable Development

"Planning permission will be granted for development proposals that:

- 1. Maintain or enhance the high quality of the environment;*
- 2. Minimise the emission of pollutants into the wider environment;*
- 3. Limit any adverse effects on water quality (including groundwater);*
- 4. Ensure the provision of adequate drainage....*
- 9.Avoid increasing (and where possible) reduce risks of or from all forms of flooding (including from groundwater....."*

- 2.2.3 The WBC draft '**Local Plan Update**' is currently under consultation. The relevant policies are Policy NE8 Development and Flood Risk (from all sources) and Policy NE9 Sustainable Drainage.

Wokingham Borough Design Guide & SuDS Guide

- 2.2.4 The '**WBC – Borough Design Guide SPD**' was released in 2012 and provides guidance on the use of sustainable design in new developments.
- 2.2.5 The '**Wokingham SuDS Strategy – Guidance on the use of sustainable drainage systems**' was released in April 2016 and contains national and local standards/guidance for drainage design and incorporation of sustainable drainage systems (SuDs) for planning applications.

- 2.2.6 **Appendix 1 of the Wokingham Borough Council SuDS Strategy Public Consultation Summary** outlines the responses and key themes which emerged from the responses to the Wokingham Borough Council (WBC) SuDS Strategy public consultation.
- 2.2.7 The strategy sets out the long-term vision for the use of Sustainable Drainage Systems in the Borough with a focus on managing flood risk and improving the water environment. It is designed to be used by developers when master planning all major developments and for planners when assessing planning applications.

3 Site Setting

3.1 Site Description

- 3.1.1 The site is located to the west of Basingstoke Road in Spencers Wood, to the south of Reading in Berkshire (postcode RG7 1AE, site centre OS grid reference 470,940 E, 166,950 N) - see **Figure 3.1** and **Appendix A**.
- 3.1.2 The site comprises grassland and trees. The eastern extent of the site is currently an open field.

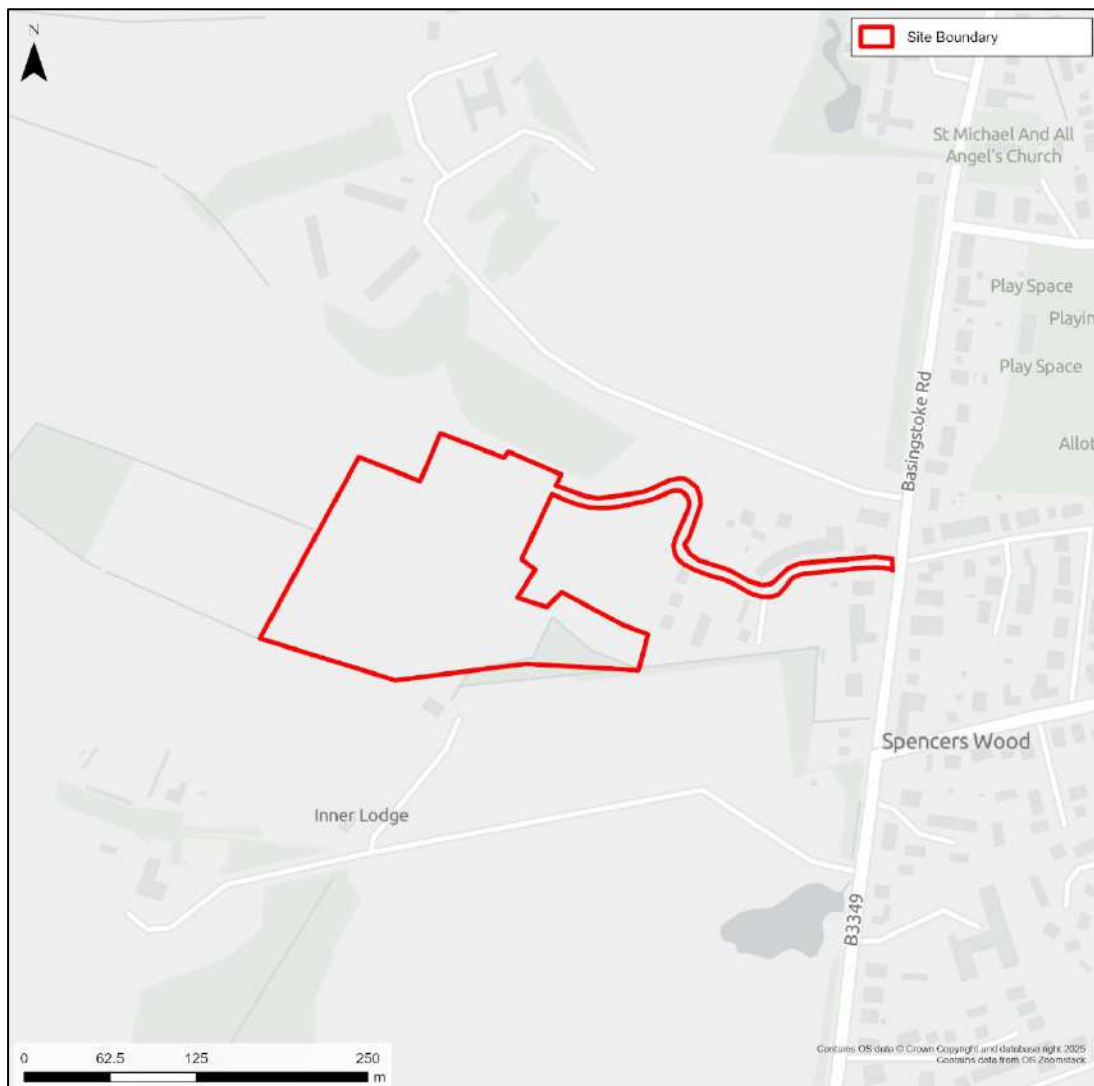


Figure 3.1: Site Location

- 3.1.3 The site is bordered by an open field to the east and west, trees to the north and drainage ditches to the south.
- 3.1.4 Access to the site is via the access road off of Basingstoke Road that has been constructed as part of the consented Phase 1 of the development (for up to 57 residential dwellings and provision of suitable Alternative Natural Green Space (SANG)).

3.2 Topography

- 3.2.1 The topographic survey in **Appendix B** by Randall Surveys LLP shows the site varies from approximately 68.30m AOD in the west to approximately 69.0m in the north-east.

3.3 Hydrological Setting

- 3.3.1 The hydrological setting of the site and proximity to local watercourses in the area are shown on **Figure 3.2** and discussed below.
- 3.3.2 The **Foudry Brook** is the dominant watercourse in the area, located approximately 900m west of the site, and flows northwards until it discharges into the River Kennet, approximately 4km north of the site.
- 3.3.3 There are two unnamed ordinary watercourses located centrally and to the south of the site providing land drainage and running in parallel from the site. The central ditch flows into an existing pond located in the middle of the site before connecting to the southern ditch, which flows eastwards and has a bed level ranging from approximately 66.00m AOD just west of the existing pond to 62.60m AOD.

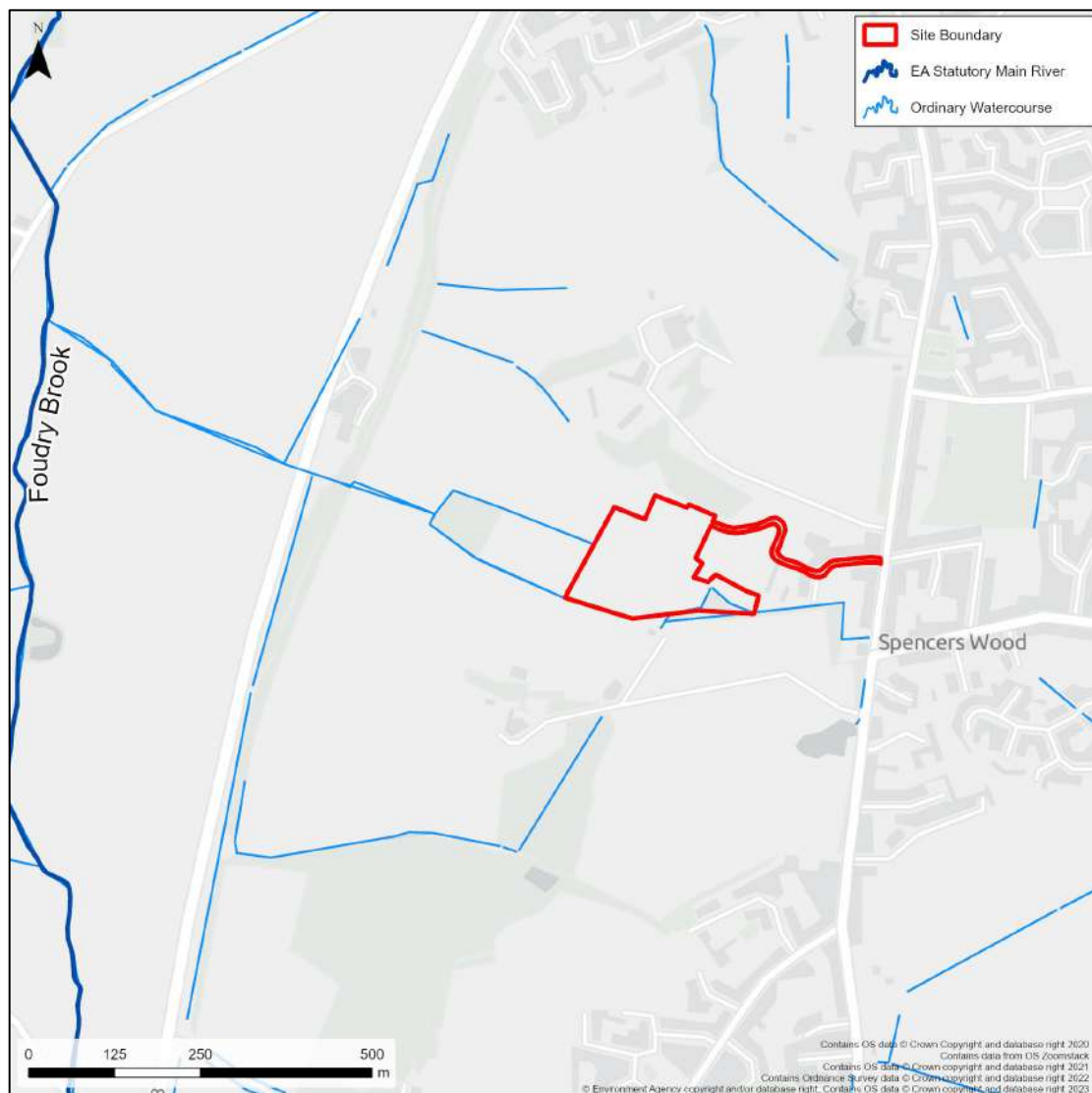


Figure 3.2: Watercourses within the vicinity of the site

3.4 Existing Drainage Arrangements

- 3.4.1 It is considered that the site is drained via overland flow routes discharging into the two ordinary watercourses within the site as shown in **Figure 3.2**.

- 3.4.2 The Thames Water Utilities Ltd. (TWUL) sewer records show there are no public foul sewers or surface water sewers within the site. The nearest 150mm diameter foul sewer runs north to south approximately 100m east of the site. A copy of the TW sewer asset map is enclosed in **Appendix C**.

3.5 Geology and Hydrogeology

- 3.5.1 The online British Geological Survey (BGS) mapping indicates that the site is underlain by the London Clay Formation. River Terrace deposits comprising Sand and Gravel overlie the Clay bedrock.
- 3.5.2 The site is not underlain by a Bedrock Aquifer. The London Clay Formation has poor permeability and is classified by the EA as 'Unproductive Strata' i.e., a formation containing insignificant quantities of groundwater. The site is underlain by a 'Secondary A' aquifer comprising of superficial deposits (River Terrace Deposits).
- 3.5.3 Soakaway testing in accordance with BRE Digest 365 was carried out across the site by Applied Geology and is outlined in the '**Ground Investigation Report**' (Report No: AG2994A-23-AQ09). Results revealed the site has poor infiltration characteristics and further details are contained in **Section 8** of this report.
- 3.5.4 The report also states groundwater was encountered at 1.0-2.8 metres below ground level (m bgl) across the site and that during subsequent monitoring visits groundwater was encountered at 0.90-3.70m bgl.
- 3.5.5 **Stantec Figure 10** in **Appendix A** confirms that the site is not located within a Groundwater Source Protection Zone (SPZ).

4 Overview of Flood Risk

The assessment of flood risk has been undertaken based on the sources of information listed in **Section 1.3**.

4.1 EA Opendata Maps

- 4.1.1 The following maps have been taken from the Stantec GIS flood maps report in **Appendix A** based on the EA Opendata datasets available online and reproduced with OS mapping under licence to Stantec.

Flood Zone Map

- 4.1.2 The first phase in identifying whether a site is potentially at risk of flooding is to consult the EA's Flood Zone map ('Flood Map for Planning'), available on the .GOV.UK website. This provides an initial indication of the extent of the Flood Zones, which is refined through the use of more detailed site-specific level survey and modelled flood levels. The Flood Zones are defined in Table 1 of the PPG 'Flood Risk and Coastal Change' section as follows:

- **Flood Zone 1 'Low Probability'** – Land at less than 1 in 1000 (0.1%) annual probability of river or sea flooding;
- **Flood Zone 2 'Medium Probability'** – Land between 1 in 100 (1.0%) and 1 in 1000 (0.1%) annual probability of river flooding, or between 1 in 200 (0.5%) and 1 in 1000 (0.1%) annual probability of sea flooding;
- **Flood Zone 3 'High Probability'** – Land at 1 in 100 (1.0%) or greater annual probability of river flooding, or 1 in 200 (0.5%) or greater annual probability of sea flooding.

- 4.1.3 The EA Flood Zone map in **Figure 4.1** indicates the site lies within **Flood Zone 1 'Low Probability'**. The **Flood Zone 2 'Medium Probability'** and **Flood Zone 3 'High Probability'** floodplains associated with the Foundry Brook lie approximately 800m west of the site.

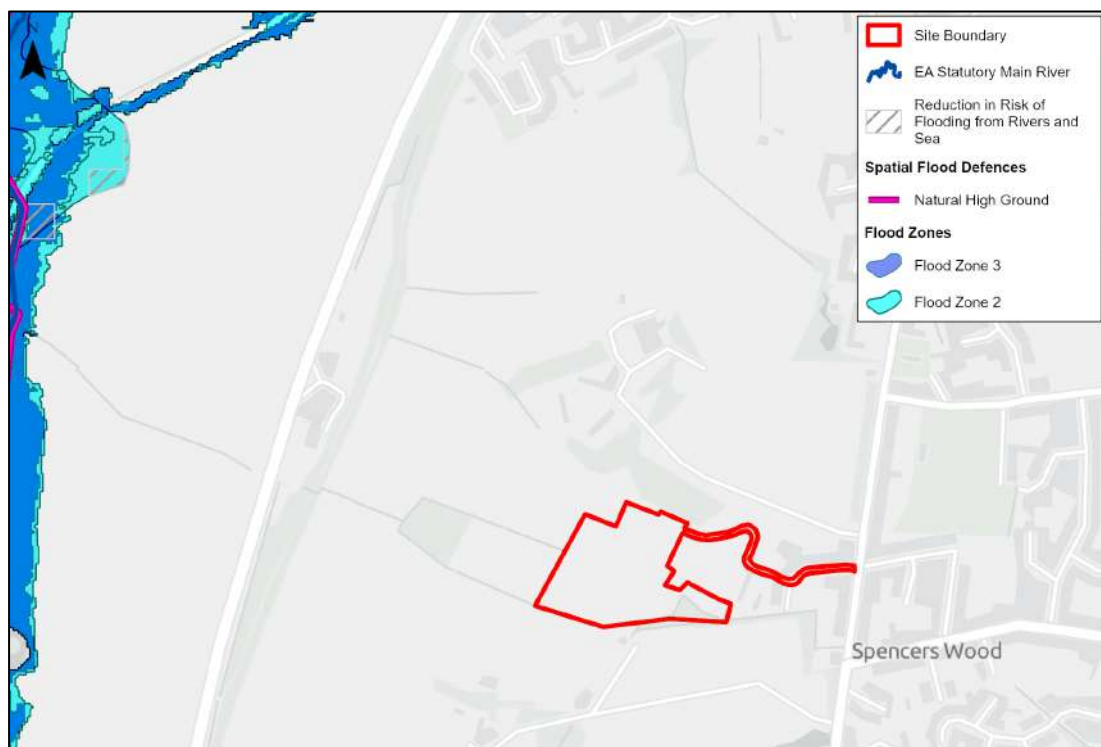


Figure 4.1: EA Flood Zone Map

Flood Risk from Surface Water

- 4.1.4 The EA 'Risk of Flooding from Surface Water' ('RoFSW') map was updated in January 2025 as part of the wider National FRA (NaFRA) mapping update and shows where areas could be potentially susceptible to surface water flooding in an extreme rainfall event, in both the present-day and in a future 2040-2060 epoch scenario.
- 4.1.5 The latest mapping assesses flooding resulting from severe rainfall events based on the following three scenarios:
- 1 in 30 (3.3%) annual probability rainfall event ('High' risk);
 - 1 in 100 (1.0%) annual probability rainfall event ('Medium' risk);
 - 1 in 1000 (0.1%) annual probability rainfall event ('Low' risk).
- 4.1.6 Land at lower than 1 in 1000 (0.1%) annual probability of flooding is considered to be 'Very Low' risk of flooding.
- 4.1.7 The Surface Water Flood Map shown in **Figure 4.2** indicates that shows that the site is predicted to be predominantly at a 'Very Low' risk of surface water flooding. The mapping also shows areas 'Medium' and 'High' risk of surface water flooding which correspond to the land drainage channels through the site.

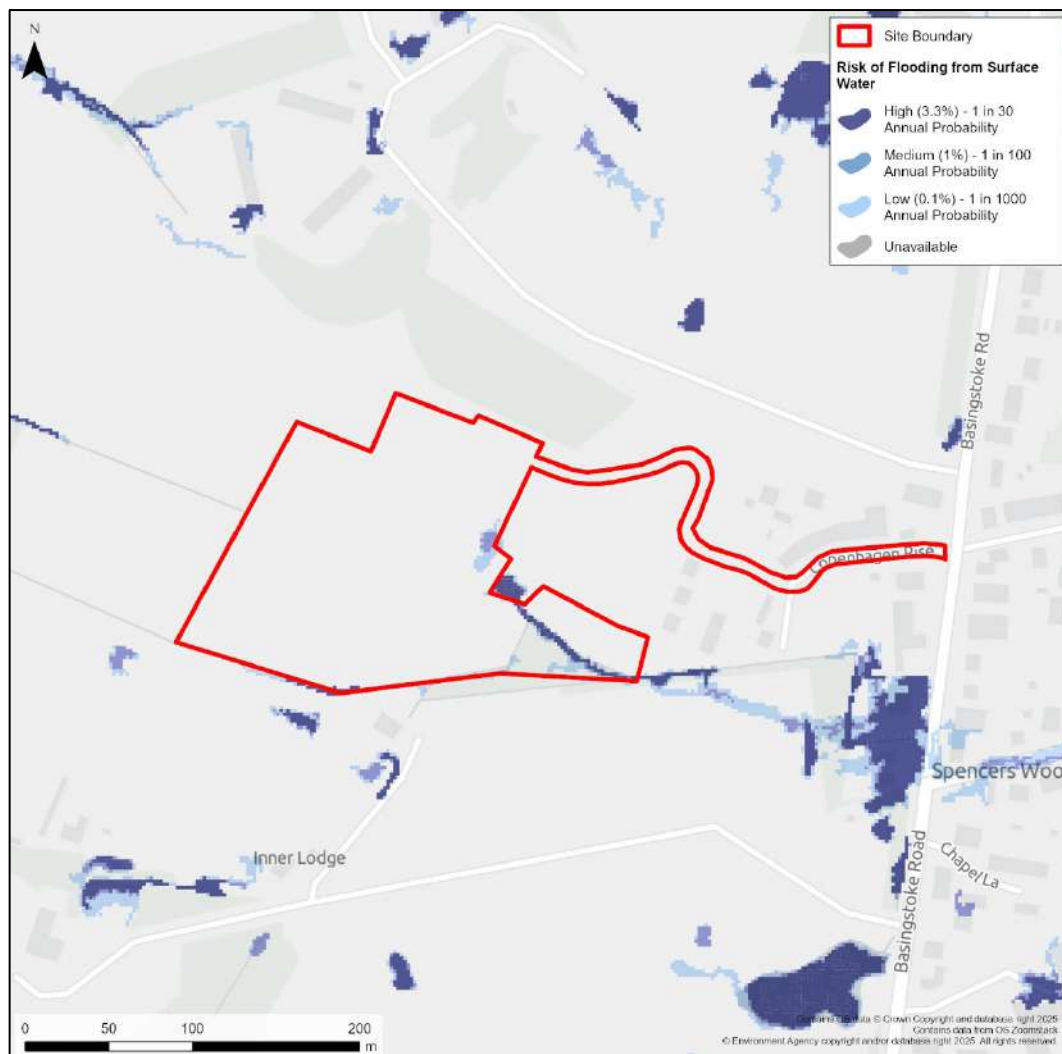


Figure 4.2: EA Risk of Flooding from Surface Water Map

- 4.1.8 It should be noted that the surface water maps are generated using a generic methodology on a national scale, whereby rainfall is routed over a ground surface model. Consequently, the mapping provides a guide to potentially vulnerable areas based on the general topography of an area.

Flood Risk from Reservoirs Map

- 4.1.9 The EA provides maps showing the risk of flooding in the event of a reservoir failure. The reservoir breach extents are shown on **Stantec Figure 9** in **Appendix A**.
- 4.1.10 The EA reservoir maps show two flooding scenarios, a 'dry-day' and a 'wet-day'. The 'dry-day' scenario predicts the flooding that would occur if the dam or reservoir failed when rivers are at normal levels. The 'wet day' scenario predicts how much worse the flooding might be if a river is already experiencing an extreme natural flood.
- 4.1.11 The map indicates that the site and immediate vicinity are not located within a reservoir inundation zone either when river levels are normal or when there is also flooding from rivers.

Historic Flood Map

- 4.1.12 The EA 'Historic Flood Map' is a dataset showing the maximum extent of all individual recorded flood outlines from river, the sea and groundwater and shows areas of land that have previously been subject to flooding (see **Stantec Figure 11** in **Appendix A**). The dataset confirms that there is no record that the site has been impacted by historic flooding.

4.2 Preliminary Flood Risk Assessment

- 4.2.1 The WBC Preliminary Flood Risk Assessment (PFRA) was prepared in June 2011 and provides a high-level assessment of flood risk issues within the Borough. This document has been reviewed and key information of relevance to the site has been extracted.
- Figure 5-1 (Historical Flooding Incidents from Local Sources of Flooding) in the WBC PFRA shows there is no record of flooding at the site. This is consistent with the data discussed in **Section 4.1**;
 - Figure 6-2 (Areas Susceptible to Groundwater Flooding) in the WBC PFRA shows the 1km square in which the site is located is less than 25% susceptible to groundwater flooding (i.e. low risk) – see **Figure 4.3**.

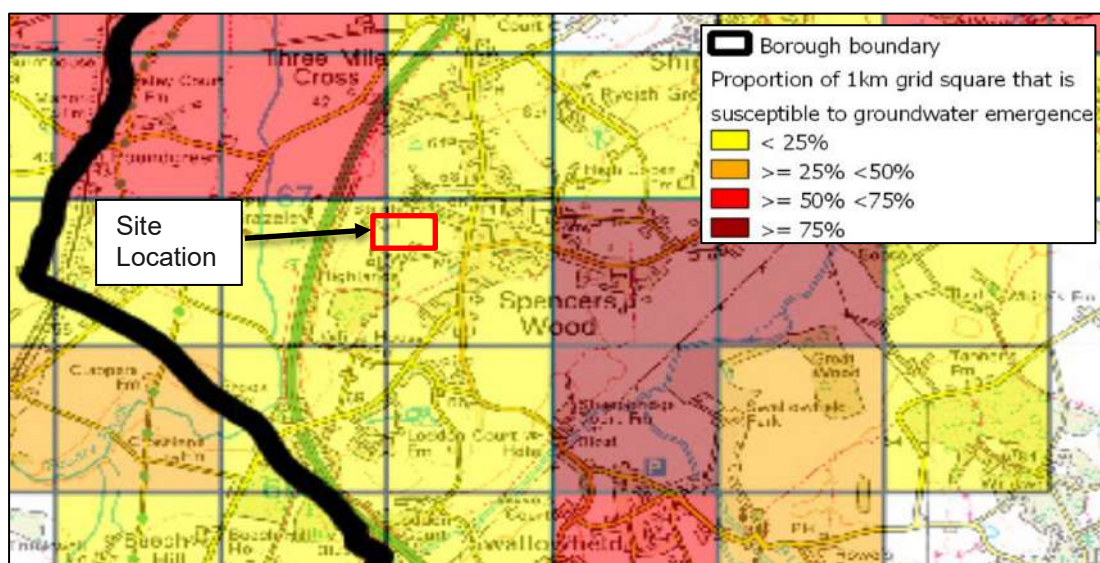


Figure 4.3: Extract of WBC PFRA Figure 6-2 – Areas Susceptible to Groundwater Flooding

4.3 Strategic Flood Risk Assessment

4.3.1 The current WBC **Strategic Flood Risk Assessment (SFRA)** Level 1 report was prepared in January 2020 and provides advice to WBC on flood risk issues within the Borough. This document has been reviewed and key information of relevance to the site has been extracted.

4.3.2 The SFRA and associated mapping confirms the following:

- **Flood Zone:** The map in WBC SFRA Appendix A.5 shows that the site lies within Flood Zone 1 'Low Probability' and is consistent with the data shown in **Figure 4.1**;
- **Surface Water:** The Character Areas (Map 7-12) SFRA map shows the site is predominantly at a 'Very Low' risk of surface water flooding with an area at a 'High' risk of surface water flooding associated with the unnamed ordinary watercourse. This is consistent with the data shown in **Figure 4.2**;
- **Groundwater Flooding:** The susceptibility to groundwater flooding map in WBC SFRA Appendix A.9 shows the site lies in an area with 'limited potential' for groundwater flooding to occur. This is a strategic-scale map showing groundwater flood areas on a 1kilometre (km) square grid. Based on the proportion of each grid-square where geological and hydrogeological conditions indicate that groundwater might emerge. As such, it is a very high-level assessment based on the underlying conditions and does not identify the likelihood of groundwater flooding occurring;
- **Groundwater Depth:** The 'Depth to Groundwater' map in WBC SFRA Appendix A.9 shows the groundwater lies more than 5m below ground level at the site, based on a high-level assessment of geological conditions and local groundwater levels (note this would be superseded by the site-specific analysis outlined in **Section 3.5**). Therefore, groundwater flood risk is considered to be low at the site.

5 Impact of Climate Change

5.1.1 The NPPF and PPG place emphasis on the need to fully consider – and design for – the impacts of climate change as set out in the planning guidance. This guidance provides contingency allowances for potential increases due to climate change in:

- Peak river flow;
- Rainfall intensity;
- Sea level rise (not applicable).

5.1.2 The elements relevant to the site and surrounding area are discussed in turn below, except for sea level rise which is not applicable given the site location.

Peak River Flow

5.1.3 The peak river flow allowances provide a range of allowances based on percentile (i.e., the degree of certainty of an event occurring, based on the range of climate change scenarios assessed through scientific investigations). The applicable values for a site are dependent on the 'River Management Catchment' in which the site is located, which can be confirmed via the online mapping tool embedded within the guidance.

5.1.4 The Central allowance is identified as the design standard for most forms of proposed development in all appropriate Flood Zones (the exception being 'Essential Infrastructure' which requires the 'Higher Central' value). For 'More vulnerable' development within Flood Zone 1 and the Kennet and tributaries management catchment, the site this allowance is **+21%** based on the 2080s epoch (for a 100 year development lifetime).

5.1.5 The information in **Sections 4.1** shows that the site is located a significant distance from the fluvial floodplain; therefore, it is considered that there is no impact to the site in relation to fluvial flood risk when climate change is considered.

Peak Rainfall Intensity

5.1.6 The potential increase in peak rainfall intensity needs to be considered in the surface water drainage strategy for new developments.

5.1.7 The anticipated changes in peak rainfall intensity in small catchments (less than 5km²), or urbanised drainage catchments are summarised in **Table 5.1** for the Kennet and tributaries management catchment.

5.1.8 The proposed development will be for residential use, which is considered to have a design life of 100 years (i.e. beyond 2100). The 'Upper End' (+40%) climate change allowance has been assessed within the surface water drainage strategy discussed in **Section 8**.

Table 5.1: Climate Change – Peak Rainfall Intensity Allowances

<i>Kennet and tributaries Management Catchment</i>	Range of Climate Change Allowances requiring consideration (2070's epoch)	
	Central	Upper End
<i>3.3% (1 in 30-year) rainfall</i>	25%	35%
<i>1.0% (1 in 100-year) rainfall</i>	25%	40%

6 Proposed Development and Sequential Test

6.1 Proposed Development

- 6.1.1 The proposals are for an outline planning application for the development of 63 residential dwellings (including affordable housing) and associated infrastructure, including open space, SuDS, landscaping and biodiversity enhancements.
- 6.1.2 Details of the proposals by Philips Planning are provided in **Appendix E** with an extract of the proposed site layout shown in **Figure 6.1**.



Figure 6.1: Extract of Proposed Site Layout

6.2 Flood Risk Vulnerability

- 6.2.1 The NPPF Annex 3 confirms the '*Flood risk vulnerability classification*' of a site, depending upon the proposed usage. This classification is subsequently applied to PPG 'Flood Risk and Coastal Change' Table 2 'Flood risk vulnerability and flood zone 'incompatibility'' to determine whether:
- The proposed development is suitable for the Flood Zone in which it is located, and;
 - Whether an Exception Test is required for the proposed development.
- 6.2.2 The proposed residential development is classified as '*More vulnerable*' development. The site is located within Flood Zone 1 'Low Probability' and all forms of development are appropriate in this Flood Zone.

6.3 NPPF Sequential Test/Sequential Approach

- 6.3.1 The NPPF encourages the application of the 'sequential approach' in the master-planning process for new development, i.e. locating the more sensitive/vulnerable elements of new development in the areas which lie at lowest probability of flooding and, conversely, reserve the areas of the site at greatest risk of flooding for the least vulnerable elements of the development (or, preferably, leave such areas undeveloped or as soft landscaping).
- 6.3.2 The whole site is located within Flood Zone 1 'Low Probability' with a very low to low risk of flooding from other sources. Whilst there are areas of higher surface water flood risk in the site, these mostly correspond to the route of watercourses, and no built development or access is proposed in these areas in accordance with NPPF paragraph 175. As such, the Sequential Test is not required.
- 6.3.3 The Exception Test is not required.

7 Flood Mitigation Strategy

7.1 Building Ground Floor Levels

- 7.1.1 Standard requirements for ground floor levels of new development are set out in BS8533:2017 'Assessing and Managing Flood Risk in New Development – Code of Practice'. This recommends floor levels are set a minimum of 300mm above the modelled 1 in 100 (1.0%) annual probability plus allowance for climate change flood level.
- 7.1.2 The data provided confirms that the site is a significant distance outside the fluvial floodplain. Therefore, it is recommended that ground floor levels are set a suitable freeboard above surrounding ground (minimum 150mm) to mitigate the residual flood risk associated with excess surface water runoff in an extreme rainfall event. Similarly, exterior ground levels across the site should also be appropriately contoured to direct surface water away from dwellings in such a scenario.

7.2 Floodplain Storage

- 7.2.1 Any new development located in the vicinity of a watercourse should be constructed such that it does not detrimentally impact on flow routes or reduce the available floodplain storage over a site; either of which could potentially cause an increase in flood levels on-site or elsewhere. This is considered up to the benchmark of the 1 in 100 (1.0%) annual probability plus allowance for climate change fluvial flood level.
- 7.2.2 The site lies fully outside the fluvial floodplain. Therefore, there will be no impact on floodplain storage capacity or flood flow routes.

7.3 Safe Access

- 7.3.1 It is necessary to consider and incorporate safe access arrangements as part of the mitigation, to ensure the users/occupants of the development are safe in times of flooding.
- 7.3.2 The site and the surrounding roads lie within Flood Zone 1 and outside of the Flood Zone 2 extent by a significant distance. Therefore, safe access is available from the site via the existing access road into the site and north and south along Basingstoke Road.

8 Surface Water Drainage Strategy

8.1 Overview

8.1.1 The LLFA is the statutory consultee on planning applications for surface water management. As the LLFA, WBC is therefore responsible for the approval of surface water drainage systems within new major development.

8.1.2 The following section provides an overview of the existing surface water drainage arrangements and demonstrates how the development can be drained in a sustainable manner, commensurate with local and national policy.

8.2 Discharge Destination

8.2.1 The NPPF recognises that flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface runoff from development sites and recommends that priority is given to the use of SuDS in new development, this being complementary to the control of development within the floodplain.

8.2.2 As the intention of SuDS is to mimic the natural drainage regime of the undeveloped site, the NPPF PPG states the following (consistent with the Building Regulations H3 hierarchy):

“Where possible, preference should be given to multi-functional sustainable drainage systems and to solutions that allow surface water to be discharged according to the following hierarchy of drainage options:

- into the ground (infiltration),*
- to a surface water body,*
- to a surface water sewer, highway drain or another drainage system,*
- to a combined sewer.”*

8.2.3 The SuDS hierarchy above is outlined in the section below in relation to the site.

Discharge into the Ground (Infiltration)

8.2.4 Based on the aforementioned hierarchy, the preferred method for disposal of surface water from the new development is via infiltration drainage.

8.2.5 Section 8.6 of the Ground Investigation report (Report No: AG2994A-23-AQ09) written by Applied Geology in July 2023 states that:

“Due to the lack in drop in water level across all four trial pit soakaway tests, soil infiltration rates could not be calculated. This together with the presence of groundwater seepages and/or strikes from depths of between 1.00m to 2.80m bgl and the underlying low permeability of the London Clay Formation suggest that the site is unlikely to be feasible for the use of soakaway drainage. Some granular River Terrace Deposits are present above the water table, which could mean that permeable paving is potentially viable, subject to further assessment”.

8.2.6 As such, infiltration has been discounted.

Discharge to a Surface Water Body/Watercourse

8.2.7 The next preference in the hierarchy is to discharge to a surface water body (i.e. lake or watercourse). The topographic survey indicates that the site drains to a ditch running within and

along the boundary of the site. The main ditch running through the site is assumed to continue east under Basingstoke Rd and eventually discharge to the Foundry Brook and is the most obvious destination for surface water emanating from the new development. This was the proposed approach for Phase 1.

- 8.2.8 The condition of the ditch and pond would need to be reviewed and potentially cleared to maintain/increase capacity. WBC has confirmed in principle that it is acceptable to discharge surface water runoff at or better than greenfield rates to this ditch (see correspondence in **Appendix F**).

8.3 Design Criteria

- 8.3.1 The surface water drainage strategy has been developed based on the DEFRA 'Non-statutory technical standards for sustainable drainage systems' (March 2015) and the 'Wokingham SuDS Strategy – Guidance on the use of sustainable drainage systems' (April 2016).

- 8.3.2 The impermeable areas that have been input into the model include a 10% allowance for urban creep for the house and driveway areas in accordance with WokBC-LS15 of the 'Wokingham SuDS Strategy' guidance. 2 no. apartment blocks are proposed, and these do not require the application of urban creep in accordance with the LASOO guidance.

- 8.3.3 DEFRA Standard S2, S4 and S6 states the following in relation to peak flow and volume control:

***S2** For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.*

***S4** Where reasonably practicable, for greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.*

***S6** Where it is not reasonably practicable to constrain the volume of runoff to any drain, sewer or surface water body in accordance with S4 above, the runoff volume must be discharged at a rate that does not adversely affect flood risk."*

- 8.3.4 The 'Wokingham SuDS Strategy' guidance states the following in relation to peak flow and volume control:

***WokBC-LS5** In addition to the requirements of S2, Wokingham requires demonstration that discharges from the proposed development for all return periods from the 1 in 1 through to the 1 in 100 year (inclusive), do not exceed their corresponding/previously developed discharge rates. Demonstration of this is required for the 1 in 1 year, 1 in 30 year, 1 in 100 year and 1 in 100 year including allowances for climate change.*

***WokBC-LS11** Long term storage must be provided to limit the volume of runoff from the 1 in 100 year event with an allowance for 40% climate change, unless discharge rates have been restricted to QBar."*

- 8.3.5 The majority of the site (Catchment 1) will drain to two attenuation basins located within the south-eastern corner. The central eastern part of the site (Catchment 2) will drain via permeable pavements to the existing ditch running through the central part of the site.

- 8.3.6 The equivalent greenfield runoff rates for the impermeable areas (no urban creep) for each drainage catchment have been calculated using the Institute of Hydrology (IoH)/ICP SuDS method within InfoDrainage (see **Table 7.1**). A copy of the calculations is provided in **Appendix F**.

Table 7.1: Equivalent Greenfield Runoff Rates

Return Period	Equivalent Greenfield Runoff Rate l/s	
	Catchment 1 (0.993ha)	Catchment 2 (0.227ha)
1 in 1 year	4.1	0.9
Q _{BAR}	4.8	1.1
1 in 30 year	10.8	2.5
1 in 100 year	15.3	3.5

- 8.3.7 It is proposed to restrict surface water runoff from the site to the equivalent Q_{BAR} rate for the proposed impermeable areas within each drainage catchment for all events up to the 1 in 100 annual probability +40% allowance for climate change rainfall event, in accordance with the WBC local standard WokBC-LS11.

8.4 Outline Surface Water Drainage Strategy

- 8.4.1 The proposed surface water drainage strategy is shown on **Stantec drawing 332612427/101/001-002** in **Appendix F** and is summarised as follows:

- **Catchment 1: 1.048ha** of impermeable area (including urban creep) discharging to the southern attenuation basin. The outflow from the final attenuation basin (Pond 2) to the ditch is restricted to a **maximum of 4.8 l/s**;
- **Catchment 2: 0.232ha** of impermeable area (including urban creep) discharging to the adjacent ditch via permeable pavements. The outflow from the permeable pavement to the ditch is restricted to a **maximum of 1.1 l/s**.

- 8.4.2 The proposed surface water discharge rates from the InfoDrainage results are provided in **Table 7.2**. The InfoDrainage schedule and results are provided in **Appendix F**. Through the restriction of the surface water runoff rate to the equivalent Q_{BAR} rate, the proposed 1 in 1 year rate has been matched as closely as possible to or is less than equivalent greenfield rate, and there is a significant reduction over the equivalent greenfield rates for the higher return periods.

Table 7.2: Proposed Surface Water Discharge Rates

Return Period	Proposed Discharge Rates Rate l/s	
	Catchment 1 (1.048ha)	Catchment 2 (0.232ha)
1 in 1 year	4.4	0.5
1 in 30 year	4.4	0.7
1 in 100 year	4.4	0.8
1 in 100 year +40% climate change	4.4	0.9

- 8.4.3 The 'Wokingham SuDS Strategy' guidance local standards WokBC-LS3 and WokBC-LS13 state that:

“WokBC-LS3 If the SuDS system discharges to a water body, it should be demonstrated that high water levels within the receiving water body for the design storm event of the discharging system would not exacerbate flood risk to neighbouring property or affect the performance of the drainage system and its ability to discharge flow from the site.”

WokBC-LS13 All surface storage features (ponds, wetlands and basins) must provide a 300mm freeboard above the maximum design water level, unless otherwise agreed”.

Flood Risk Assessment & Surface Water Drainage Strategy

- 8.4.4 The inverts and extents of the proposed attenuation basins are constrained by the invert level of the receiving ditch, the presence of root protection areas (RPAs) and the wider topography. As such, the basins have a freeboard just under 300mm for 1 in 100 AP +40% allowance for climate change event, and freeboards exceed 300mm for the present day 1 in 100 (1.0%) AP event.
- 8.4.5 The invert of Basin 1 and invert of the ditch immediately adjacent are such that a positive outfall cannot be facilitated. Therefore, the outfall pipe from the Basin 1 flow control manhole passes beneath the existing ditch to Basin 2. Suitable digging methods will be used where pipes pass through RPAs.
- 8.4.6 Permeable pavement sub-bases have been designed with a porosity ranging from 30% (aggregate) to 60% (mix of aggregate and cellular (95% porosity)).
- 8.4.7 A scenario has been run within InfoDrainage with a surcharged outfall (based on the water levels reaching the lowest top of bank levels of the ditch at the outfall location (67.10m AOD for Outfall 1 and 66.90m AOD for Outfall 2).
- 8.4.8 The InfoDrainage results shows that, should the ditch become completely full, the majority of the drainage system over the site remains unaffected. Catchment 2 has minor flooding which would pond within the parking, access and landscaping areas to shallow depths of less than 50mm and not affect the proposed buildings.

8.5 Designing for Exceedance

- 8.5.1 The InfoDrainage results in **Appendix F** confirm that there is no flooding of the proposed surface water drainage system up to and including the 1 in 100 AP +40% climate change rainfall event.
- 8.5.2 Site levels can be designed to direct flows away from buildings towards parking and landscaped areas.

8.6 Other Considerations

Pollution Control

- 8.6.1 Appropriate pollution control measures will be included in the surface water drainage system to minimise the risk of contamination or pollution entering the receiving systems from surface water runoff from the development.
- 8.6.2 The drainage system will therefore be designed to comply with the requirements of the SuDS treatment train as laid out in CIRIA C753 'The SuDS Manual'.
- 8.6.3 The final strategy for pollution control will be confirmed as part of the detailed design/reserved matters.

Adoption and Management

- 8.6.4 The ongoing management and maintenance of the proposed surface water management systems will likely be expected to fall under the responsibility of the relevant site management company.
- 8.6.5 Long term management of surface water drainage assets, including any SuDS components, is essential to ensure they continue to function to their design standard. As such, a management and maintenance plan will need to be developed to ensure the systems continue to work effectively. The final strategy for adoption of SuDS and the SuDS maintenance plan, including a maintenance schedule and details of easements and outfalls for the drainage system, will be produced at the detailed design phase, once details of the proposed drainage system have been finalised.

9 Residual Risk

- 9.1.1 It is difficult to completely guard against flooding since extreme events greater than the design standard event are always possible however, it is practicable to minimise the risk by allowing a substantial freeboard (safety margin) and by using suitable construction and management techniques.
- 9.1.2 There remains a residual risk of pluvial flooding due to surcharging of surface water management systems during extreme rainfall events in excess of the design standard. Regular inspection and maintenance of any drainage system should be undertaken to further mitigate this residual risk.
- 9.1.3 In relation to the site, residual risk has been addressed through a range of mitigation measures as follows:
- Floor levels of proposed units will be set at a suitable freeboard above surrounding ground, in accordance with EA and WBC guidance, to minimise residual risks associated with excess surface water runoff in an extreme rainfall event;
 - Safe access from the site is available during the present day and climate change flood events.
- 9.1.4 As such, the residual risk is considered to be acceptable for the lifetime of the development.

10 Conclusions

- 10.1.1 This Flood Risk Assessment has been prepared by Stantec to accompany an outline planning application for a proposed residential development at Stanbury House off Basingstoke Road in Spencers Wood, south of Reading, Berkshire, RG7 1AE.
- 10.1.2 The proposal is for an outline planning application for 63 dwellings (including affordable housing) and associated infrastructure, including open space, sustainable drainage systems (SuDS), landscaping, biodiversity enhancements.

Flood Risk

- 10.1.3 The site lies within Flood Zone 1 'Low Probability' (land at less than 1 in 1000 (0.1%) annual probability of river or sea flooding). The site lies approximately 800m west of the nearest Flood Zone 2 'Medium Probability' and Flood Zone 3 'High Probability' floodplain extents associated with the Foundry Brook.
- 10.1.4 The main source of flood risk for any development is surface water, although the data shows the site is predominantly at a 'Very Low Risk' of surface water flooding.
- 10.1.5 The remaining sources of flood risk are considered to be a low risk.

Vulnerability and Sequential Test

- 10.1.6 The proposals are for redevelopment of the site for residential uses, classified as 'More Vulnerable' as defined in as defined in the National Planning Practice Framework (NPPF) Annex 3.
- 10.1.7 As the site lies in Flood Zone 1 and the proposed built development and access will be located within areas of 'Low' or 'Very Low' risk of flooding from other sources, including surface water in accordance with the sequential approach and NPPF paragraph 175. The Sequential and Exception Tests are not required.

Mitigation Strategy

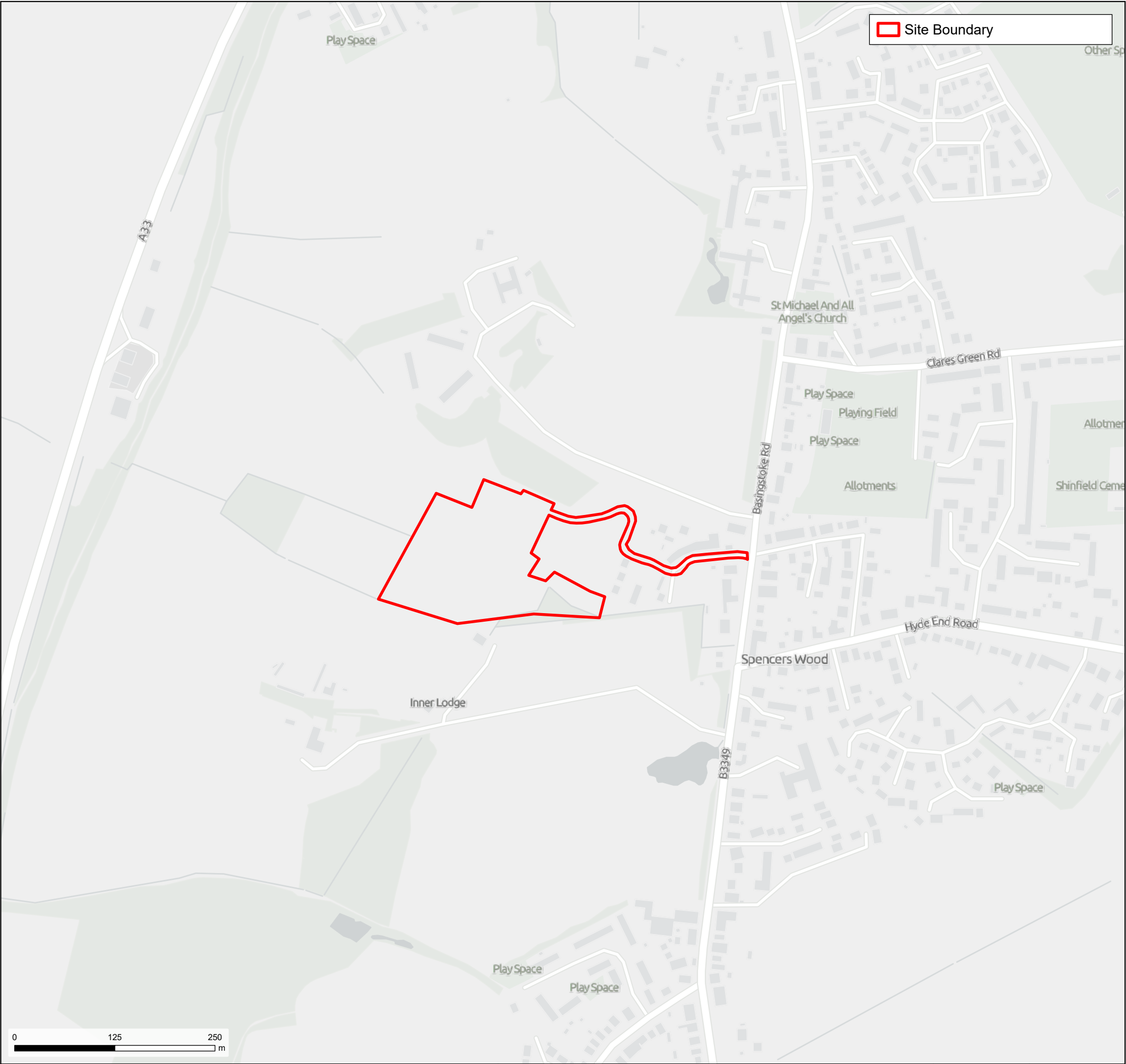
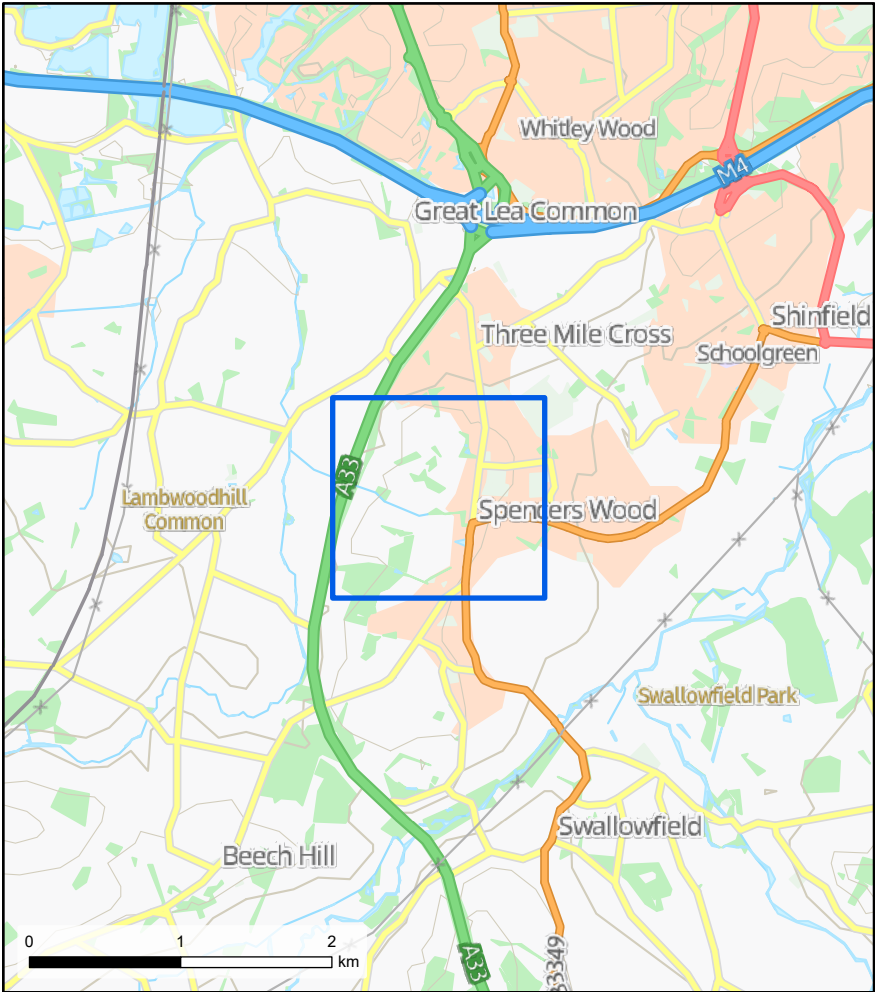
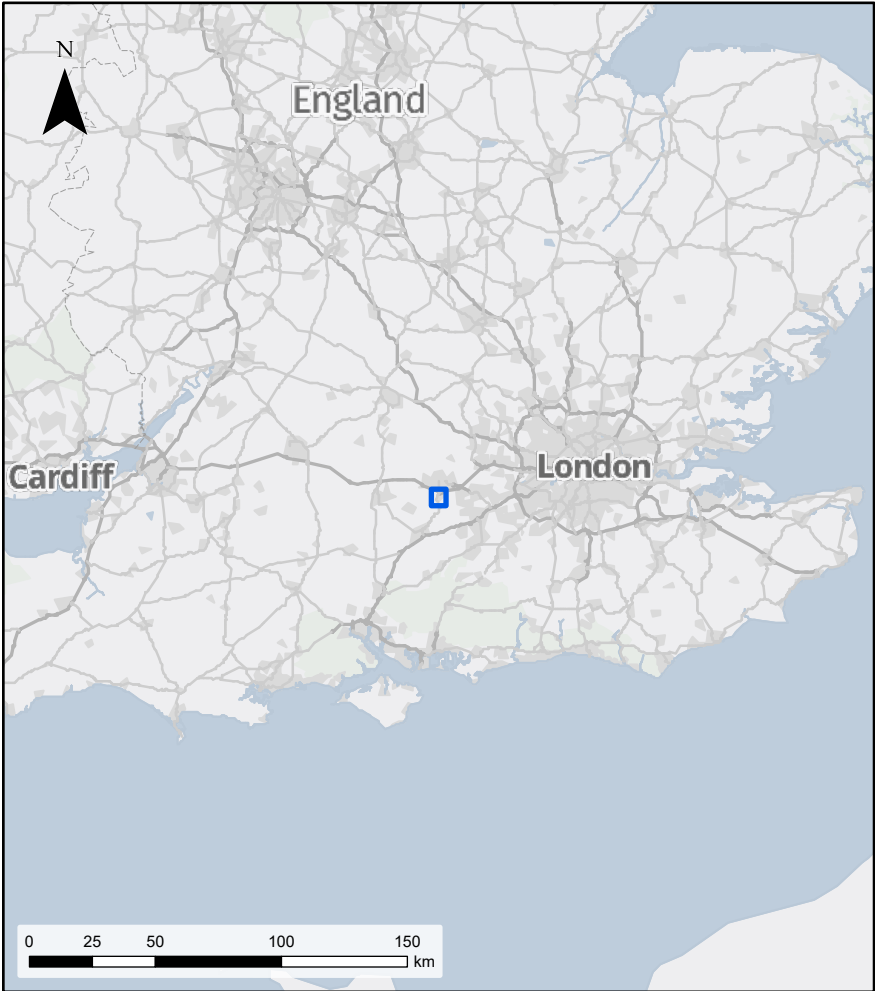
- 10.1.8 The site is unaffected by, and a significant distance from, the fluvial floodplain. As such, it is recommended that ground floor levels are set a suitable freeboard above surrounding ground (minimum 150mm) to mitigate the residual flood risk associated with excess surface water runoff in an extreme rainfall event.
- 10.1.9 There will be no detrimental impacts on floodplain storage capacity and flood flow routes, and continuous safe access is available.
- 10.1.10 This report demonstrates that surface water is effectively managed on site through the use of SuDS techniques and controlled discharge to the adjacent ditch network in line with WBC's guidance.

Summary

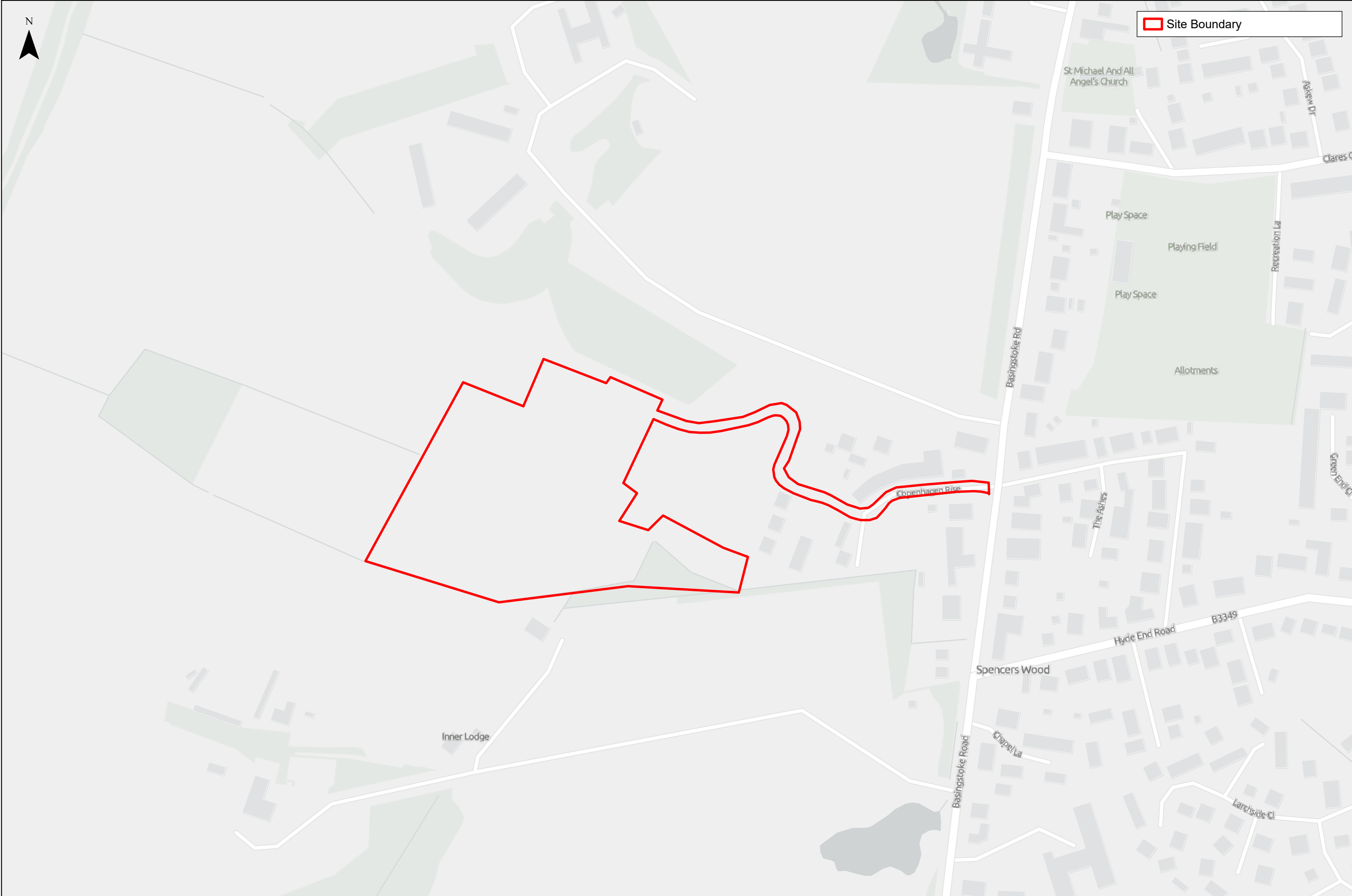
- 10.1.11 In conclusion, the future occupants and users of the proposed development will be at a low risk of flooding and the development will not increase flood risk elsewhere. It is demonstrated that the proposal complies with the NPPF, Planning Practice Guidance (PPG) and the local planning policy with respect to flood risk and is an appropriate development at this location.

Appendix A OpenData Flood Maps

- Site Location Plan
- Site Location (Aerial Photography)
- Area Topography (LiDAR)
- EA Flood Zone Map
- EA Surface Water Flood Risk
- Reservoir Flood Map
- EA Groundwater Source Protection Zones
- EA Historic Flood Map



	Client Cooper Estates Strategic Land Ltd.	STANBURY HOUSE SPENCERS WOOD Site Location	Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack, Contains OS data © Crown Copyright and database right 2023 Contains data from OS Zoomstack		Date: 28/02/2025	
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					Figure: 01	Rev: A

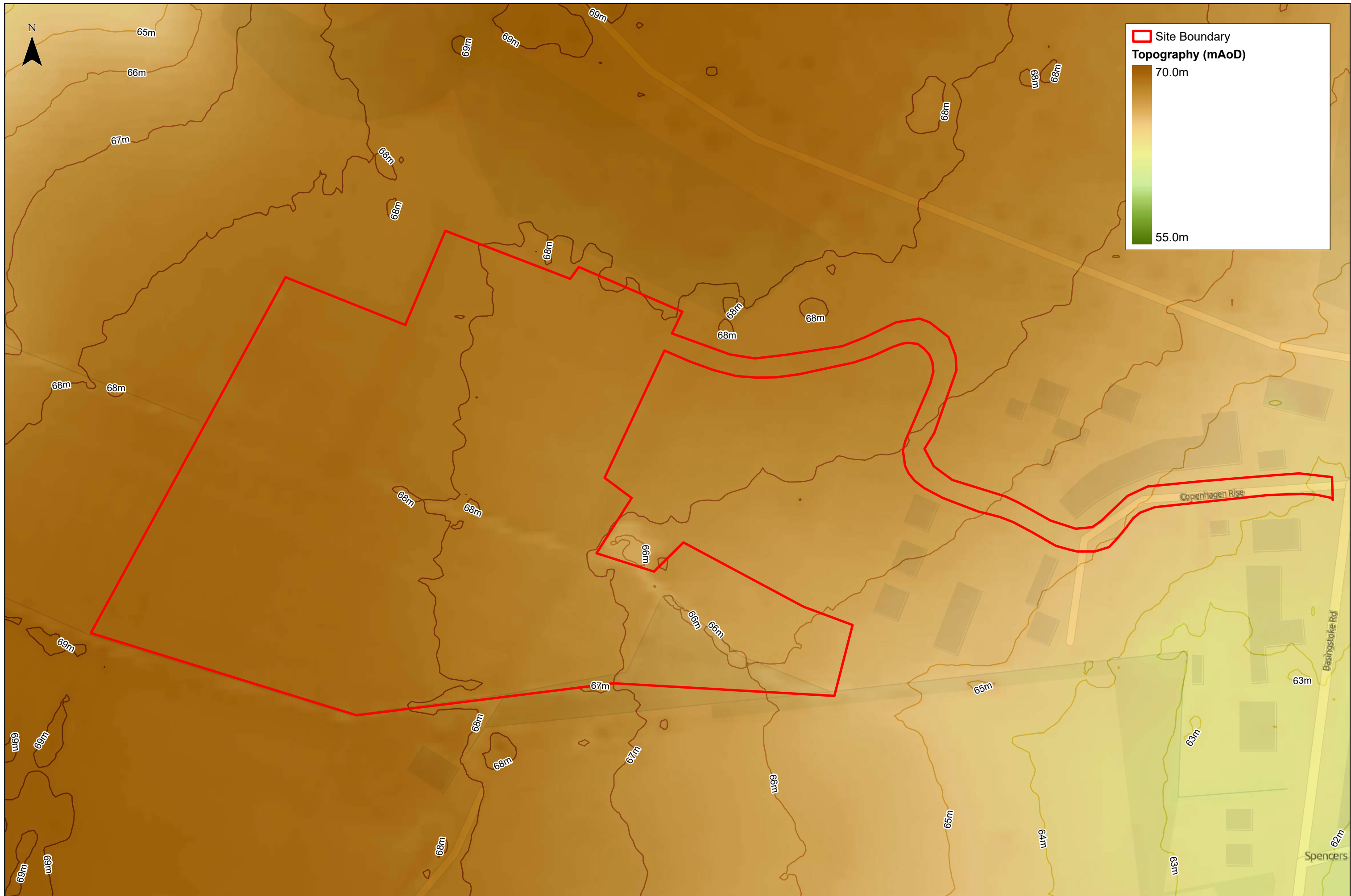


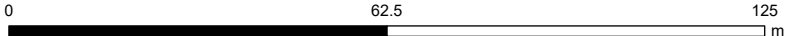
 Site Boundary

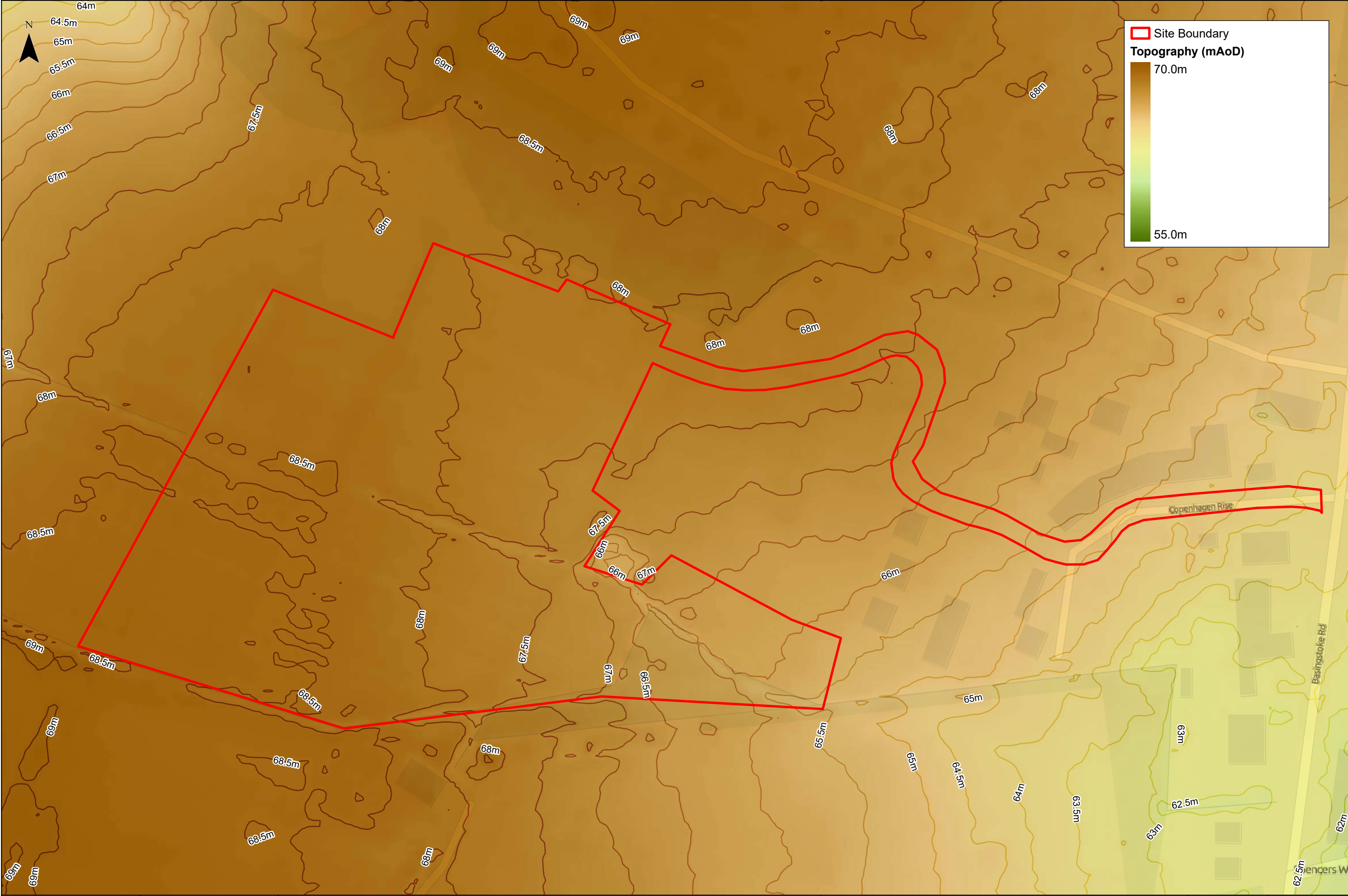
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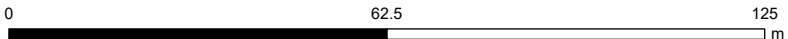


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	Cooper Estates Strategic Land Ltd.		Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack		Drawn: ML	Checked: EE
					Figure: 03.1	Rev: A



Site Boundary

EA Statutory Main River

Reduction in Risk of Flooding from Rivers and Sea

Spatial Flood Defences

Natural High Ground

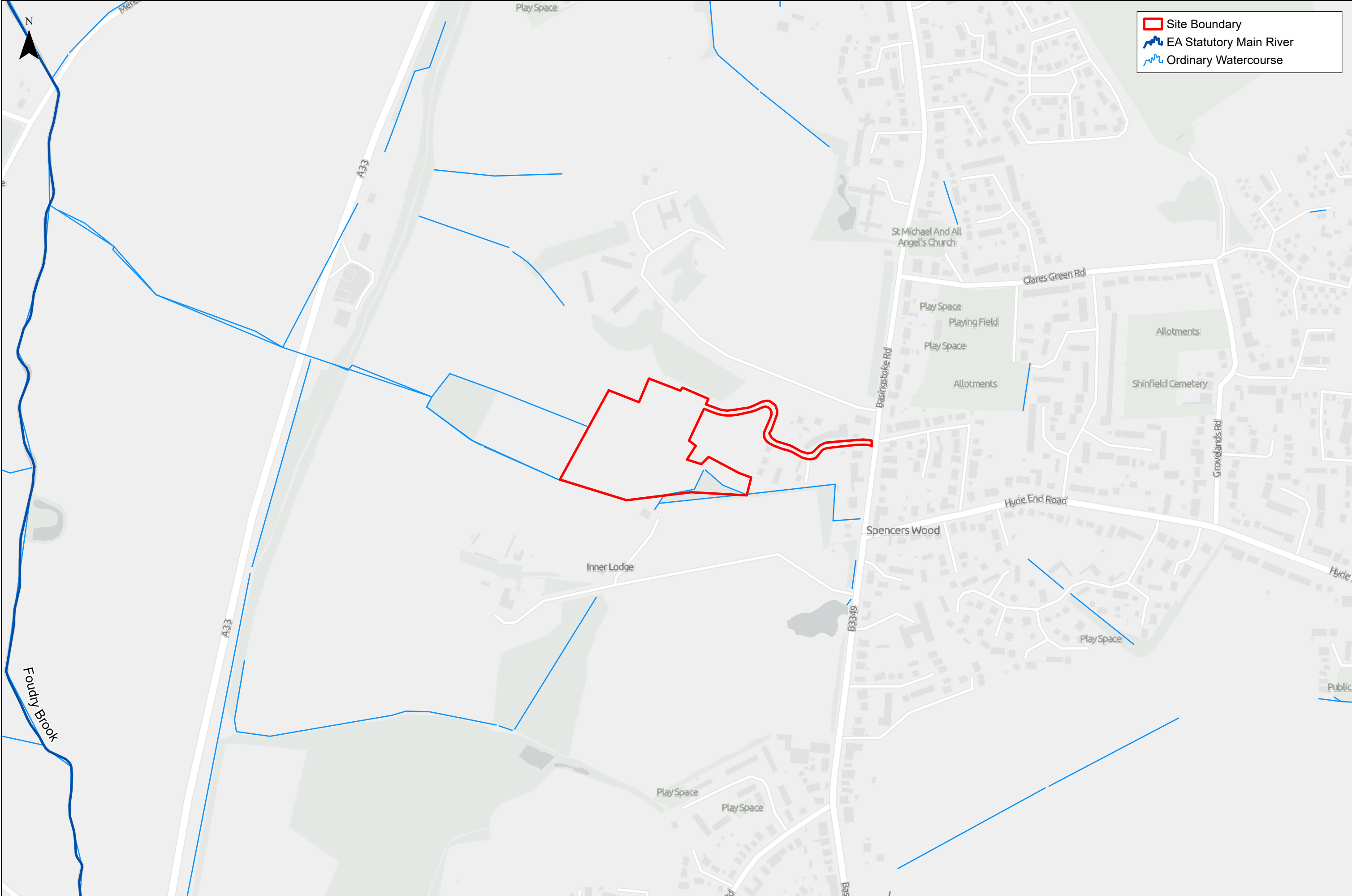
Flood Zones

Flood Zone 3

Flood Zone 2

Area outside Flood Zone 2 and 3 is defined as Flood Zone 1 'Low Probability'

Stantec	Client	STANBURY HOUSE SPENCERS WOOD Environment Agency Flood Map for Planning	0250500 Jm Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack Contains Environment Agency information © Environment Agency and/or database right Flood Zones refer to the probability of river and/or sea flooding, ignoring the presence of defences.	1:5,000 @ A3	Date: 28/02/2025
	Cooper Estates Strategic Land Ltd.		Drawn: ML	Checked: EE	
			Figure: 04		Rev: A



Site Boundary

EA Statutory Main River

Ordinary Watercourse

Client

Cooper Estates Strategic Land Ltd.

STANBURY HOUSE SPENCERS WOOD

Watercourse Location

0250500

Jm

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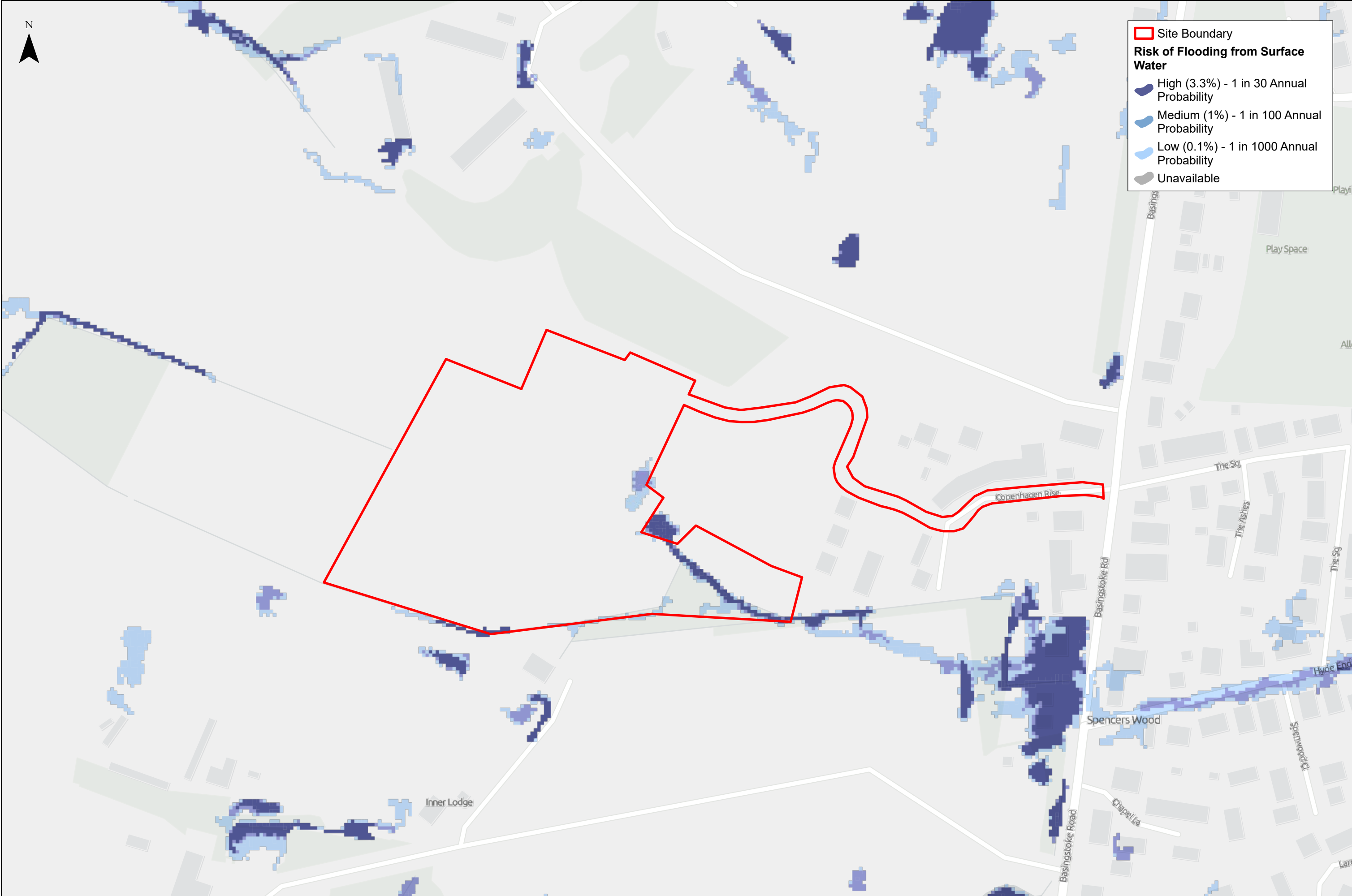
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Checked: EE

Rev: A



Site Boundary

Risk of Flooding from Surface Water

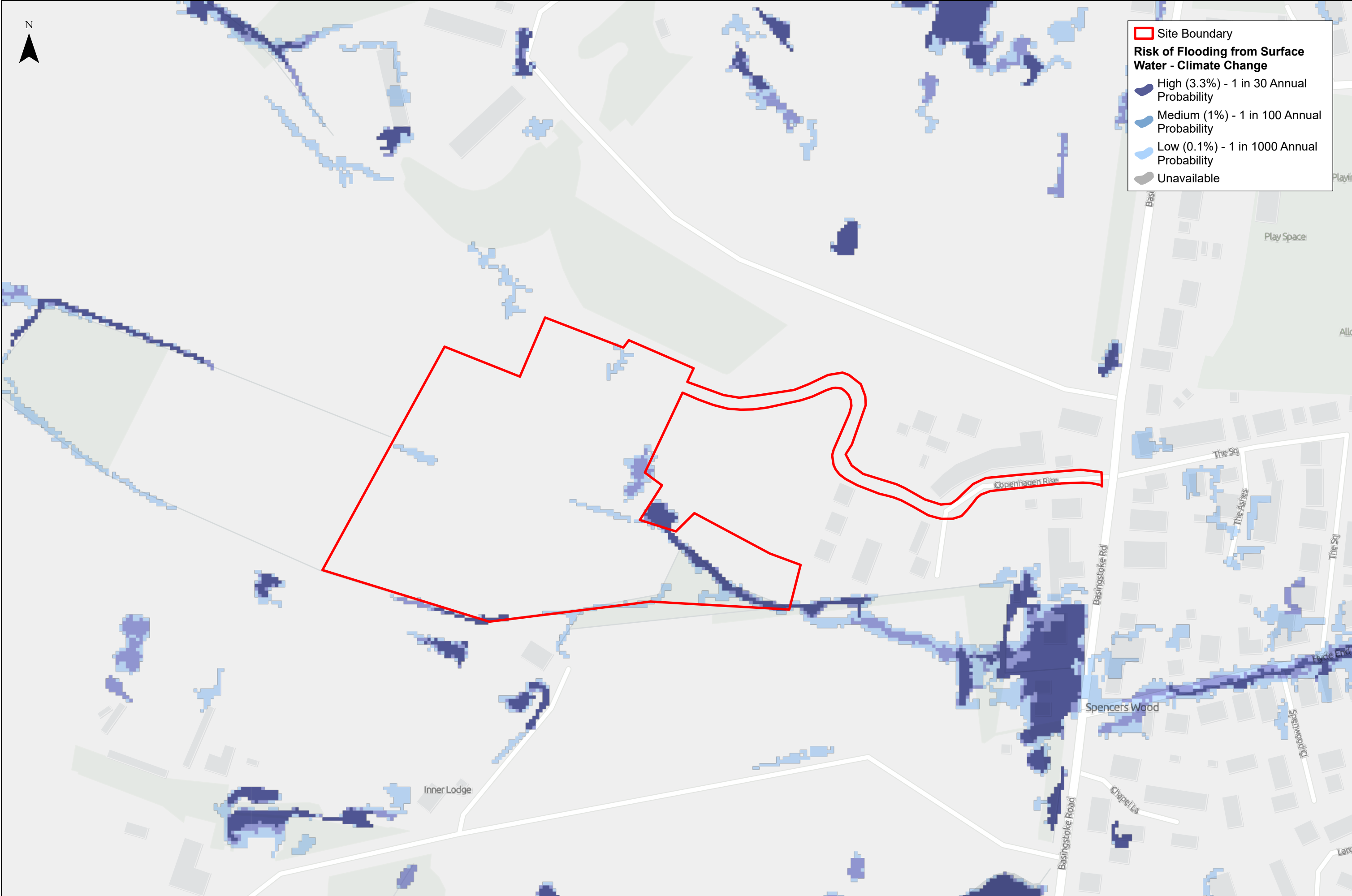
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Medium (1%) - 1 in 100 Annual Probability

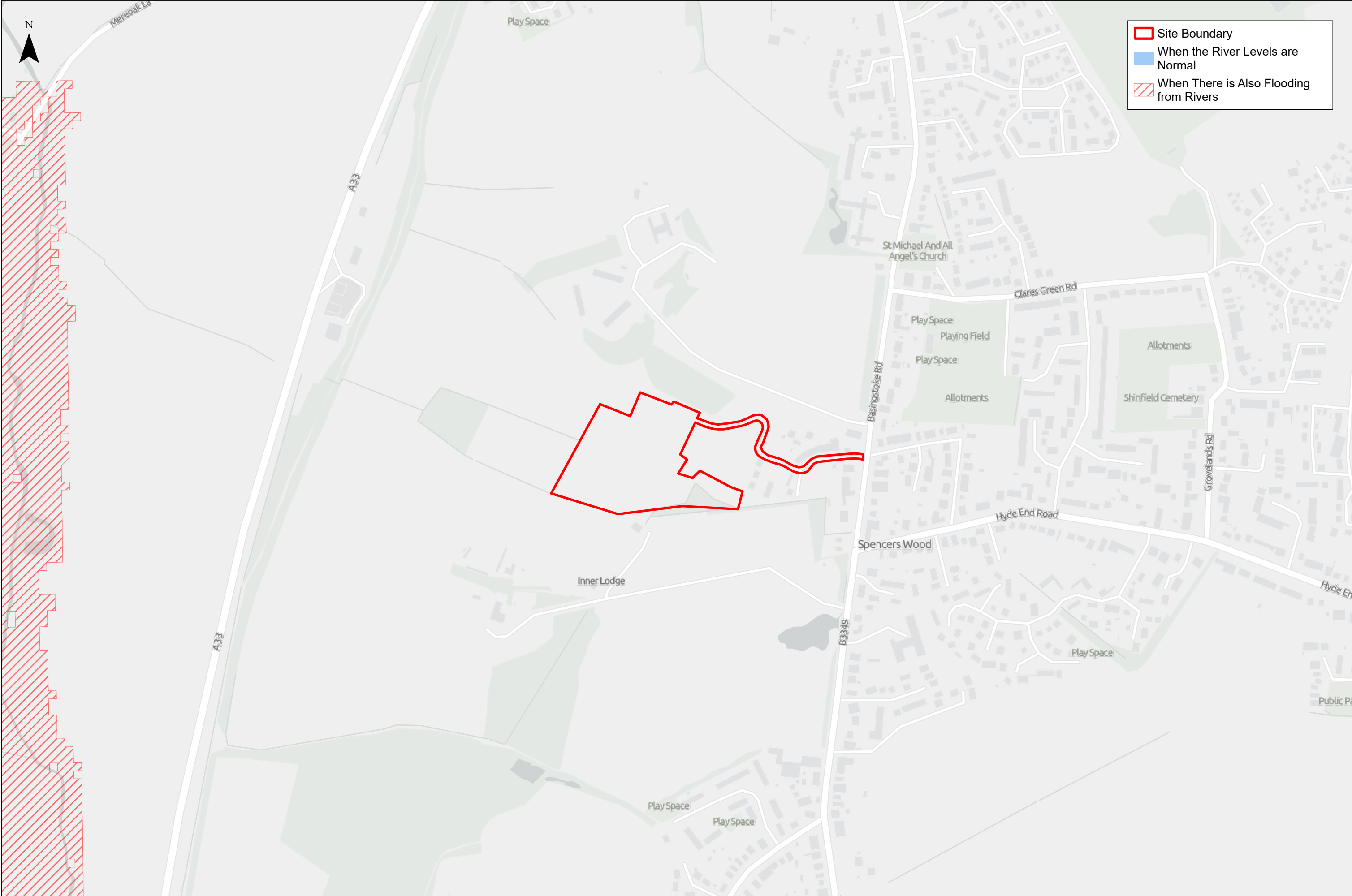
Low (0.1%) - 1 in 1000 Annual Probability

Unavailable

Stantec	Client Cooper Estates Strategic Land Ltd.	STANBURY HOUSE SPENCERS WOOD EA Risk of Flooding from Surface Water Extent	0100200m Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack © Environment Agency copyright and/or database right 2025. All rights reserved.	1:2,000 @ A3	Date: 28/02/2025
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				Figure: 05	



	Client Cooper Estates Strategic Land Ltd.	STANBURY HOUSE SPENCERS WOOD EA Risk of Flooding from Surface Water - Climate Change Extent	 Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack © Environment Agency copyright and/or database right 2025. All rights reserved.	1:2,000 @ A3	Date: 28/02/2025
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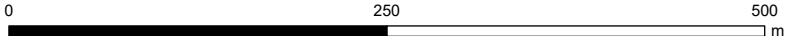


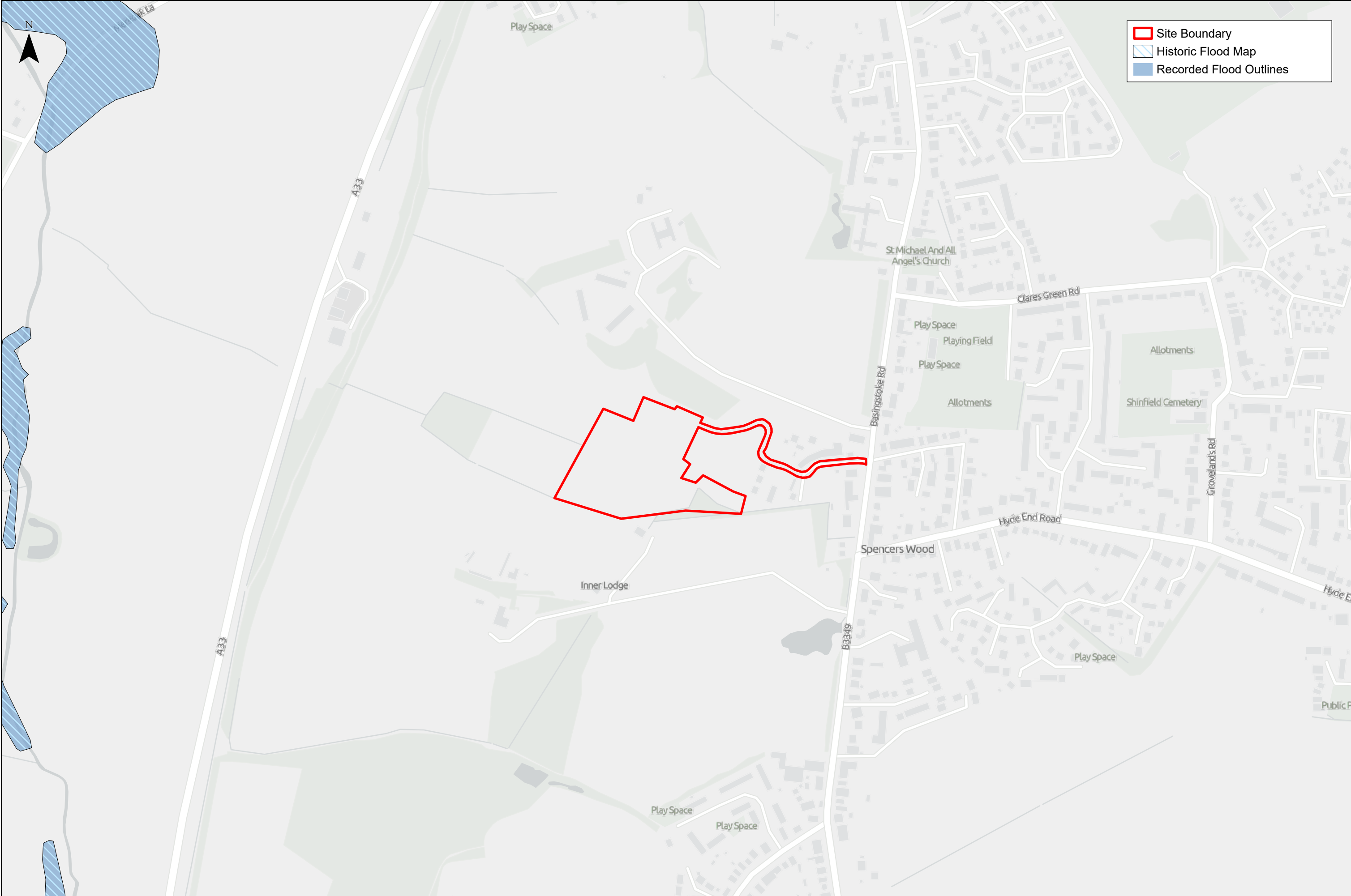
Site Boundary

When the River Levels are Normal

When There is Also Flooding from Rivers



	Client	STANBURY HOUSE SPENCERS WOOD EA Ground Water Source Protection Zones	 Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack Contains Environment Agency information © Environment Agency and database right.		1:5,000 @ A3	Date: 28/02/2025
	Cooper Estates Strategic Land Ltd.		Drawn: ML		Checked: EE	
			Figure: 10			Rev: A



Site Boundary

Historic Flood Map

Recorded Flood Outlines

Stantec	Client Cooper Estates Strategic Land Ltd.	STANBURY HOUSE SPENCERS WOOD EA Recorded Historic Flood Extents	0250500 m Contains OS data © Crown Copyright and database right 2025 Contains data from OS Zoomstack Contains Environment Agency information © Environment Agency and database right. Historic Flood Map shows the maximum extent of all individual Recorded Flood Outlines from river, the sea and groundwater springs and shows areas of land that have previously been subject to flooding in England. Recorded Flood Outlines shows all EA records of historic flooding from rivers, the sea, groundwater and surface water	1:5,000 @ A3	Date: 28/02/2025
			Drawn: ML	Checked: EE	
			Figure: 11		Rev: A

Appendix B Topographic Survey

- Drawing 11828/CF/1 by Randall Surveys LLP dated January 2011



Appendix C Soakaway Testing Results

- Soakaway Test Results and Exploratory Borehole Location Plan from 'Ground Investigation Report' by Applied Geology (Report No: AG2994A-23-AQ09)



Filling	1 of 1
Trial Pit Length (m)	1.20
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.10
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Figure 1 is a line graph showing Depth (m bgl) on the Y-axis (ranging from 0.30 to 1.00) versus Time (minutes) on the X-axis (ranging from 0.00 to 200.00). The graph displays three data series representing different depths:

- 0.30m Depth (Blue line):** This series shows a slight decrease in depth over time, labeled "Max effective depth". The depth starts at approximately 0.34 m bgl and decreases to about 0.36 m bgl after 200 minutes.
- 0.50m Depth (Red line):** This series is constant at 0.50 m bgl, labeled "75%".
- 0.90m Depth (Green line):** This series is constant at 0.90 m bgl, labeled "25%".

Soil Infiltration Rate (m/s)

*

* Water level did not drop sufficiently for the calculation to be made

Client:	Cooper Estates Strategic Land Limited	
Project:	Stanbury House, Spencers Wood	
Project No.	AG2994-19	

Filling	1 of 1
Trial Pit Length (m)	1.50
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.20
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Soil Infiltration Rate (m/s)

*

* Water level did not drop sufficiently for the calculation to be made

Client:	Cooper Estates Strategic Land Limited
Project:	Stanbury House, Spencers Wood
Project No.	AG2994-19

APPLIED GEOLOGY

Filling	1 of 1
Trial Pit Length (m)	1.00
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.20
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Figure 10 is a line graph showing Depth (m bgl) on the Y-axis versus Time (minutes) on the X-axis. The Y-axis ranges from 0.30 to 1.30 m bgl, and the X-axis ranges from 0 to 100 minutes. Four data series are plotted, all showing constant depth over time:

- Max effective depth:** Represented by a blue line with diamond markers, maintaining a constant depth of approximately 0.40 m bgl.
- 75%:** Represented by a red line with square markers, maintaining a constant depth of approximately 0.60 m bgl.
- 25%:** Represented by a green line with triangle markers, maintaining a constant depth of approximately 1.00 m bgl.
- Empty:** Represented by a light blue line with 'x' markers, maintaining a constant depth of approximately 1.20 m bgl.

Soil Infiltration Rate (m/s)	*
------------------------------	---

* Water level did not drop sufficiently for the calculation to be made

Client:	Cooper Estates Strategic Land Limited	
Project:	Stanbury House, Spencers Wood	
Project No.	AG2994-19	

Filling	1 of 1
Trial Pit Length (m)	2.10
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.50
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Figure 10 is a line graph showing Depth (m bgl) on the Y-axis versus Time (minutes) on the X-axis. The Y-axis ranges from 0.40 to 2.00 m bgl, and the X-axis ranges from 0.00 to 2500.00 minutes. Four data series are plotted:

- Max effective depth:** Represented by a blue line with diamond markers. It starts at approximately 0.55 m bgl and increases slightly to about 0.58 m bgl at 2500 minutes.
- 75%:** Represented by a red line with square markers. It is constant at 0.80 m bgl.
- 25%:** Represented by a green line with triangle markers. It is constant at approximately 1.25 m bgl.
- Empty:** Represented by a cyan line with asterisk markers. It is constant at approximately 1.50 m bgl.

Soil Infiltration Rate (m/s)	*
------------------------------	---

* Water level did not drop sufficiently for the calculation to be made

Client:	Cooper Estates Strategic Land Limited	
Project:	Stanbury House, Spencers Wood	
Project No.	AG2994-19	

Filling	1 of 1
Trial Pit Length (m)	1.70
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	1.90
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

Time (minutes)	Max effective depth (m bgl)	75% (m bgl)	25% (m bgl)	Empty (m bgl)
0.00	0.82	1.08	1.63	1.90
500.00	0.82	1.08	1.63	1.90
1000.00	0.82	1.08	1.63	1.90
1500.00	0.82	1.08	1.63	1.90
1600.00	0.82	1.08	1.63	1.90
2000.00	0.80	1.08	1.63	1.90
2500.00	0.78	1.08	1.63	1.90
2700.00	0.75	1.08	1.63	1.90

Soil Infiltration Rate (m/s)

*

* Water level did not drop sufficiently for the calculation to be made

Client:	Cooper Estates Strategic Land Limited
Project:	Stanbury House, Spencers Wood
Project No.	AG2994-19

APPLIED GEOLOGY

Filling	1 of 1
Trial Pit Length (m)	1.70
Trial Pit Width (m)	0.60
Trial Pit Depth (m)	2.00
Amount of Backfill placed (m)	0
Assumed Backfill Void Ratio	N/A

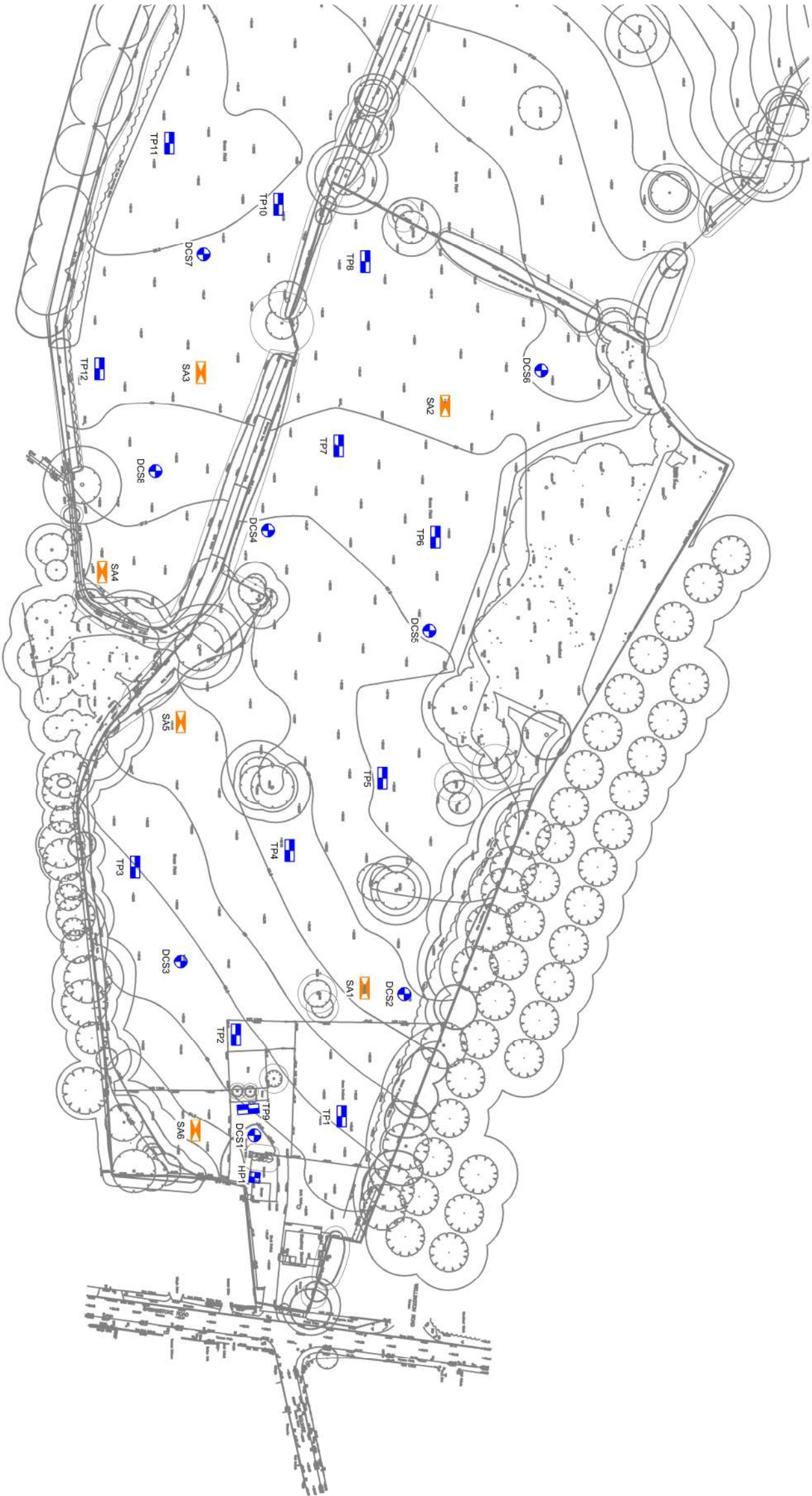
Figure 10 is a line graph showing Depth (m bgl) on the Y-axis versus Time (minutes) on the X-axis. The Y-axis ranges from 1.00 to 2.00 m bgl, and the X-axis ranges from 0.00 to 3000.00 minutes. Four data series are plotted:

- Max effective depth:** Represented by a blue line with diamond markers. It starts at approximately 1.15 m bgl, fluctuates slightly, and then rises to about 1.10 m bgl by 1500 minutes, remaining constant thereafter.
- 75%:** Represented by a red line with square markers. It is a constant horizontal line at approximately 1.35 m bgl.
- 25%:** Represented by a green line with triangle markers. It is a constant horizontal line at approximately 1.78 m bgl.
- Empty:** Represented by a cyan line with 'x' markers. It is a constant horizontal line at 2.00 m bgl.

Soil Infiltration Rate (m/s)	*
------------------------------	---

* Water level did not drop sufficiently for the calculation to be made

Client:	Cooper Estates Strategic Land Limited	
Project:	Stanbury House, Spencers Wood	
Project No.	AG2994-19	



KEY:

- TP1 Trial Pit
- SA1 Soakaway Pits
- HP1 Hand Dug Pit
- DCS1 Driven Continuous Sampling Borehole

Drawing based on Indigo Landscape Architects Limited, drawing No: 784-MP-03 dated 02/11/2018.

APPLIED GEOLOGY

Unit 23
Abbey Park
Stareton
Kenilworth
CV8 2LY
Tel: 02476 511822
email: admin@appliedgeology.co.uk

Client: COOPER ESTATES STRATEGIC LAND LTD

Project: STANBURY HOUSE, SPENCERS WOOD

Title: EXPLORATORY HOLE LOCATION PLAN

Drawn By:	JS	Checked By:	FC	Paper Size:	A3
Scale:	NTS	Date:	30.04.2019		
Drawing No:	AG2994-19-02	Revision:	0		

Appendix D Thames Water Sewer Records

- Sewer Records ref. ALS/ALS Standard/2018_3919926 dated December 2018



Peter Brett Associates LLP
Telford House
Cow Lane
CAMBRIDGE
CB1 5HB

Search address supplied Stanbury House
Basingstoke Road
Wokingham
Berkshire
RG7 1BN

Your reference 45041

Our reference ALS/ALS Standard/2018_3919926

Search date 4 December 2018

Keeping you up-to-date

Notification of Price Changes

From 1 September 2018 Thames Water Property Searches will be increasing the price of its Asset Location Search in line with RPI at 3.23%.

For further details on the price increase please visit our website: www.thameswater-propertysearches.co.uk
Please note that any orders received with a higher payment prior to the 1 September 2018 will be non-refundable.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148



Search address supplied: Stanbury House, Basingstoke Road, Wokingham, Berkshire, RG7 1BN

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and

pressure test to be carried out for a fee.

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

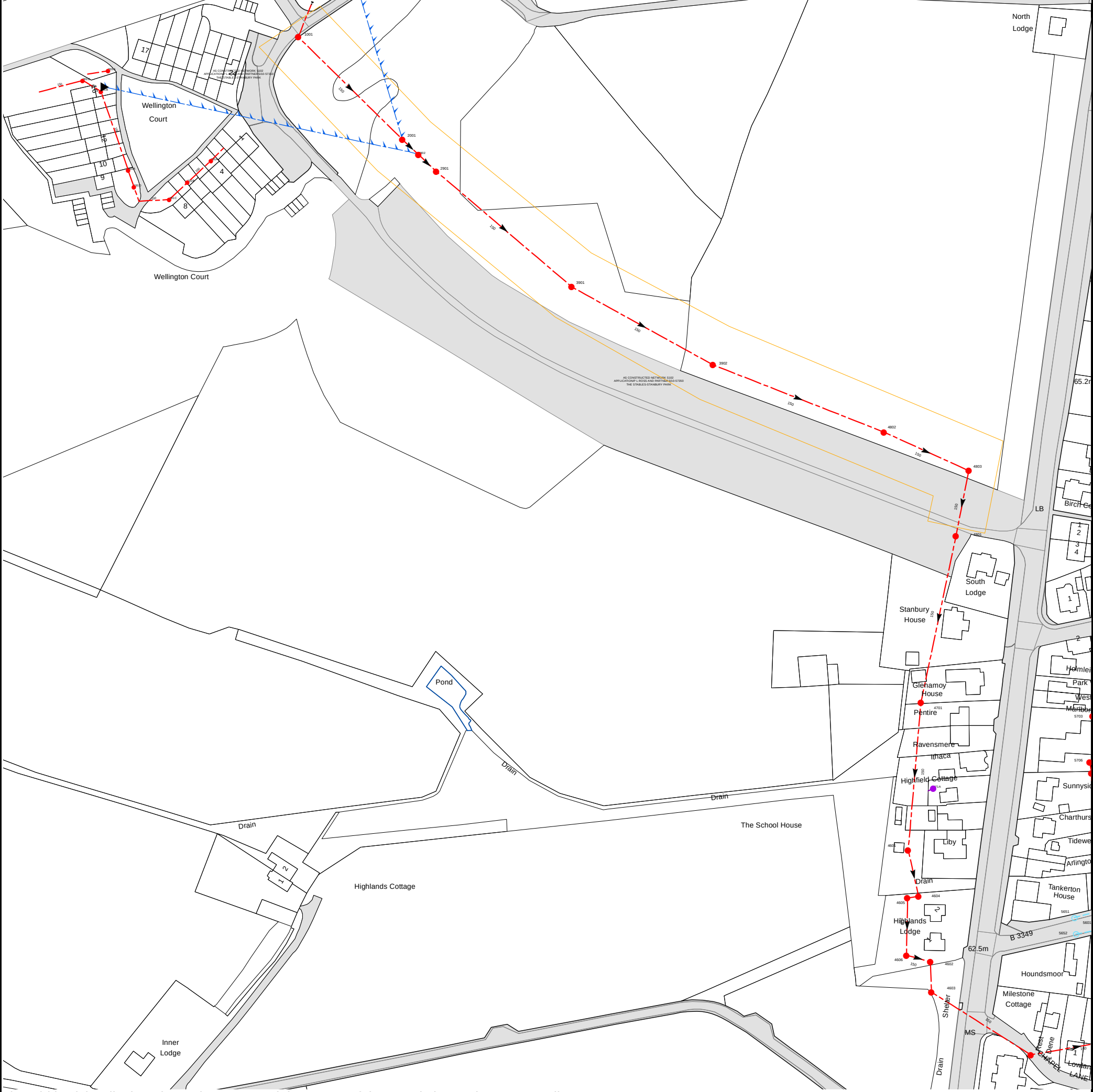
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471292,166822
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
5706	62.08	60.7
5707	61.62	60.58
5703	62.47	61.06
5702	62.57	61.32
5504	61.85	60.41
4603	n/a	n/a
4602	62.67	61.03
4606	62.88	61.1
5652	60.99	60.41
5601	60.9	59.29
5651	60.67	59.76
4605	62.83	61.25
4604	62.67	61.25
001C	n/a	n/a
001B	n/a	n/a
001A	n/a	n/a
091A	n/a	n/a
191D	n/a	n/a
191C	n/a	n/a
191B	n/a	n/a
191A	n/a	n/a
1001	n/a	n/a
2001	n/a	n/a
2902	n/a	n/a
2901	n/a	n/a
3901	n/a	n/a
3902	n/a	n/a
4802	n/a	n/a
4601	62.75	61.6
4701	63.98	62.66
471A	n/a	n/a
4801	64.97	63.63
4803	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Trunk Foul
	Storm Relief
	Trunk Combined
	Vent Pipe
	Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer
	Proposed Thames Water Foul Sewer
	Gallery
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Sludge Rising Main
	Proposed Thames Water Rising Main
	Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

Areas

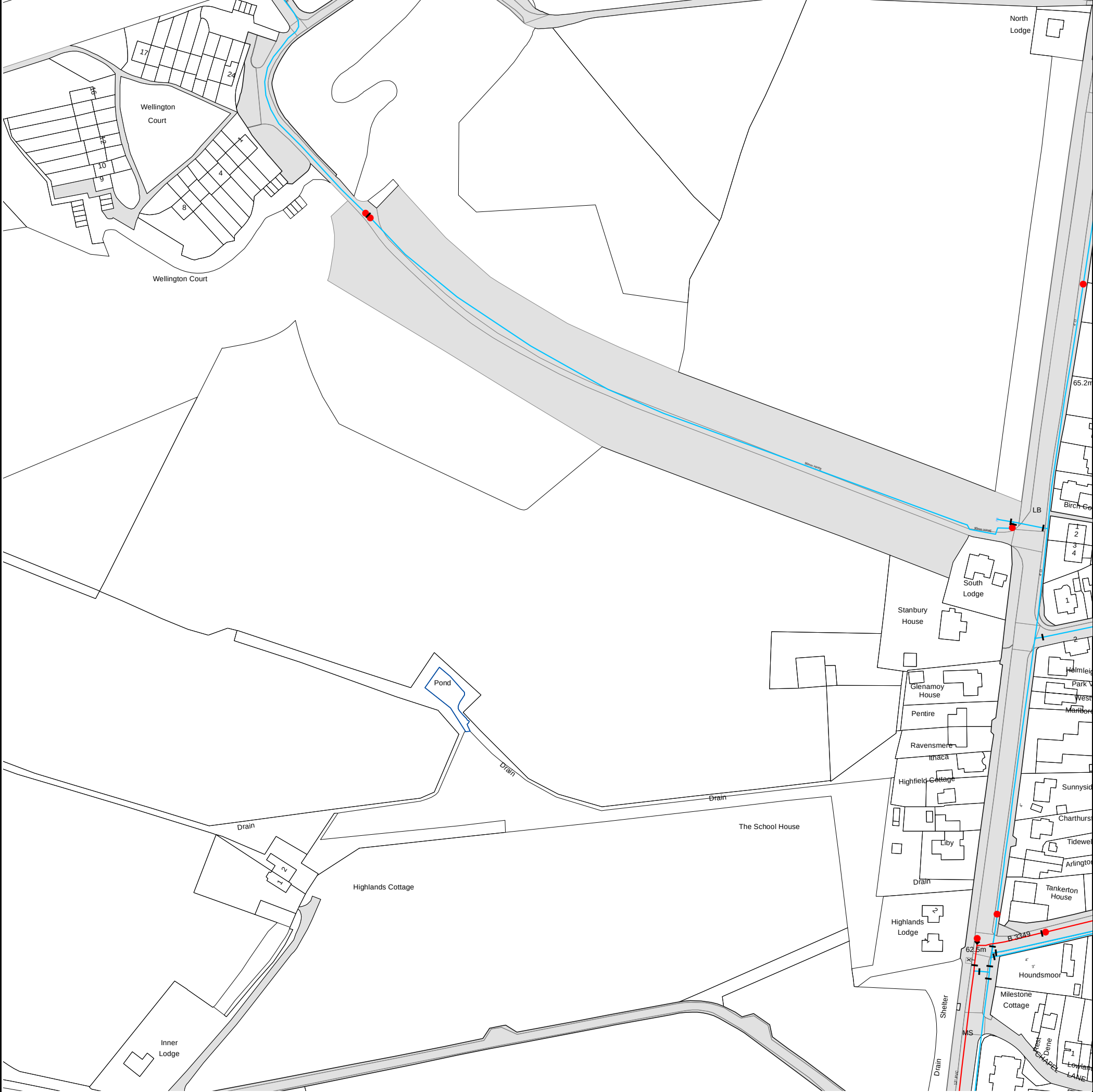
Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gully
	Culverted Watercourse
	Proposed
	Abandoned Sewer

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471292, 166822.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"	Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
16"	Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
3" SUPPLY	Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
3" FIRE	Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
3" METERED	Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
	Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
	Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

	General Purpose Valve
	Air Valve
	Pressure Control Valve
	Customer Valve

Hydrants

	Single Hydrant
--	----------------

Meters

	Meter
--	-------

End Items

Symbol indicating what happens at the end of a water main.

	Blank Flange
	Capped End
	Emptying Pit
	Undefined End
	Manifold
	Customer Supply
	Fire Supply

Operational Sites

	Booster Station
	Other
	Other (Proposed)
	Pumping Station
	Service Reservoir
	Shaft Inspection
	Treatment Works
	Unknown
	Water Tower

Other Symbols

	Data Logger
--	-------------

Other Water Pipes (Not Operated or Maintained by Thames Water)

	Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
	Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Appendix E Proposal Drawing

- Drawing 1070-MP-01 Rev B by Indigo Landscape Architects Ltd. dated March 2025



APPROVED SANG

COMPLETED PHASE I SCHEME

KEY

Existing vegetation to be retained

Existing vegetation to be removed

Tree planting

Native hedgerow planting

Amenity grass areas

Private rear gardens

Attenuation basin with wildflower

Areas of permanent water

Roads

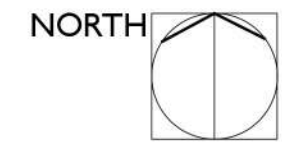
Shared surface roads

No-dig surface

Driveways

Footways

Footpath / boardwalk



GENERAL NOTES:
This drawing is to be read in conjunction with all other relevant disciplines drawings, schedules, specifications and supporting information. Any discrepancies are to be reported to Indigo Landscape Architects Limited and resolution sought prior to proceeding. This drawing is subject to copyright.

B	Minor amendments	2025-03-04	ML	MG
A	New layout	2025-02-27	ML	MG
-	First issue	2023-08-23	TW/ML	MG
rev	description	date	by	chk

project
STANBURY HOUSE, SPENCERS WOOD

client
COOPER ESTATES STRATEGIC LAND LTD

drawing title
ILLUSTRATIVE LANDSCAPE MASTERPLAN

drawing number	revision	status	scale
1070-MP-01	B	PLANNING	1:500@AI

TEL: 01722 340140 ENQUIRIES@INDIGOLANDSCAPE.CO.UK WWW.INDIGOLANDSCAPE.CO.UK
INDIGO LANDSCAPE ARCHITECTS LIMITED

Appendix F Surface Water Drainage Strategy

- Greenfield Runoff Rate calculations 1 hectare
- Stantec Drawing 332612427/101/001-002
- InfoDrainage Schedule and Results
- Wokingham Borough Council correspondence dated 24th February 2025



Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by:	Approved By:
Report Title: UK and Ireland Rural Runoff Calculator	Stantec UK Ltd : Caversham Bridge House Waterman Place Reading RG1 8DN		



ICP SUDS / IH 124

Details

Method	ICP SUDS
Area (ha)	1.00
SAAR (mm)	700.0
Soil	0.47
Region	Region 6
Urban	0
Return Period (years)	0

Results

Region	QBAR Rural (L/s)	QBAR Urban (L/s)	Q 1 (years) (L/s)	Q 30 (years) (L/s)	Q 100 (years) (L/s)
Region 6	4.8	4.8	4.1	10.9	15.4

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Outfall Details Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Outfalls

Outfall	Outfall Type	Fixed Surcharged Level (m)	Level Curve
Outfall C1	Fixed Surcharged Level	65.100	
FSR : 1 years: +0 %: 15 mins: Summer		65.100	
FSR : 1 years: +0 %: 15 mins: Winter		65.100	
FSR : 30 years: +0 %: 15 mins: Summer		65.100	
FSR : 30 years: +0 %: 15 mins: Winter		65.100	
FSR : 30 years: +35 %: 15 mins: Summer		65.100	
FSR : 30 years: +35 %: 15 mins: Winter		65.100	
FSR : 100 years: +0 %: 15 mins: Summer		65.100	
FSR : 100 years: +0 %: 15 mins: Winter		65.100	
FSR : 100 years: +40 %: 15 mins: Summer		65.100	
FSR : 100 years: +40 %: 15 mins: Winter		65.100	
FSR : 1 years: +0 %: 30 mins: Summer		65.100	
FSR : 1 years: +0 %: 30 mins: Winter		65.100	
FSR : 30 years: +0 %: 30 mins: Summer		65.100	
FSR : 30 years: +0 %: 30 mins: Winter		65.100	
FSR : 30 years: +35 %: 30 mins: Summer		65.100	
FSR : 30 years: +35 %: 30 mins: Winter		65.100	
FSR : 100 years: +0 %: 30 mins: Summer		65.100	
FSR : 100 years: +0 %: 30 mins: Winter		65.100	
FSR : 100 years: +40 %: 30 mins: Summer		65.100	
FSR : 100 years: +40 %: 30 mins: Winter		65.100	
FSR : 1 years: +0 %: 60 mins: Summer		65.100	
FSR : 1 years: +0 %: 60 mins: Winter		65.100	
FSR : 30 years: +0 %: 60 mins: Summer		65.100	
FSR : 30 years: +0 %: 60 mins: Winter		65.100	
FSR : 30 years: +35 %: 60 mins: Summer		65.100	
FSR : 30 years: +35 %: 60 mins: Winter		65.100	
FSR : 100 years: +0 %: 60 mins: Summer		65.100	
FSR : 100 years: +0 %: 60 mins: Winter		65.100	
FSR : 100 years: +40 %: 60 mins: Summer		65.100	
FSR : 100 years: +40 %: 60 mins: Winter		65.100	
FSR : 1 years: +0 %: 120 mins: Summer		65.100	
FSR : 1 years: +0 %: 120 mins: Winter		65.100	

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FSR : 30 years: +0 %: 120 mins: Summer		65.100	
FSR : 30 years: +0 %: 120 mins: Winter		65.100	
FSR : 30 years: +35 %: 120 mins: Summer		65.100	
FSR : 30 years: +35 %: 120 mins: Winter		65.100	
FSR : 100 years: +0 %: 120 mins: Summer		65.100	
FSR : 100 years: +0 %: 120 mins: Winter		65.100	
FSR : 100 years: +40 %: 120 mins: Summer		65.100	
FSR : 100 years: +40 %: 120 mins: Winter		65.100	
FSR : 1 years: +0 %: 180 mins: Summer		65.100	
FSR : 1 years: +0 %: 180 mins: Winter		65.100	
FSR : 30 years: +0 %: 180 mins: Summer		65.100	
FSR : 30 years: +0 %: 180 mins: Winter		65.100	
FSR : 30 years: +35 %: 180 mins: Summer		65.100	
FSR : 30 years: +35 %: 180 mins: Winter		65.100	
FSR : 100 years: +0 %: 180 mins: Summer		65.100	
FSR : 100 years: +0 %: 180 mins: Winter		65.100	
FSR : 100 years: +40 %: 180 mins: Summer		65.100	
FSR : 100 years: +40 %: 180 mins: Winter		65.100	
FSR : 1 years: +0 %: 240 mins: Summer		65.100	
FSR : 1 years: +0 %: 240 mins: Winter		65.100	
FSR : 30 years: +0 %: 240 mins: Summer		65.100	
FSR : 30 years: +0 %: 240 mins: Winter		65.100	
FSR : 30 years: +35 %: 240 mins: Summer		65.100	
FSR : 30 years: +35 %: 240 mins: Winter		65.100	
FSR : 100 years: +0 %: 240 mins: Summer		65.100	
FSR : 100 years: +0 %: 240 mins: Winter		65.100	
FSR : 100 years: +40 %: 240 mins: Summer		65.100	
FSR : 100 years: +40 %: 240 mins: Winter		65.100	
FSR : 1 years: +0 %: 360 mins: Summer		65.100	
FSR : 1 years: +0 %: 360 mins: Winter		65.100	
FSR : 30 years: +0 %: 360 mins: Summer		65.100	
FSR : 30 years: +0 %: 360 mins: Winter		65.100	
FSR : 30 years: +35 %: 360 mins: Summer		65.100	
FSR : 30 years: +35 %: 360 mins: Winter		65.100	
FSR : 100 years: +0 %: 360 mins: Summer		65.100	
FSR : 100 years: +0 %: 360 mins: Winter		65.100	

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FSR : 100 years: +40 %: 360 mins: Summer	65.100
FSR : 100 years: +40 %: 360 mins: Winter	65.100
FSR : 1 years: +0 %: 480 mins: Summer	65.100
FSR : 1 years: +0 %: 480 mins: Winter	65.100
FSR : 30 years: +0 %: 480 mins: Summer	65.100
FSR : 30 years: +0 %: 480 mins: Winter	65.100
FSR : 30 years: +35 %: 480 mins: Summer	65.100
FSR : 30 years: +35 %: 480 mins: Winter	65.100
FSR : 100 years: +0 %: 480 mins: Summer	65.100
FSR : 100 years: +0 %: 480 mins: Winter	65.100
FSR : 100 years: +40 %: 480 mins: Summer	65.100
FSR : 100 years: +40 %: 480 mins: Winter	65.100
FSR : 1 years: +0 %: 600 mins: Summer	65.100
FSR : 1 years: +0 %: 600 mins: Winter	65.100
FSR : 30 years: +0 %: 600 mins: Summer	65.100
FSR : 30 years: +0 %: 600 mins: Winter	65.100
FSR : 30 years: +35 %: 600 mins: Summer	65.100
FSR : 30 years: +35 %: 600 mins: Winter	65.100
FSR : 100 years: +0 %: 600 mins: Summer	65.100
FSR : 100 years: +0 %: 600 mins: Winter	65.100
FSR : 100 years: +40 %: 600 mins: Summer	65.100
FSR : 100 years: +40 %: 600 mins: Winter	65.100
FSR : 1 years: +0 %: 720 mins: Summer	65.100
FSR : 1 years: +0 %: 720 mins: Winter	65.100
FSR : 30 years: +0 %: 720 mins: Summer	65.100
FSR : 30 years: +0 %: 720 mins: Winter	65.100
FSR : 30 years: +35 %: 720 mins: Summer	65.100
FSR : 30 years: +35 %: 720 mins: Winter	65.100
FSR : 100 years: +0 %: 720 mins: Summer	65.100
FSR : 100 years: +0 %: 720 mins: Winter	65.100
FSR : 100 years: +40 %: 720 mins: Summer	65.100
FSR : 100 years: +40 %: 720 mins: Winter	65.100
FSR : 1 years: +0 %: 960 mins: Summer	65.100
FSR : 1 years: +0 %: 960 mins: Winter	65.100
FSR : 30 years: +0 %: 960 mins: Summer	65.100
FSR : 30 years: +0 %: 960 mins: Winter	65.100

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FSR : 30 years: +35 %: 960 mins: Summer	65.100
FSR : 30 years: +35 %: 960 mins: Winter	65.100
FSR : 100 years: +0 %: 960 mins: Summer	65.100
FSR : 100 years: +0 %: 960 mins: Winter	65.100
FSR : 100 years: +40 %: 960 mins: Summer	65.100
FSR : 100 years: +40 %: 960 mins: Winter	65.100
FSR : 1 years: +0 %: 1440 mins: Summer	65.100
FSR : 1 years: +0 %: 1440 mins: Winter	65.100
FSR : 30 years: +0 %: 1440 mins: Summer	65.100
FSR : 30 years: +0 %: 1440 mins: Winter	65.100
FSR : 30 years: +35 %: 1440 mins: Summer	65.100
FSR : 30 years: +35 %: 1440 mins: Winter	65.100
FSR : 100 years: +0 %: 1440 mins: Summer	65.100
FSR : 100 years: +0 %: 1440 mins: Winter	65.100
FSR : 100 years: +40 %: 1440 mins: Summer	65.100
FSR : 100 years: +40 %: 1440 mins: Winter	65.100
FSR : 1 years: +0 %: 2160 mins: Summer	65.100
FSR : 1 years: +0 %: 2160 mins: Winter	65.100
FSR : 30 years: +0 %: 2160 mins: Summer	65.100
FSR : 30 years: +0 %: 2160 mins: Winter	65.100
FSR : 30 years: +35 %: 2160 mins: Summer	65.100
FSR : 30 years: +35 %: 2160 mins: Winter	65.100
FSR : 100 years: +0 %: 2160 mins: Summer	65.100
FSR : 100 years: +0 %: 2160 mins: Winter	65.100
FSR : 100 years: +40 %: 2160 mins: Summer	65.100
FSR : 100 years: +40 %: 2160 mins: Winter	65.100
FSR : 1 years: +0 %: 2880 mins: Summer	65.100
FSR : 1 years: +0 %: 2880 mins: Winter	65.100
FSR : 30 years: +0 %: 2880 mins: Summer	65.100
FSR : 30 years: +0 %: 2880 mins: Winter	65.100
FSR : 30 years: +35 %: 2880 mins: Summer	65.100
FSR : 30 years: +35 %: 2880 mins: Winter	65.100
FSR : 100 years: +0 %: 2880 mins: Summer	65.100
FSR : 100 years: +0 %: 2880 mins: Winter	65.100
FSR : 100 years: +40 %: 2880 mins: Summer	65.100
FSR : 100 years: +40 %: 2880 mins: Winter	65.100

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FSR : 1 years: +0 %: 4320 mins: Summer		65.100	
FSR : 1 years: +0 %: 4320 mins: Winter		65.100	
FSR : 30 years: +0 %: 4320 mins: Summer		65.100	
FSR : 30 years: +0 %: 4320 mins: Winter		65.100	
FSR : 30 years: +35 %: 4320 mins: Summer		65.100	
FSR : 30 years: +35 %: 4320 mins: Winter		65.100	
FSR : 100 years: +0 %: 4320 mins: Summer		65.100	
FSR : 100 years: +0 %: 4320 mins: Winter		65.100	
FSR : 100 years: +40 %: 4320 mins: Summer		65.100	
FSR : 100 years: +40 %: 4320 mins: Winter		65.100	
FSR : 1 years: +0 %: 5760 mins: Summer		65.100	
FSR : 1 years: +0 %: 5760 mins: Winter		65.100	
FSR : 30 years: +0 %: 5760 mins: Summer		65.100	
FSR : 30 years: +0 %: 5760 mins: Winter		65.100	
FSR : 30 years: +35 %: 5760 mins: Summer		65.100	
FSR : 30 years: +35 %: 5760 mins: Winter		65.100	
FSR : 100 years: +0 %: 5760 mins: Summer		65.100	
FSR : 100 years: +0 %: 5760 mins: Winter		65.100	
FSR : 100 years: +40 %: 5760 mins: Summer		65.100	
FSR : 100 years: +40 %: 5760 mins: Winter		65.100	
FSR : 1 years: +0 %: 7200 mins: Summer		65.100	
FSR : 1 years: +0 %: 7200 mins: Winter		65.100	
FSR : 30 years: +0 %: 7200 mins: Summer		65.100	
FSR : 30 years: +0 %: 7200 mins: Winter		65.100	
FSR : 30 years: +35 %: 7200 mins: Summer		65.100	
FSR : 30 years: +35 %: 7200 mins: Winter		65.100	
FSR : 100 years: +0 %: 7200 mins: Summer		65.100	
FSR : 100 years: +0 %: 7200 mins: Winter		65.100	
FSR : 100 years: +40 %: 7200 mins: Summer		65.100	
FSR : 100 years: +40 %: 7200 mins: Winter		65.100	
FSR : 1 years: +0 %: 8640 mins: Summer		65.100	
FSR : 1 years: +0 %: 8640 mins: Winter		65.100	
FSR : 30 years: +0 %: 8640 mins: Summer		65.100	
FSR : 30 years: +0 %: 8640 mins: Winter		65.100	
FSR : 30 years: +35 %: 8640 mins: Summer		65.100	
FSR : 30 years: +35 %: 8640 mins: Winter		65.100	

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FSR : 100 years: +0 %: 8640 mins: Summer		65.100
FSR : 100 years: +0 %: 8640 mins: Winter		65.100
FSR : 100 years: +40 %: 8640 mins: Summer		65.100
FSR : 100 years: +40 %: 8640 mins: Winter		65.100
FSR : 1 years: +0 %: 10080 mins: Summer		65.100
FSR : 1 years: +0 %: 10080 mins: Winter		65.100
FSR : 30 years: +0 %: 10080 mins: Summer		65.100
FSR : 30 years: +0 %: 10080 mins: Winter		65.100
FSR : 30 years: +35 %: 10080 mins: Summer		65.100
FSR : 30 years: +35 %: 10080 mins: Winter		65.100
FSR : 100 years: +0 %: 10080 mins: Summer		65.100
FSR : 100 years: +0 %: 10080 mins: Winter		65.100
FSR : 100 years: +40 %: 10080 mins: Summer		65.100
FSR : 100 years: +40 %: 10080 mins: Winter		65.100
Outfall C2	Fixed Surcharged Level	66.900
FSR : 1 years: +0 %: 15 mins: Summer		66.900
FSR : 1 years: +0 %: 15 mins: Winter		66.900
FSR : 30 years: +0 %: 15 mins: Summer		66.900
FSR : 30 years: +0 %: 15 mins: Winter		66.900
FSR : 30 years: +35 %: 15 mins: Summer		66.900
FSR : 30 years: +35 %: 15 mins: Winter		66.900
FSR : 100 years: +0 %: 15 mins: Summer		66.900
FSR : 100 years: +0 %: 15 mins: Winter		66.900
FSR : 100 years: +40 %: 15 mins: Summer		66.900
FSR : 100 years: +40 %: 15 mins: Winter		66.900
FSR : 1 years: +0 %: 30 mins: Summer		66.900
FSR : 1 years: +0 %: 30 mins: Winter		66.900
FSR : 30 years: +0 %: 30 mins: Summer		66.900
FSR : 30 years: +0 %: 30 mins: Winter		66.900
FSR : 30 years: +35 %: 30 mins: Summer		66.900
FSR : 30 years: +35 %: 30 mins: Winter		66.900
FSR : 100 years: +0 %: 30 mins: Summer		66.900
FSR : 100 years: +0 %: 30 mins: Winter		66.900
FSR : 100 years: +40 %: 30 mins: Summer		66.900
FSR : 100 years: +40 %: 30 mins: Winter		66.900
FSR : 1 years: +0 %: 60 mins: Summer		66.900

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FSR : 1 years: +0 %: 60 mins: Winter		66.900	
FSR : 30 years: +0 %: 60 mins: Summer		66.900	
FSR : 30 years: +0 %: 60 mins: Winter		66.900	
FSR : 30 years: +35 %: 60 mins: Summer		66.900	
FSR : 30 years: +35 %: 60 mins: Winter		66.900	
FSR : 100 years: +0 %: 60 mins: Summer		66.900	
FSR : 100 years: +0 %: 60 mins: Winter		66.900	
FSR : 100 years: +40 %: 60 mins: Summer		66.900	
FSR : 100 years: +40 %: 60 mins: Winter		66.900	
FSR : 1 years: +0 %: 120 mins: Summer		66.900	
FSR : 1 years: +0 %: 120 mins: Winter		66.900	
FSR : 30 years: +0 %: 120 mins: Summer		66.900	
FSR : 30 years: +0 %: 120 mins: Winter		66.900	
FSR : 30 years: +35 %: 120 mins: Summer		66.900	
FSR : 30 years: +35 %: 120 mins: Winter		66.900	
FSR : 100 years: +0 %: 120 mins: Summer		66.900	
FSR : 100 years: +0 %: 120 mins: Winter		66.900	
FSR : 100 years: +40 %: 120 mins: Summer		66.900	
FSR : 100 years: +40 %: 120 mins: Winter		66.900	
FSR : 1 years: +0 %: 180 mins: Summer		66.900	
FSR : 1 years: +0 %: 180 mins: Winter		66.900	
FSR : 30 years: +0 %: 180 mins: Summer		66.900	
FSR : 30 years: +0 %: 180 mins: Winter		66.900	
FSR : 30 years: +35 %: 180 mins: Summer		66.900	
FSR : 30 years: +35 %: 180 mins: Winter		66.900	
FSR : 100 years: +0 %: 180 mins: Summer		66.900	
FSR : 100 years: +0 %: 180 mins: Winter		66.900	
FSR : 100 years: +40 %: 180 mins: Summer		66.900	
FSR : 100 years: +40 %: 180 mins: Winter		66.900	
FSR : 1 years: +0 %: 240 mins: Summer		66.900	
FSR : 1 years: +0 %: 240 mins: Winter		66.900	
FSR : 30 years: +0 %: 240 mins: Summer		66.900	
FSR : 30 years: +0 %: 240 mins: Winter		66.900	
FSR : 30 years: +35 %: 240 mins: Summer		66.900	
FSR : 30 years: +35 %: 240 mins: Winter		66.900	
FSR : 100 years: +0 %: 240 mins: Summer		66.900	

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FSR : 100 years: +0 %: 240 mins: Winter	66.900
FSR : 100 years: +40 %: 240 mins: Summer	66.900
FSR : 100 years: +40 %: 240 mins: Winter	66.900
FSR : 1 years: +0 %: 360 mins: Summer	66.900
FSR : 1 years: +0 %: 360 mins: Winter	66.900
FSR : 30 years: +0 %: 360 mins: Summer	66.900
FSR : 30 years: +0 %: 360 mins: Winter	66.900
FSR : 30 years: +35 %: 360 mins: Summer	66.900
FSR : 30 years: +35 %: 360 mins: Winter	66.900
FSR : 100 years: +0 %: 360 mins: Summer	66.900
FSR : 100 years: +0 %: 360 mins: Winter	66.900
FSR : 100 years: +40 %: 360 mins: Summer	66.900
FSR : 100 years: +40 %: 360 mins: Winter	66.900
FSR : 1 years: +0 %: 480 mins: Summer	66.900
FSR : 1 years: +0 %: 480 mins: Winter	66.900
FSR : 30 years: +0 %: 480 mins: Summer	66.900
FSR : 30 years: +0 %: 480 mins: Winter	66.900
FSR : 30 years: +35 %: 480 mins: Summer	66.900
FSR : 30 years: +35 %: 480 mins: Winter	66.900
FSR : 100 years: +0 %: 480 mins: Summer	66.900
FSR : 100 years: +0 %: 480 mins: Winter	66.900
FSR : 100 years: +40 %: 480 mins: Summer	66.900
FSR : 100 years: +40 %: 480 mins: Winter	66.900
FSR : 1 years: +0 %: 600 mins: Summer	66.900
FSR : 1 years: +0 %: 600 mins: Winter	66.900
FSR : 30 years: +0 %: 600 mins: Summer	66.900
FSR : 30 years: +0 %: 600 mins: Winter	66.900
FSR : 30 years: +35 %: 600 mins: Summer	66.900
FSR : 30 years: +35 %: 600 mins: Winter	66.900
FSR : 100 years: +0 %: 600 mins: Summer	66.900
FSR : 100 years: +0 %: 600 mins: Winter	66.900
FSR : 100 years: +40 %: 600 mins: Summer	66.900
FSR : 100 years: +40 %: 600 mins: Winter	66.900
FSR : 1 years: +0 %: 720 mins: Summer	66.900
FSR : 1 years: +0 %: 720 mins: Winter	66.900
FSR : 30 years: +0 %: 720 mins: Summer	66.900

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FSR : 30 years: +0 %: 720 mins: Winter		66.900	
FSR : 30 years: +35 %: 720 mins: Summer		66.900	
FSR : 30 years: +35 %: 720 mins: Winter		66.900	
FSR : 100 years: +0 %: 720 mins: Summer		66.900	
FSR : 100 years: +0 %: 720 mins: Winter		66.900	
FSR : 100 years: +40 %: 720 mins: Summer		66.900	
FSR : 100 years: +40 %: 720 mins: Winter		66.900	
FSR : 1 years: +0 %: 960 mins: Summer		66.900	
FSR : 1 years: +0 %: 960 mins: Winter		66.900	
FSR : 30 years: +0 %: 960 mins: Summer		66.900	
FSR : 30 years: +0 %: 960 mins: Winter		66.900	
FSR : 30 years: +35 %: 960 mins: Summer		66.900	
FSR : 30 years: +35 %: 960 mins: Winter		66.900	
FSR : 100 years: +0 %: 960 mins: Summer		66.900	
FSR : 100 years: +0 %: 960 mins: Winter		66.900	
FSR : 100 years: +40 %: 960 mins: Summer		66.900	
FSR : 100 years: +40 %: 960 mins: Winter		66.900	
FSR : 1 years: +0 %: 1440 mins: Summer		66.900	
FSR : 1 years: +0 %: 1440 mins: Winter		66.900	
FSR : 30 years: +0 %: 1440 mins: Summer		66.900	
FSR : 30 years: +0 %: 1440 mins: Winter		66.900	
FSR : 30 years: +35 %: 1440 mins: Summer		66.900	
FSR : 30 years: +35 %: 1440 mins: Winter		66.900	
FSR : 100 years: +0 %: 1440 mins: Summer		66.900	
FSR : 100 years: +0 %: 1440 mins: Winter		66.900	
FSR : 100 years: +40 %: 1440 mins: Summer		66.900	
FSR : 100 years: +40 %: 1440 mins: Winter		66.900	
FSR : 1 years: +0 %: 2160 mins: Summer		66.900	
FSR : 1 years: +0 %: 2160 mins: Winter		66.900	
FSR : 30 years: +0 %: 2160 mins: Summer		66.900	
FSR : 30 years: +0 %: 2160 mins: Winter		66.900	
FSR : 30 years: +35 %: 2160 mins: Summer		66.900	
FSR : 30 years: +35 %: 2160 mins: Winter		66.900	
FSR : 100 years: +0 %: 2160 mins: Summer		66.900	
FSR : 100 years: +0 %: 2160 mins: Winter		66.900	
FSR : 100 years: +40 %: 2160 mins: Summer		66.900	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Outfall Details Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR : 100 years: +40 %: 2160 mins: Winter	66.900
FSR : 1 years: +0 %: 2880 mins: Summer	66.900
FSR : 1 years: +0 %: 2880 mins: Winter	66.900
FSR : 30 years: +0 %: 2880 mins: Summer	66.900
FSR : 30 years: +0 %: 2880 mins: Winter	66.900
FSR : 30 years: +35 %: 2880 mins: Summer	66.900
FSR : 30 years: +35 %: 2880 mins: Winter	66.900
FSR : 100 years: +0 %: 2880 mins: Summer	66.900
FSR : 100 years: +0 %: 2880 mins: Winter	66.900
FSR : 100 years: +40 %: 2880 mins: Summer	66.900
FSR : 100 years: +40 %: 2880 mins: Winter	66.900
FSR : 1 years: +0 %: 4320 mins: Summer	66.900
FSR : 1 years: +0 %: 4320 mins: Winter	66.900
FSR : 30 years: +0 %: 4320 mins: Summer	66.900
FSR : 30 years: +0 %: 4320 mins: Winter	66.900
FSR : 30 years: +35 %: 4320 mins: Summer	66.900
FSR : 30 years: +35 %: 4320 mins: Winter	66.900
FSR : 100 years: +0 %: 4320 mins: Summer	66.900
FSR : 100 years: +0 %: 4320 mins: Winter	66.900
FSR : 100 years: +40 %: 4320 mins: Summer	66.900
FSR : 100 years: +40 %: 4320 mins: Winter	66.900
FSR : 1 years: +0 %: 5760 mins: Summer	66.900
FSR : 1 years: +0 %: 5760 mins: Winter	66.900
FSR : 30 years: +0 %: 5760 mins: Summer	66.900
FSR : 30 years: +0 %: 5760 mins: Winter	66.900
FSR : 30 years: +35 %: 5760 mins: Summer	66.900
FSR : 30 years: +35 %: 5760 mins: Winter	66.900
FSR : 100 years: +0 %: 5760 mins: Summer	66.900
FSR : 100 years: +0 %: 5760 mins: Winter	66.900
FSR : 100 years: +40 %: 5760 mins: Summer	66.900
FSR : 100 years: +40 %: 5760 mins: Winter	66.900
FSR : 1 years: +0 %: 7200 mins: Summer	66.900
FSR : 1 years: +0 %: 7200 mins: Winter	66.900
FSR : 30 years: +0 %: 7200 mins: Summer	66.900
FSR : 30 years: +0 %: 7200 mins: Winter	66.900
FSR : 30 years: +35 %: 7200 mins: Summer	66.900

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Outfall Details Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR : 30 years: +35 %: 7200 mins: Winter		66.900	
FSR : 100 years: +0 %: 7200 mins: Summer		66.900	
FSR : 100 years: +0 %: 7200 mins: Winter		66.900	
FSR : 100 years: +40 %: 7200 mins: Summer		66.900	
FSR : 100 years: +40 %: 7200 mins: Winter		66.900	
FSR : 1 years: +0 %: 8640 mins: Summer		66.900	
FSR : 1 years: +0 %: 8640 mins: Winter		66.900	
FSR : 30 years: +0 %: 8640 mins: Summer		66.900	
FSR : 30 years: +0 %: 8640 mins: Winter		66.900	
FSR : 30 years: +35 %: 8640 mins: Summer		66.900	
FSR : 30 years: +35 %: 8640 mins: Winter		66.900	
FSR : 100 years: +0 %: 8640 mins: Summer		66.900	
FSR : 100 years: +0 %: 8640 mins: Winter		66.900	
FSR : 100 years: +40 %: 8640 mins: Summer		66.900	
FSR : 100 years: +40 %: 8640 mins: Winter		66.900	
FSR : 1 years: +0 %: 10080 mins: Summer		66.900	
FSR : 1 years: +0 %: 10080 mins: Winter		66.900	
FSR : 30 years: +0 %: 10080 mins: Summer		66.900	
FSR : 30 years: +0 %: 10080 mins: Winter		66.900	
FSR : 30 years: +35 %: 10080 mins: Summer		66.900	
FSR : 30 years: +35 %: 10080 mins: Winter		66.900	
FSR : 100 years: +0 %: 10080 mins: Summer		66.900	
FSR : 100 years: +0 %: 10080 mins: Winter		66.900	
FSR : 100 years: +40 %: 10080 mins: Summer		66.900	
FSR : 100 years: +40 %: 10080 mins: Winter		66.900	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 1 years: +0 %: 15 mins: Summer	68.450	67.000	67.034	0.034	2.3	0.039	0.000	2.1	1.408	OK
1.2	FSR: 1 years: +0 %: 15 mins: Summer	68.350	66.780	66.842	0.062	11.3	0.070	0.000	10.5	5.350	OK
1.3	FSR: 1 years: +0 %: 15 mins: Summer	68.300	65.890	66.044	0.154	48.6	0.174	0.000	45.4	29.364	OK
1.4	FSR: 1 years: +0 %: 30 mins: Summer	68.150	65.780	65.940	0.160	48.8	0.181	0.000	48.6	44.991	OK
1.5	FSR: 1 years: +0 %: 30 mins: Summer	67.800	65.680	65.867	0.187	52.8	0.211	0.000	52.6	48.476	OK
1.6	FSR: 1 years: +0 %: 30 mins: Summer	67.450	65.630	65.810	0.180	55.7	0.204	0.000	55.4	50.922	OK
4.0	FSR: 1 years: +0 %: 15 mins: Summer	67.800	66.790	66.829	0.039	3.0	0.044	0.000	2.8	1.315	OK
4.1	FSR: 1 years: +0 %: 15 mins: Summer	67.850	66.695	66.775	0.080	11.1	0.091	0.000	10.3	4.904	OK
4.2	FSR: 1 years: +0 %: 15 mins: Summer	67.870	66.630	66.724	0.094	15.5	0.107	0.000	14.6	7.159	OK
4.3	FSR: 1 years: +0 %: 15 mins: Summer	67.900	66.540	66.647	0.107	19.3	0.121	0.000	18.1	9.204	OK
4.4	FSR: 1 years: +0 %: 15 mins: Summer	68.000	66.450	66.562	0.112	19.8	0.127	0.000	18.5	9.921	OK
4.5	FSR: 1 years: +0 %: 15 mins: Summer	68.100	66.390	66.509	0.119	22.5	0.135	0.000	21.1	11.641	OK
4.6	FSR: 1 years: +0 %: 15 mins: Summer	68.150	66.320	66.457	0.137	27.5	0.155	0.000	25.9	14.385	OK
4.7	FSR: 1 years: +0 %: 15 mins: Summer	68.180	66.260	66.399	0.139	30.6	0.158	0.000	28.2	16.718	OK
4.8	FSR: 1 years: +0 %: 15 mins: Summer	68.200	66.040	66.181	0.141	33.6	0.160	0.000	31.9	18.990	OK
4.9	FSR: 1 years: +0 %: 15 mins: Summer	68.250	65.980	66.125	0.145	37.2	0.164	0.000	34.0	21.203	OK
4.14	FSR: 1 years: +0 %: 30 mins: Summer	68.400	65.920	66.067	0.147	31.9	0.166	0.000	31.9	29.051	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025						
					Designed by: EE		Checked by: LD		Approved By: AH		
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN						
1.8FC	FSR: 1 years: +0 %: 480 mins: Summer	66.700	65.310	65.573	0.263	7.2	1.859	0.000	7.2	192.751	Surcharged
1.11FC	FSR: 1 years: +0 %: 360 mins: Winter	66.250	65.000	65.335	0.335	4.4	2.368	0.000	4.4	118.175	Surcharged
Outfall C1	FSR: 1 years: +0 %: 720 mins: Winter		64.870	65.100	0.230	6.8			6.8	209.623	OK
6.3	FSR: 1 years: +0 %: 10080 mins: Winter	67.320	66.560	66.917	0.357	0.2	1.121	0.000	0.2	32.081	Surcharged
Outfall C2	FSR: 1 years: +0 %: 10080 mins: Winter		66.490	66.900	0.410	0.2			0.2	27.015	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 30 years: +0 %: 15 mins: Summer	68.450	67.000	67.054	0.054	5.8	0.061	0.000	5.4	3.320	OK
1.2	FSR: 30 years: +0 %: 15 mins: Summer	68.350	66.780	66.883	0.103	27.8	0.117	0.000	26.3	13.016	OK
1.3	FSR: 30 years: +0 %: 15 mins: Summer	68.300	65.890	66.174	0.284	125.5	0.321	0.000	118.9	72.637	OK
1.4	FSR: 30 years: +0 %: 15 mins: Summer	68.150	65.780	66.087	0.307	136.9	0.347	0.000	126.4	80.262	OK
1.5	FSR: 30 years: +0 %: 15 mins: Summer	67.800	65.680	66.015	0.335	142.2	0.379	0.000	133.5	86.909	OK
1.6	FSR: 30 years: +0 %: 30 mins: Summer	67.450	65.630	65.936	0.306	137.1	0.346	0.000	136.8	124.397	OK
4.0	FSR: 30 years: +0 %: 15 mins: Summer	67.800	66.790	66.853	0.063	7.4	0.071	0.000	6.6	3.224	OK
4.1	FSR: 30 years: +0 %: 15 mins: Summer	67.850	66.695	66.834	0.139	26.9	0.157	0.000	25.4	12.030	OK
4.2	FSR: 30 years: +0 %: 15 mins: Summer	67.870	66.630	66.795	0.165	38.2	0.186	0.000	36.2	17.559	OK
4.3	FSR: 30 years: +0 %: 15 mins: Summer	67.900	66.540	66.731	0.191	47.9	0.216	0.000	45.0	22.593	OK
4.4	FSR: 30 years: +0 %: 15 mins: Summer	68.000	66.450	66.663	0.213	49.2	0.240	0.000	45.7	24.391	OK
4.5	FSR: 30 years: +0 %: 15 mins: Summer	68.100	66.390	66.626	0.236	55.5	0.266	0.000	51.9	28.643	OK
4.6	FSR: 30 years: +0 %: 15 mins: Summer	68.150	66.320	66.585	0.265	67.6	0.300	0.000	64.4	35.409	OK
4.7	FSR: 30 years: +0 %: 15 mins: Summer	68.180	66.260	66.517	0.257	76.1	0.291	0.000	72.0	41.362	OK
4.8	FSR: 30 years: +0 %: 15 mins: Summer	68.200	66.040	66.294	0.254	85.1	0.288	0.000	81.7	47.004	OK
4.9	FSR: 30 years: +0 %: 15 mins: Summer	68.250	65.980	66.247	0.267	94.8	0.301	0.000	87.9	52.535	OK
4.14	FSR: 30 years: +0 %: 15 mins: Summer	68.400	65.920	66.199	0.279	87.9	0.316	0.000	82.3	52.411	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025						
					Designed by: EE		Checked by: LD		Approved By: AH		
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN						
1.8FC	FSR: 30 years: +0 %: 960 mins: Summer	66.700	65.310	65.962	0.652	11.9	4.608	0.000	9.0	443.604	Surcharged
1.11FC	FSR: 30 years: +0 %: 480 mins: Winter	66.250	65.000	65.651	0.651	4.7	4.602	0.000	4.4	148.817	Surcharged
Outfall C1	FSR: 30 years: +0 %: 2880 mins: Summer		64.870	65.100	0.230	4.4			4.4	709.921	OK
6.3	FSR: 30 years: +0 %: 8640 mins: Summer	67.320	66.560	67.047	0.487	0.5	1.531	0.000	0.5	126.483	Flood Risk
Outfall C2	FSR: 30 years: +0 %: 8640 mins: Summer		66.490	66.900	0.410	0.5			0.5	122.713	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +35: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 30 years: +35 %: 15 mins: Summer	68.450	67.000	67.064	0.064	8.0	0.073	0.000	7.5	4.390	OK
1.2	FSR: 30 years: +35 %: 15 mins: Summer	68.350	66.780	66.905	0.125	37.9	0.142	0.000	35.9	17.498	OK
1.3	FSR: 30 years: +35 %: 15 mins: Summer	68.300	65.890	66.255	0.365	164.4	0.413	0.000	155.6	98.071	OK
1.4	FSR: 30 years: +35 %: 15 mins: Summer	68.150	65.780	66.185	0.405	179.9	0.458	0.000	166.6	108.462	OK
1.5	FSR: 30 years: +35 %: 15 mins: Summer	67.800	65.680	66.105	0.425	187.9	0.481	0.000	180.5	117.394	OK
1.6	FSR: 30 years: +35 %: 15 mins: Summer	67.450	65.630	66.011	0.381	196.0	0.431	0.000	185.5	122.972	OK
4.0	FSR: 30 years: +35 %: 15 mins: Summer	67.800	66.790	66.881	0.091	10.0	0.103	0.000	8.7	4.354	OK
4.1	FSR: 30 years: +35 %: 15 mins: Summer	67.850	66.695	66.867	0.172	36.1	0.194	0.000	34.0	16.237	OK
4.2	FSR: 30 years: +35 %: 15 mins: Winter	67.870	66.630	66.826	0.196	48.0	0.222	0.000	45.7	23.722	OK
4.3	FSR: 30 years: +35 %: 15 mins: Summer	67.900	66.540	66.838	0.298	52.0	0.337	0.000	47.5	30.534	OK
4.4	FSR: 30 years: +35 %: 15 mins: Summer	68.000	66.450	66.791	0.341	53.2	0.385	0.000	49.2	32.976	Surcharged
4.5	FSR: 30 years: +35 %: 15 mins: Summer	68.100	66.390	66.750	0.360	62.5	0.407	0.000	59.8	38.727	Surcharged
4.6	FSR: 30 years: +35 %: 15 mins: Summer	68.150	66.320	66.691	0.371	80.9	0.420	0.000	79.5	47.869	Surcharged
4.7	FSR: 30 years: +35 %: 15 mins: Summer	68.180	66.260	66.595	0.335	95.1	0.379	0.000	92.3	55.747	Surcharged
4.8	FSR: 30 years: +35 %: 15 mins: Summer	68.200	66.040	66.355	0.315	110.1	0.357	0.000	105.5	63.398	OK
4.9	FSR: 30 years: +35 %: 15 mins: Summer	68.250	65.980	66.316	0.336	123.1	0.380	0.000	113.3	70.921	OK
4.14	FSR: 30 years: +35 %: 15 mins: Summer	68.400	65.920	66.278	0.358	113.3	0.404	0.000	105.6	70.786	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025						
					Designed by:		Checked by:		Approved By:		
					EE		LD		AH		
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN						

1.8FC	FSR: 30 years: +35 %: 480 mins: Summer	66.700	65.310	66.164	0.854	12.2	6.040	0.000	9.0	313.722	Surcharged
1.11FC	FSR: 30 years: +35 %: 720 mins: Summer	66.250	65.000	65.854	0.854	5.2	6.038	0.000	4.4	240.292	Surcharged
Outfall C1	FSR: 30 years: +35 %: 2160 mins: Summer		64.870	65.100	0.230	4.4			4.4	774.326	OK
6.3	FSR: 30 years: +35 %: 5760 mins: Summer	67.320	66.560	67.149	0.589	0.6	1.850	0.000	0.6	170.183	Flood Risk
Outfall C2	FSR: 30 years: +35 %: 5760 mins: Summer		66.490	66.900	0.410	0.6			0.6	169.099	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 100 years: +0 %: 15 mins: Summer	68.450	67.000	67.063	0.063	7.6	0.071	0.000	7.1	4.214	OK
1.2	FSR: 100 years: +0 %: 15 mins: Summer	68.350	66.780	66.902	0.122	36.2	0.138	0.000	34.3	16.760	OK
1.3	FSR: 100 years: +0 %: 15 mins: Summer	68.300	65.890	66.241	0.351	159.2	0.397	0.000	150.9	93.936	OK
1.4	FSR: 100 years: +0 %: 15 mins: Summer	68.150	65.780	66.166	0.386	174.2	0.437	0.000	161.3	103.871	OK
1.5	FSR: 100 years: +0 %: 15 mins: Summer	67.800	65.680	66.090	0.410	181.8	0.464	0.000	173.5	112.497	OK
1.6	FSR: 100 years: +0 %: 15 mins: Summer	67.450	65.630	65.999	0.369	188.3	0.418	0.000	177.5	117.997	OK
4.0	FSR: 100 years: +0 %: 15 mins: Summer	67.800	66.790	66.876	0.086	9.6	0.097	0.000	8.4	4.169	OK
4.1	FSR: 100 years: +0 %: 15 mins: Summer	67.850	66.695	66.861	0.166	34.6	0.188	0.000	32.2	15.558	OK
4.2	FSR: 100 years: +0 %: 15 mins: Summer	67.870	66.630	66.828	0.198	48.7	0.224	0.000	46.3	22.722	OK
4.3	FSR: 100 years: +0 %: 15 mins: Winter	67.900	66.540	66.769	0.229	57.8	0.259	0.000	51.4	29.249	OK
4.4	FSR: 100 years: +0 %: 15 mins: Summer	68.000	66.450	66.769	0.319	50.9	0.360	0.000	48.8	31.589	Surcharged
4.5	FSR: 100 years: +0 %: 15 mins: Summer	68.100	66.390	66.735	0.345	61.6	0.390	0.000	59.4	37.095	Surcharged
4.6	FSR: 100 years: +0 %: 15 mins: Summer	68.150	66.320	66.675	0.355	79.6	0.401	0.000	77.0	45.851	Surcharged
4.7	FSR: 100 years: +0 %: 15 mins: Summer	68.180	66.260	66.581	0.321	92.0	0.363	0.000	89.0	53.435	Surcharged
4.8	FSR: 100 years: +0 %: 15 mins: Summer	68.200	66.040	66.344	0.304	106.0	0.344	0.000	101.5	60.749	OK
4.9	FSR: 100 years: +0 %: 15 mins: Summer	68.250	65.980	66.304	0.324	118.4	0.366	0.000	109.9	67.944	OK
4.14	FSR: 100 years: +0 %: 15 mins: Summer	68.400	65.920	66.264	0.344	109.9	0.389	0.000	102.9	67.810	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025							
					Designed by: EE		Checked by: LD			Approved By: AH		
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN							
1.8FC	FSR: 100 years: +0 %: 480 mins: Winter	66.700	65.310	66.136	0.826	12.7	5.837	0.000	9.0	317.148	Surcharged	
1.11FC	FSR: 100 years: +0 %: 8640 mins: Winter	66.250	65.000	65.572	0.572	4.4	4.044	0.000	4.4	1109.731	Surcharged	
Outfall C1	FSR: 100 years: +0 %: 8640 mins: Winter		64.870	65.100	0.230	4.4			4.4	1109.071	OK	
6.3	FSR: 100 years: +0 %: 5760 mins: Summer	67.320	66.560	67.118	0.558	0.6	1.752	0.000	0.6	150.701	Flood Risk	
Outfall C2	FSR: 100 years: +0 %: 5760 mins: Summer		66.490	66.900	0.410	0.6			0.6	149.461	OK	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 100 years: +40 %: 15 mins: Summer	68.450	67.000	67.075	0.075	10.8	0.085	0.000	10.2	5.742	OK
1.2	FSR: 100 years: +40 %: 15 mins: Summer	68.350	66.780	66.934	0.154	51.0	0.174	0.000	48.3	23.258	OK
1.3	FSR: 100 years: +40 %: 15 mins: Summer	68.300	65.890	66.555	0.665	198.1	0.752	0.000	190.3	131.580	Surcharged
1.4	FSR: 100 years: +40 %: 15 mins: Summer	68.150	65.780	66.421	0.641	222.9	0.725	0.000	212.1	145.324	Surcharged
1.5	FSR: 100 years: +40 %: 15 mins: Summer	67.800	65.680	66.259	0.579	240.7	0.655	0.000	231.1	156.422	Surcharged
1.6	FSR: 100 years: +40 %: 15 mins: Summer	67.450	65.630	66.111	0.481	251.9	0.544	0.000	240.5	162.809	Surcharged
4.0	FSR: 100 years: +40 %: 15 mins: Summer	67.800	66.790	67.179	0.389	13.5	0.440	0.000	16.5	6.072	Surcharged
4.1	FSR: 100 years: +40 %: 15 mins: Winter	67.850	66.695	67.063	0.368	34.5	0.416	0.000	35.8	21.980	Surcharged
4.2	FSR: 100 years: +40 %: 15 mins: Winter	67.870	66.630	67.043	0.413	42.9	0.467	0.000	47.2	31.888	Surcharged
4.3	FSR: 100 years: +40 %: 15 mins: Summer	67.900	66.540	67.076	0.536	60.8	0.606	0.000	58.2	41.042	Surcharged
4.4	FSR: 100 years: +40 %: 15 mins: Summer	68.000	66.450	67.019	0.569	60.0	0.643	0.000	65.2	44.325	Surcharged
4.5	FSR: 100 years: +40 %: 15 mins: Summer	68.100	66.390	66.985	0.595	69.2	0.672	0.000	73.8	52.050	Surcharged
4.6	FSR: 100 years: +40 %: 30 mins: Summer	68.150	66.320	66.891	0.571	89.2	0.646	0.000	88.1	84.800	Surcharged
4.7	FSR: 100 years: +40 %: 30 mins: Summer	68.180	66.260	66.769	0.509	103.0	0.576	0.000	102.1	100.890	Surcharged
4.8	FSR: 100 years: +40 %: 30 mins: Summer	68.200	66.040	66.591	0.551	117.8	0.623	0.000	117.0	114.468	Surcharged
4.9	FSR: 100 years: +40 %: 30 mins: Summer	68.250	65.980	66.551	0.571	132.6	0.646	0.000	131.7	127.875	Surcharged
4.14	FSR: 100 years: +40 %: 15 mins: Summer	68.400	65.920	66.580	0.660	126.6	0.747	0.000	133.7	95.055	Surcharged

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025							
					Designed by: EE		Checked by: LD		Approved By: AH			
					Report Details: Type: Junctions Summary Storm Phase: Phase surcharged outfall							Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN
1.8FC	FSR: 100 years: +40 %: 360 mins: Winter	66.700	65.310	66.375	1.065	9.7	7.529	0.000	9.0	266.166	Surcharged	
1.11FC	FSR: 100 years: +40 %: 10080 mins: Winter	66.250	65.000	65.828	0.828	4.4	5.853	0.000	4.4	1610.646	Surcharged	
Outfall C1	FSR: 100 years: +40 %: 960 mins: Summer		64.870	65.100	0.230	4.4			4.4	359.268	OK	
6.3	FSR: 100 years: +40 %: 2160 mins: Summer	67.320	66.560	67.223	0.663	0.7	2.082	0.000	0.7	118.848	Flood Risk	
Outfall C2	FSR: 100 years: +40 %: 2160 mins: Summer		66.490	66.900	0.410	0.7			0.7	118.456	OK	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



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

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 1 years: +0 %: 480 mins: Summer	65.575	65.575	0.225	0.225	17.2	61.784	0.000	7.2	193.326	92	88.226	OK
Pond 2	FSR: 1 years: +0 %: 960 mins: Summer	65.408	65.408	0.378	0.378	6.9	78.488	0.000	4.5	242.231	171	77.057	OK
PP1.0	FSR: 1 years: +0 %: 480 mins: Summer	67.949	67.858	0.059	0.158	3.3	17.040	0.000	0.7	23.090	313	89.214	OK
PP1.1	FSR: 1 years: +0 %: 180 mins: Summer	67.915	67.914	0.075	0.114	2.4	4.458	0.000	0.6	6.811	79	84.836	OK
PP2.0	FSR: 1 years: +0 %: 480 mins: Summer	67.856	67.799	0.058	0.149	3.1	15.227	0.000	0.7	21.693	268	86.930	OK
PP2.1	FSR: 1 years: +0 %: 960 mins: Summer	67.649	67.621	0.051	0.171	2.3	24.058	0.000	0.7	51.049	353	84.095	OK
PP3.0	FSR: 1 years: +0 %: 600 mins: Summer	66.553	66.350	0.038	0.100	1.9	12.223	0.000	0.5	15.956	377	93.975	OK
PP6.0	FSR: 1 years: +0 %: 120 mins: Summer	67.330	67.175	0.061	0.175	4.6	6.558	0.000	1.3	9.171	80	86.362	OK
PP6.1	FSR: 1 years: +0 %: 360 mins: Summer	66.939	66.920	0.042	0.190	2.6	8.117	0.000	1.2	20.817	72	83.882	OK
PP6.2	FSR: 1 years: +0 %: 10080 mins: Winter	66.919	66.919	0.205	0.269	0.3	22.197	0.000	0.1	54.102	1333	64.667	OK
PP6.3	FSR: 1 years: +0 %: 10080 mins: Winter	66.918	66.918	0.271	0.328	0.2	44.063	0.000	0.2	33.333	4491	54.020	OK
PP7.0	FSR: 1 years: +0 %: 10080 mins: Summer	67.283	67.283	0.129	0.253	0.1	12.855	0.000	0.1	7.033	2879	66.658	OK
PP8.0	FSR: 1 years: +0 %: 180 mins: Summer	67.719	67.674	0.064	0.124	3.7	7.440	0.000	1.1	10.604	119	86.726	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 30 years: +0 %: 600 mins: Summer	65.975	65.975	0.625	0.625	32.6	195.452	0.000	11.9	339.897	157	62.752	OK
Pond 2	FSR: 30 years: +0 %: 1440 mins: Winter	65.746	65.746	0.716	0.716	8.4	168.191	0.000	4.5	466.010	397	50.836	OK
PP1.0	FSR: 30 years: +0 %: 360 mins: Winter	67.978	67.975	0.088	0.275	5.9	39.636	0.000	1.0	30.301	415	74.910	OK
PP1.1	FSR: 30 years: +0 %: 180 mins: Summer	68.060	68.059	0.219	0.259	5.6	11.287	0.000	0.9	13.630	138	61.609	OK
PP2.0	FSR: 30 years: +0 %: 360 mins: Winter	67.918	67.916	0.120	0.266	5.5	36.206	0.000	0.9	27.583	406	68.923	OK
PP2.1	FSR: 30 years: +0 %: 960 mins: Winter	67.738	67.735	0.139	0.285	3.2	51.662	0.000	1.0	84.823	520	65.845	OK
PP3.0	FSR: 30 years: +0 %: 480 mins: Summer	66.578	66.443	0.062	0.193	4.8	26.340	0.000	0.8	29.950	409	87.017	OK
PP6.0	FSR: 30 years: +0 %: 120 mins: Summer	67.372	67.325	0.103	0.325	10.9	16.162	0.000	1.8	17.879	114	66.391	OK
PP6.1	FSR: 30 years: +0 %: 480 mins: Summer	67.109	67.107	0.212	0.377	4.4	22.073	0.000	1.4	47.173	144	56.169	OK
PP6.2	FSR: 30 years: +0 %: 8640 mins: Summer	67.071	67.071	0.357	0.421	0.9	36.379	0.000	0.6	134.352	713	42.093	OK
PP6.3	FSR: 30 years: +0 %: 8640 mins: Summer	67.055	67.055	0.408	0.465	0.8	64.289	0.000	0.5	127.615	2248	32.916	OK
PP7.0	FSR: 30 years: +0 %: 1440 mins: Summer	67.333	67.333	0.179	0.303	1.0	16.221	0.000	0.4	10.974	747	57.928	OK
PP8.0	FSR: 30 years: +0 %: 180 mins: Summer	67.786	67.783	0.131	0.233	8.7	17.866	0.000	1.5	22.223	128	68.124	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +35: Critical Storm Per Item: Rank By: Max. Resident Volume

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage						Date: 13/02/2025				
						Designed by: EE	Checked by: LD	Approved By: AH		
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall						Stantec UK Ltd.:				
						Caversham Bridge House Waterman Place Reading RG1 8DN				

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 30 years: +35 %: 960 mins: Summer	66.193	66.193	0.843	0.843	30.5	281.817	0.000	12.7	538.181	267	46.294	OK
Pond 2	FSR: 30 years: +35 %: 1440 mins: Winter	65.924	65.924	0.894	0.894	8.7	223.983	0.000	4.5	536.166	507	34.528	OK
PP1.0	FSR: 30 years: +35 %: 360 mins: Winter	68.050	68.047	0.159	0.347	8.0	55.328	0.000	1.1	34.914	527	64.977	OK
PP1.1	FSR: 30 years: +35 %: 180 mins: Summer	68.154	68.153	0.314	0.353	7.6	15.763	0.000	1.1	16.697	168	46.385	OK
PP2.0	FSR: 30 years: +35 %: 360 mins: Winter	68.000	67.998	0.201	0.348	7.4	51.409	0.000	0.9	29.691	565	55.874	OK
PP2.1	FSR: 30 years: +35 %: 960 mins: Winter	67.808	67.805	0.210	0.355	4.1	68.806	0.000	1.1	96.910	614	54.511	OK
PP3.0	FSR: 30 years: +35 %: 480 mins: Summer	66.590	66.490	0.074	0.240	6.5	35.962	0.000	0.9	35.784	472	82.274	OK
PP6.0	FSR: 30 years: +35 %: 120 mins: Summer	67.417	67.405	0.148	0.405	14.7	22.782	0.000	1.9	19.210	153	52.625	OK
PP6.1	FSR: 30 years: +35 %: 2880 mins: Summer	67.230	67.229	0.333	0.499	2.2	31.177	0.000	1.1	119.925	266	38.091	OK
PP6.2	FSR: 30 years: +35 %: 5760 mins: Summer	67.192	67.192	0.478	0.542	1.4	47.692	0.000	0.8	174.424	614	24.087	OK
PP6.3	FSR: 30 years: +35 %: 5760 mins: Summer	67.162	67.162	0.516	0.572	1.1	80.067	0.000	0.6	171.597	2131	16.451	OK
PP7.0	FSR: 30 years: +35 %: 360 mins: Winter	67.405	67.405	0.251	0.375	2.7	21.005	0.000	0.5	9.666	773	45.521	OK
PP8.0	FSR: 30 years: +35 %: 180 mins: Summer	67.857	67.853	0.203	0.303	11.7	24.761	0.000	1.8	26.853	157	55.822	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: AH
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Resident Volume

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage						Date: 13/02/2025				
						Designed by: EE	Checked by: LD	Approved By: AH		
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall						Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN				

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 100 years: +0 %: 960 mins: Winter	66.153	66.153	0.803	0.803	20.4	265.016	0.000	12.6	522.326	246	49.495	OK
Pond 2	FSR: 100 years: +0 %: 1440 mins: Summer	65.892	65.892	0.862	0.862	15.7	213.552	0.000	5.2	509.967	447	37.577	OK
PP1.0	FSR: 100 years: +0 %: 360 mins: Winter	68.040	68.037	0.150	0.337	7.7	53.250	0.000	1.1	34.345	512	66.292	OK
PP1.1	FSR: 100 years: +0 %: 180 mins: Summer	68.145	68.144	0.304	0.344	7.4	15.298	0.000	1.1	16.404	165	47.967	OK
PP2.0	FSR: 100 years: +0 %: 360 mins: Winter	67.989	67.987	0.191	0.337	7.2	49.395	0.000	0.9	29.436	545	57.603	OK
PP2.1	FSR: 100 years: +0 %: 960 mins: Winter	67.795	67.792	0.197	0.342	3.9	65.640	0.000	1.1	94.828	597	56.604	OK
PP3.0	FSR: 100 years: +0 %: 360 mins: Summer	66.597	66.485	0.081	0.235	7.7	34.586	0.000	0.9	26.667	506	82.952	OK
PP6.0	FSR: 100 years: +0 %: 120 mins: Summer	67.407	67.397	0.138	0.397	14.3	22.095	0.000	1.9	19.114	149	54.054	OK
PP6.1	FSR: 100 years: +0 %: 960 mins: Winter	67.203	67.202	0.306	0.472	2.9	29.153	0.000	1.3	76.245	202	42.110	OK
PP6.2	FSR: 100 years: +0 %: 5760 mins: Summer	67.156	67.155	0.442	0.505	1.3	44.261	0.000	0.8	157.558	616	29.547	OK
PP6.3	FSR: 100 years: +0 %: 5760 mins: Summer	67.129	67.129	0.483	0.539	1.1	75.217	0.000	0.6	152.093	2141	21.512	OK
PP7.0	FSR: 100 years: +0 %: 360 mins: Winter	67.392	67.392	0.239	0.362	2.6	20.181	0.000	0.5	9.149	745	47.657	OK
PP8.0	FSR: 100 years: +0 %: 180 mins: Summer	67.850	67.846	0.195	0.296	11.4	24.028	0.000	1.8	26.410	154	57.129	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Stormwater Controls Summary Storm Phase: Phase surcharged outfall	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 100 years: +40 %: 960 mins: Winter	66.453	66.453	1.103	1.103	26.5	398.782	0.000	12.7	640.132	348	24.003	OK
Pond 2	FSR: 100 years: +40 %: 2160 mins: Winter	66.134	66.134	1.104	1.104	8.5	297.719	0.000	4.5	895.692	640	12.974	OK
PP1.0	FSR: 100 years: +40 %: 360 mins: Winter	68.150	68.146	0.260	0.446	10.8	77.251	0.000	1.2	40.458	609	51.099	OK
PP1.1	FSR: 100 years: +40 %: 180 mins: Summer	68.293	68.291	0.453	0.491	10.3	22.288	0.000	1.3	20.418	205	24.195	OK
PP2.0	FSR: 100 years: +40 %: 480 mins: Winter	68.115	68.113	0.317	0.463	8.0	73.043	0.000	0.9	42.124	721	37.305	OK
PP2.1	FSR: 100 years: +40 %: 1440 mins: Winter	67.901	67.898	0.303	0.448	3.9	91.346	0.000	1.2	163.030	712	39.609	OK
PP3.0	FSR: 100 years: +40 %: 480 mins: Winter	66.586	66.549	0.070	0.299	5.7	50.594	0.000	1.0	35.891	534	75.061	OK
PP6.0	FSR: 100 years: +40 %: 180 mins: Winter	67.537	67.531	0.267	0.531	10.8	33.259	0.000	1.8	28.957	168	30.838	OK
PP6.1	FSR: 100 years: +40 %: 2160 mins: Summer	67.358	67.357	0.461	0.627	2.9	40.747	0.000	1.2	139.487	304	19.086	OK
PP6.2	FSR: 100 years: +40 %: 4320 mins: Summer	67.305	67.305	0.591	0.655	1.9	58.242	0.000	1.0	214.877	574	7.294	OK
PP6.3	FSR: 100 years: +40 %: 5760 mins: Summer	67.260	67.368	0.614	0.778	1.4	97.791	4.085	0.7	244.124	1682	-2.044	Flood
PP7.0	FSR: 100 years: +40 %: 360 mins: Winter	67.533	67.533	0.379	0.503	3.6	29.645	0.000	0.5	11.071	1107	23.113	OK
PP8.0	FSR: 100 years: +40 %: 180 mins: Summer	67.961	67.955	0.306	0.405	16.0	34.815	0.000	2.1	32.398	194	37.884	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1A

Type : Catchment Area

Area (ha)	0.023
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1B

Type : Catchment Area

Area (ha)	0.022
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1C

Type : Catchment Area

Area (ha)	0.008
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1E

Type : Catchment Area

Area (ha)	0.008
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1D

Type : Catchment Area

Area (ha)	0.008
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1F

Type : Catchment Area

Area (ha)	0.006
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.1A

Type : Catchment Area

Area (ha)	0.015
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.1B

Type : Catchment Area

Area (ha)	0.033
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.2A

Type : Catchment Area

Area (ha)	0.026
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.2B

Type : Catchment Area

Area (ha)	0.028
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.3B

Type : Catchment Area

Area (ha)	0.022
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.3A

Type : Catchment Area

Area (ha)	0.019
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.4A

Type : Catchment Area

Area (ha)	0.024
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.4B

Type : Catchment Area

Area (ha)	0.02
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP2.0B

Type : Catchment Area

Area (ha)	0.069
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP2.1C

Type : Catchment Area

Area (ha)	0.011
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP2.1B

Type : Catchment Area

Area (ha)	0.046
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.5A

Type : Catchment Area

Area (ha)	0.014
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.5B

Type : Catchment Area

Area (ha)	0.023
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.6A

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.6B

Type : Catchment Area

Area (ha)	0.016
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA1.1C

Type : Catchment Area

Area (ha)	0.008
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP3.0A

Type : Catchment Area

Area (ha)	0.047
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



PPCA3.0B

Type : Catchment Area

Area (ha)	0.026
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP1G

Type : Catchment Area

Area (ha)	0.034
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP2.0A

Type : Catchment Area

Area (ha)	0.031
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP2.1A

Type : Catchment Area

Area (ha)	0.038
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.0A

Type : Catchment Area

Area (ha)	0.026
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.3B

Type : Catchment Area

Area (ha)	0.009
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.1B

Type : Catchment Area

Area (ha)	0.007
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.0B

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.2A

Type : Catchment Area

Area (ha)	0.045
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.1C

Type : Catchment Area

Area (ha)	0.025
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.1A

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.0C

Type : Catchment Area

Area (ha)	0.028
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP7.0A

Type : Catchment Area

Area (ha)	0.015
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP7.0B

Type : Catchment Area

Area (ha)	0.023
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CAPP6.3A

Type : Catchment Area

Area (ha)	0.026
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.0A

Type : Catchment Area

Area (ha)	0.005
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.0B

Type : Catchment Area

Area (ha)	0.014
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.1A

Type : Catchment Area

Area (ha)	0.034
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.1B

Type : Catchment Area

Area (ha)	0.016
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.2A

Type : Catchment Area

Area (ha)	0.013
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.2B

Type : Catchment Area

Area (ha)	0.018
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.3A

Type : Catchment Area

Area (ha)	0.014
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.3B

Type : Catchment Area

Area (ha)	0.015
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.4A

Type : Catchment Area

Area (ha)	0.011
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.5A

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.5B

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.6A

Type : Catchment Area

Area (ha)	0.012
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.6B

Type : Catchment Area

Area (ha)	0.025
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.7A

Type : Catchment Area

Area (ha)	0.014
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.8A

Type : Catchment Area

Area (ha)	0.018
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.9A

Type : Catchment Area

Area (ha)	0.018
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.7B

Type : Catchment Area

Area (ha)	0.014
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.8B

Type : Catchment Area

Area (ha)	0.015
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA4.9B

Type : Catchment Area

Area (ha)	0.014
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA8.0A

Type : Catchment Area

Area (ha)	0.016
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflows Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



CA8.0B

Type : Catchment Area

Area (ha)	0.048
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Preliminary Sizing

Volumetric Runoff Coefficient	1.000
Percentage Impervious (%)	100
Time of Concentration (mins)	5

Dynamic Sizing

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

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Junctions Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)	Lock
1.1	Manhole	390.547	285.543	68.450	1.450	67.000	Circular	1.200	None
1.2	Manhole	423.932	273.770	68.350	1.570	66.780	Circular	1.200	None
1.3	Manhole	438.585	268.566	68.300	2.410	65.890	Circular	1.200	None
1.4	Manhole	463.037	261.000	68.150	2.370	65.780	Circular	1.200	None
1.5	Manhole	485.799	255.409	67.800	2.120	65.680	Circular	1.200	None
1.6	Manhole	502.002	251.595	67.450	1.820	65.630	Circular	1.200	None
4.0	Manhole	550.286	331.849	67.800	1.010	66.790	Circular	1.200	None
4.1	Manhole	530.955	340.686	67.850	1.155	66.695	Circular	1.200	None
4.2	Manhole	517.369	346.761	67.870	1.240	66.630	Circular	1.200	None
4.3	Manhole	499.549	354.119	67.900	1.360	66.540	Circular	1.200	None
4.4	Manhole	481.692	361.347	68.000	1.550	66.450	Circular	1.200	None
4.5	Manhole	471.275	353.694	68.100	1.710	66.390	Circular	1.200	None
4.6	Manhole	466.492	340.195	68.150	1.830	66.320	Circular	1.200	None
4.7	Manhole	461.390	328.077	68.180	1.920	66.260	Circular	1.200	None
4.8	Manhole	455.331	313.728	68.200	2.160	66.040	Circular	1.200	None
4.9	Manhole	447.529	295.246	68.250	2.270	65.980	Circular	1.200	None
4.14	Manhole	440.342	277.204	68.400	2.480	65.920	Circular	1.200	None
1.8FC	Manhole	542.016	234.309	66.700	1.390	65.310	Circular	3.000	None
1.11FC	Manhole	604.785	218.483	66.250	1.250	65.000	Circular	3.000	None
Outfall C1	Simple Junction	614.031	201.208						
6.3	Manhole	527.398	260.834	67.320	0.760	66.560	Circular	2.000	None
Outfall C2	Simple Junction	525.934	253.994						

Inlets

Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
1.1	Inlet	1.000	(None)	No Restriction
	Inlet (1)	CA1.1A	(None)	No Restriction
	Inlet (2)	1.000A	(None)	No Restriction
1.2	Inlet	1.001	(None)	No Restriction
	Inlet (1)	CA1.2A	(None)	No Restriction
	Inlet (2)	CA1.2B	(None)	No Restriction
	Inlet	1.002	(None)	No Restriction

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Junctions Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
1.3	Inlet (1)	CA1.3B	(None)	No Restriction
	Inlet (2)	CA1.3A	(None)	No Restriction
	Inlet (3)	4.010	(None)	No Restriction
1.4	Inlet	1.003	(None)	No Restriction
	Inlet (1)	CA1.4A	(None)	No Restriction
	Inlet (2)	CA1.4B	(None)	No Restriction
	Inlet (3)	2.001	(None)	No Restriction
1.5	Inlet	1.004	(None)	No Restriction
	Inlet (1)	CA1.5A	(None)	No Restriction
	Inlet (2)	CA1.5B	(None)	No Restriction
1.6	Inlet	1.005	(None)	No Restriction
	Inlet (1)	CA1.6A	(None)	No Restriction
	Inlet (2)	CA1.6B	(None)	No Restriction
4.0	Inlet	CA4.0A	(None)	No Restriction
	Inlet (1)	CA4.0B	(None)	No Restriction
4.1	Inlet	4.000	(None)	No Restriction
	Inlet (1)	CA4.1A	(None)	No Restriction
	Inlet (2)	CA4.1B	(None)	No Restriction
4.2	Inlet	4.001	(None)	No Restriction
	Inlet (1)	CA4.2A CA4.2B	(None)	No Restriction
4.3	Inlet	4.002	(None)	No Restriction
	Inlet (1)	CA4.3A	(None)	No Restriction
	Inlet (2)	CA4.3B	(None)	No Restriction
4.4	Inlet	4.003	(None)	No Restriction
	Inlet (1)	CA4.4A	(None)	No Restriction
4.5	Inlet	4.004	(None)	No Restriction
	Inlet (1)	CA4.5A	(None)	No Restriction
	Inlet (2)	CA4.5B	(None)	No Restriction
4.6	Inlet	4.005	(None)	No Restriction
	Inlet (2)	CA4.6A	(None)	No Restriction
	Inlet (3)	CA4.6B	(None)	No Restriction
	Inlet	4.006	(None)	No Restriction
	Inlet (1)	8.000	(None)	No Restriction

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Junctions Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Junction	Inlet Name	Incoming Item(s)	Bypass Destination	Capacity Type
4.7	Inlet (2)	CA4.7A	(None)	No Restriction
	Inlet (3)	CA4.7B	(None)	No Restriction
	Inlet	4.007	(None)	No Restriction
4.8	Inlet (1)	CA4.8B	(None)	No Restriction
	Inlet (2)	CA4.8A	(None)	No Restriction
	Inlet	4.008	(None)	No Restriction
4.9	Inlet (1)	CA4.9A	(None)	No Restriction
	Inlet (2)	CA4.9B	(None)	No Restriction
	Inlet	4.009	(None)	No Restriction
4.14	Inlet	1.007	(None)	No Restriction
1.8FC	Inlet	1.010	(None)	No Restriction
1.11FC	Inlet	1.011	(None)	No Restriction
Outfall C1	Inlet	6.003	(None)	No Restriction
6.3	Inlet	6.004	(None)	No Restriction
Outfall C2	Inlet			

Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
1.1	Outlet	1.001	Free Discharge
1.2	Outlet	1.002	Free Discharge
1.3	Outlet	1.003	Free Discharge
1.4	Outlet	1.004	Free Discharge
1.5	Outlet	1.005	Free Discharge
1.6	Outlet	1.006	Free Discharge
4.0	Outlet	4.000	Free Discharge
4.1	Outlet	4.001	Free Discharge
4.2	Outlet	4.002	Free Discharge
4.3	Outlet	4.003	Free Discharge
4.4	Outlet	4.004	Free Discharge
4.5	Outlet	4.005	Free Discharge
4.6	Outlet	4.006	Free Discharge
4.7	Outlet	4.007	Free Discharge
4.8	Outlet	4.008	Free Discharge
4.9	Outlet	4.009	Free Discharge
4.14	Outlet	4.010	Free Discharge
	Outlet	1.008	Hydro-Brake®

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Junctions Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



1.8FC	Junction	Outlet Name	Outgoing Connection	Outlet Type
	Invert Level (m)	65.310		
	Design Depth (m)	1.390		
	Design Flow (L/s)	8.8		
	Objective	Minimise Upstream Storage Requirements		
	Application	Surface Water Only		
	Sump Available	☐		
	Unit Reference	CHE-0124-8800-1390-8800		
	Outlet	1.011	Hydro-Brake®	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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1.11FC	Junction	Outlet Name	Outgoing Connection	Outlet Type
	Invert Level (m)	65.000		
	Design Depth (m)	1.300		
	Design Flow (L/s)	4.8		
	Objective	Minimise Upstream Storage Requirements		
	Application	Surface Water Only		
	Sump Available	☐		
	Unit Reference	CHE-0094-4800-1300-4800		
6.3	Outlet	6.004	Orifice	
	Diameter (m)	0.024		
	Coefficient of Discharge	0.600		
	Invert Level (m)	66.560		

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Pond 1

Type : Pond

Dimensions

Exceedance Level (m)	66.700
Depth (m)	1.350
Base Level (m)	65.350
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	3.038
Total Volume (m³)	524.736

Depth (m)	Area (m²)	Volume (m³)
0.000	255.00	0.000
1.350	540.00	524.736

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	1.006
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	3.000
Bypass Destination	(None)
Capacity Type	No Restriction

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025			
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Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN			

Outlets

Outlet	
Outgoing Connection	1.007
Outlet Type	Free Discharge

Advanced

Perimeter	Circular
Length (m)	38.783
Friction Scheme	Manning's n
n	0.03



Pond 2

Type : Pond

Dimensions

Exceedance Level (m)	66.250
Depth (m)	1.220
Base Level (m)	65.030
Freeboard (mm)	0
Initial Depth (m)	0.000
Porosity (%)	100
Average Slope (1:X)	3.015
Total Volume (m³)	342.104

Depth (m)	Area (m²)	Volume (m³)
0.000	179.00	0.000
1.220	396.00	342.104

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025			
	Designed by: EE	Checked by: LD	Approved By: RF	
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN			

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	1.008
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	1.010
Outlet Type	Free Discharge

Advanced

Perimeter	Circular
Length (m)	45.113
Friction Scheme	Manning's n
n	0.03

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



PP1.0

Type : Porous Paving

Dimensions	
Exceedance Level (m)	68.500
Depth (m)	0.800
Base Level (m)	67.700
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	60.848
Long. Slope (1:X)	320.00
Width (m)	5.534
Total Volume (m³)	145.906
Under Drain	
Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6
Inlets	
Inlet	
Inlet Type	Point Inflow
Incoming Item(s)	CAPP1A
Bypass Destination	(None)
Capacity Type	No Restriction

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP1B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (2)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP1C
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP1D
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (4)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP1F
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (5)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP1E
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (6)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP1G
Bypass Destination	(None)
Capacity Type	No Restriction

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Outlets

Outlet

Outgoing Connection	1.000
Outlet Type	Orifice
Diameter (m)	0.030
Coefficient of Discharge	0.600
Invert Level (m)	67.700

Advanced

Conductivity (m/hr)	50.0
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PP1.1

Type : Porous Paving

Dimensions

Exceedance Level (m)	68.500
Depth (m)	0.700
Base Level (m)	67.800
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	18.101
Long. Slope (1:X)	450.00
Width (m)	4.347
Total Volume (m³)	29.401

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CA1.1B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CA1.1C
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	1.000A
Outlet Type	Orifice
Diameter (m)	0.030
Coefficient of Discharge	0.600
Invert Level (m)	67.800

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Advanced

Conductivity (m/hr)	50.0
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PP2.0

Type : Porous Paving

Dimensions

Exceedance Level (m)	68.350
Depth (m)	0.700
Base Level (m)	67.650
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	51.939
Long. Slope (1:X)	350.00
Width (m)	6.011
Total Volume (m³)	116.505

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CAPP2.0B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP2.0A
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	2.000
Outlet Type	Orifice
Diameter (m)	0.030
Coefficient of Discharge	0.600
Invert Level (m)	67.650

Advanced

Conductivity (m/hr)	50.0
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PP2.1

Type : Porous Paving

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Dimensions

Exceedance Level (m)	68.150
Depth (m)	0.700
Base Level (m)	67.450
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	56.399
Long. Slope (1:X)	380.00
Width (m)	6.640
Total Volume (m³)	139.700

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	2.000
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP2.1C
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CAPP2.1B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (2)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP2.1A
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	2.001
Outlet Type	Orifice
Diameter (m)	0.030
Coefficient of Discharge	0.600
Invert Level (m)	67.450

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Advanced

Conductivity (m/hr)	50.0
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PP3.0

Type : Porous Paving

Dimensions

Exceedance Level (m)	67.000
Depth (m)	0.750
Base Level (m)	66.250
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	53.159
Long. Slope (1:X)	200.00
Width (m)	8.749
Total Volume (m³)	187.339

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	PPCA3.0B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP3.0A
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	3.000
Outlet Type	Orifice
Diameter (m)	0.030
Coefficient of Discharge	0.600
Invert Level (m)	66.250

Advanced

Conductivity (m/hr)	50.0
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PP6.0

Type : Porous Paving

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Dimensions

Exceedance Level (m)	67.650
Depth (m)	0.650
Base Level (m)	67.000
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	30
Length (m)	48.437
Long. Slope (1:X)	180.00
Width (m)	5.734
Total Volume (m³)	48.089

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.0A
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.0B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (2)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.0C
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	7.000
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

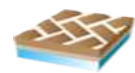
Outgoing Connection	6.000
Outlet Type	Orifice
Diameter (m)	0.040
Coefficient of Discharge	0.600
Invert Level (m)	67.000

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Advanced

Conductivity (m/hr)	50.0
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PP6.1

Type : Porous Paving

Dimensions

Exceedance Level (m)	67.480
Depth (m)	0.750
Base Level (m)	66.730
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	23.394
Long. Slope (1:X)	140.00
Width (m)	4.929
Total Volume (m³)	46.517

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.1C
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (2)

Inlet Type	Point Inflow
Incoming Item(s)	6.000
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.1B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (4)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.1A
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet

Outgoing Connection	6.001
Outlet Type	Orifice
Diameter (m)	0.040
Coefficient of Discharge	0.600
Invert Level (m)	66.730

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Advanced

Conductivity (m/hr)	50.0
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PP6.2

Type : Porous Paving

Dimensions

Exceedance Level (m)	67.400
Depth (m)	0.750
Base Level (m)	66.650
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	28.773
Long. Slope (1:X)	450.00
Width (m)	4.999
Total Volume (m³)	58.030

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	6.001
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (4)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.2A
Bypass Destination	(None)
Capacity Type	No Restriction

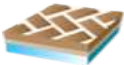
Outlets

Outlet

Outgoing Connection	6.002
Outlet Type	Orifice
Diameter (m)	0.040
Coefficient of Discharge	0.600
Invert Level (m)	66.650

Advanced

Conductivity (m/hr)	50.0
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PP6.3

Type : Porous Paving

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Dimensions

Exceedance Level (m)	67.320
Depth (m)	0.730
Base Level (m)	66.590
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	65
Length (m)	23.898
Long. Slope (1:X)	420.00
Width (m)	9.477
Total Volume (m³)	95.833

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	6.002
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (4)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.3B
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CAPP6.3A
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

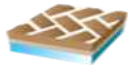
Outlet

Outgoing Connection	6.003
Outlet Type	Orifice
Diameter (m)	0.050
Coefficient of Discharge	0.600
Invert Level (m)	66.590

Advanced

Conductivity (m/hr)	50.0
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Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



PP7.0

Type : Porous Paving

Dimensions

Exceedance Level (m)	67.680
Depth (m)	0.650
Base Level (m)	67.030
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	30
Length (m)	24.746
Long. Slope (1:X)	200.00
Width (m)	9.039
Total Volume (m³)	38.556

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inlets

Inlet (3)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP7.0A
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (4)

Inlet Type	Point Inflow
Incoming Item(s)	CAPP7.0B
Bypass Destination	(None)
Capacity Type	No Restriction

Outlets

Outlet (1)

Outgoing Connection	7.000
Outlet Type	Orifice
Diameter (m)	0.030
Coefficient of Discharge	0.600
Invert Level (m)	67.030

Advanced

Conductivity (m/hr)	50.0
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PP8.0

Type : Porous Paving

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Dimensions

Exceedance Level (m)	68.200
Depth (m)	0.650
Base Level (m)	67.550
Paving Layer Depth (mm)	80
Membrane Percolation (m/hr)	1.0
Porosity (%)	60
Length (m)	36.642
Long. Slope (1:X)	350.00
Width (m)	4.452
Total Volume (m³)	56.049

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	1
Release Height (m)	0.000
Friction Scheme	Colebrook-White Roughness
Roughness (mm)	0.6

Inlets

Inlet

Inlet Type	Point Inflow
Incoming Item(s)	CA8.0A
Bypass Destination	(None)
Capacity Type	No Restriction

Inlet (1)

Inlet Type	Point Inflow
Incoming Item(s)	CA8.0B
Bypass Destination	(None)
Capacity Type	No Restriction

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Outlets

Outlet

Outgoing Connection	8.000
Outlet Type	Orifice
Diameter (m)	0.040
Coefficient of Discharge	0.600
Invert Level (m)	67.550

Advanced

Conductivity (m/hr)	50.0
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Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Connections Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Name	From	To	Length (m)	Connection Type	Slope (1:X)	Manning's n	Colebrook-White Roughness (mm)	Diameter / Base Width (mm)	Upstream Cover Level (m)	Upstream Invert Level (m)	Downstream Cover Level (m)	Downstream Invert Level (m)
1.001	1.1	1.2	35.400	Pipe	160.910		0.6	225	68.450	67.000	68.350	66.780
1.002	1.2	1.3	15.550	Pipe	55.537		0.6	225	68.350	66.780	68.300	66.500
1.003	1.3	1.4	25.595	Pipe	232.681		0.6	450	68.300	65.890	68.150	65.780
1.004	1.4	1.5	23.439	Pipe	234.390		0.6	450	68.150	65.780	67.800	65.680
1.005	1.5	1.6	16.646	Pipe	332.921		0.6	450	67.800	65.680	67.450	65.630
1.006	1.6	Pond 1	18.636	Pipe	310.599		0.6	450	67.450	65.630	66.700	65.570
1.000	PP1.0	1.1	10.891	Pipe	18.941		0.6	100	68.500	67.700	68.450	67.125
4.000	4.0	4.1	21.254	Pipe	223.729		0.6	300	67.800	66.790	67.850	66.695
4.001	4.1	4.2	14.883	Pipe	228.967		0.6	300	67.850	66.695	67.870	66.630
4.002	4.2	4.3	19.280	Pipe	214.218		0.6	300	67.870	66.630	67.900	66.540
4.003	4.3	4.4	19.264	Pipe	214.049		0.6	300	67.900	66.540	68.000	66.450
4.004	4.4	4.5	12.926	Pipe	215.429		0.6	300	68.000	66.450	68.100	66.390
4.005	4.5	4.6	14.321	Pipe	204.592		0.6	300	68.100	66.390	68.150	66.320
4.006	4.6	4.7	13.148	Pipe	219.127		0.6	300	68.150	66.320	68.180	66.260
4.007	4.7	4.8	15.576	Pipe	222.515		0.6	300	68.180	66.260	68.200	66.190
4.008	4.8	4.9	20.062	Pipe	334.364		0.6	450	68.200	66.040	68.250	65.980
4.009	4.9	4.14	19.420	Pipe	323.674		0.6	450	68.250	65.980	68.400	65.920
1.007	Pond 1	1.8FC	5.194	Pipe	129.853		0.6	225	66.700	65.350	66.700	65.310
1.008	1.8FC	Pond 2	29.815	Pipe	156.923		0.6	225	66.700	65.310	66.250	65.120
1.010	Pond 2	1.11FC	4.019	Pipe	133.960		0.6	225	66.250	65.030	66.250	65.000
1.011	1.11FC	Outfall C1	19.594	Pipe	150.726		0.6	225	66.250	65.000	65.400	64.870
1.000A	PP1.1	1.1	15.164	Pipe	22.466		0.6	100	68.500	67.800	68.450	67.125
2.000	PP2.0	PP2.1	1.951	No Delay								
2.001	PP2.1	1.4	8.598	Pipe	28.661		0.6	100	68.150	67.450	68.150	67.150
6.000	PP6.0	PP6.1	1.507	No Delay								
6.001	PP6.1	PP6.2	1.318	No Delay								
6.002	PP6.2	PP6.3	1.232	No Delay								
6.003	PP6.3	6.3	3.009	Pipe	100.314		0.6	150	67.320	66.590	67.320	66.560
6.004	6.3	Outfall C2	6.995	Pipe	99.932		0.6	150	67.320	66.560	67.360	66.490
7.000	PP7.0	PP6.0	1.135	No Delay								
4.010	4.14	1.3	8.815	Pipe	293.833		0.6	450	68.400	65.920	68.300	65.890
8.000	PP8.0	4.7	5.156	Pipe	9.374		0.6	100	68.200	67.550	68.180	67.000
3.000	PP3.0	Pond 1	1.592	Pipe	15.916		0.6	100	67.000	66.250	66.700	66.150

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Connections Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Name	Lock	Flow Restriction (L/s)
1.001	None	
1.002	All	
1.003	All	
1.004	None	
1.005	None	
1.006	All	
1.000	All	1.58
4.000	All	
4.001	All	
4.002	None	
4.003	None	
4.004	None	
4.005	None	
4.006	None	
4.007	All	
4.008	All	
4.009	None	
1.007	All	
1.008	All	8.78
1.010	All	
1.011	None	4.72
1.000A	All	1.46
2.000		
2.001	All	1.46
6.000		
6.001		
6.002		
6.003	None	4.13
6.004	None	1.04
7.000		
4.010	All	
8.000	All	2.48
3.000	All	1.52

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Inflow Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
CA1.1A	1.1		Time of Concentration	0.015	100	0	100	0.015
CA1.1B	PP1.1		Time of Concentration	0.033	100	10	110	0.037
CA1.1C	PP1.1		Time of Concentration	0.008	100	0	100	0.008
CA1.2A	1.2		Time of Concentration	0.026	100	0	100	0.026
CA1.2B	1.2		Time of Concentration	0.028	100	10	110	0.031
CA1.3B	1.3		Time of Concentration	0.022	100	10	110	0.025
CA1.3A	1.3		Time of Concentration	0.019	100	0	100	0.019
CA1.4A	1.4		Time of Concentration	0.024	100	10	110	0.026
CA1.4B	1.4		Time of Concentration	0.020	100	0	100	0.020
CA1.5A	1.5		Time of Concentration	0.014	100	0	100	0.014
CA1.5B	1.5		Time of Concentration	0.023	100	10	110	0.026
CA1.6A	1.6		Time of Concentration	0.012	100	0	100	0.012
CA1.6B	1.6		Time of Concentration	0.016	100	10	110	0.018
CA4.0A	4.0		Time of Concentration	0.005	100	0	100	0.005
CA4.0B	4.0		Time of Concentration	0.014	100	0	100	0.014
CA4.1A	4.1		Time of Concentration	0.034	100	0	100	0.034
CA4.1B	4.1		Time of Concentration	0.016	100	10	110	0.017
CA4.2A	4.2		Time of Concentration	0.013	100	0	100	0.013
CA4.2B	4.2		Time of Concentration	0.018	100	10	110	0.020
CA4.3A	4.3		Time of Concentration	0.014	100	0	100	0.014

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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CA4.3B	4.3		Time of Concentration	0.015	100	10	110	0.016
CA4.4A	4.4		Time of Concentration	0.011	100	0	100	0.011
CA4.5A	4.5		Time of Concentration	0.012	100	10	110	0.013
CA4.5B	4.5		Time of Concentration	0.012	100	0	100	0.012
CA4.6A	4.6		Time of Concentration	0.012	100	0	100	0.012
CA4.6B	4.6		Time of Concentration	0.025	100	10	110	0.027
CA4.7A	4.7		Time of Concentration	0.014	100	0	100	0.014
CA4.7B	4.7		Time of Concentration	0.014	100	10	110	0.016
CA4.8A	4.8		Time of Concentration	0.018	100	0	100	0.018
CA4.8B	4.8		Time of Concentration	0.015	100	10	110	0.016
CA4.9A	4.9		Time of Concentration	0.018	100	0	100	0.018
CA4.9B	4.9		Time of Concentration	0.014	100	10	110	0.015
CA8.0A	PP8.0		Time of Concentration	0.016	100	0	100	0.016
CA8.0B	PP8.0		Time of Concentration	0.048	100	10	110	0.053
CAPP1A	PP1.0		Time of Concentration	0.023	100	10	110	0.026
CAPP1B	PP1.0		Time of Concentration	0.022	100	10	110	0.024
CAPP1C	PP1.0		Time of Concentration	0.008	100	10	110	0.009
CAPP1E	PP1.0		Time of Concentration	0.008	100	10	110	0.008
CAPP1D	PP1.0		Time of Concentration	0.008	100	10	110	0.009
CAPP1F	PP1.0		Time of Concentration	0.006	100	10	110	0.007
CAPP1G	PP1.0		Time of Concentration	0.034	100	0	100	0.034

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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CAPP2.0B	PP2.0		Time of Concentration	0.069	100	10	110	0.075
CAPP2.0A	PP2.0		Time of Concentration	0.031	100	0	100	0.031
CAPP2.1C	PP2.1		Time of Concentration	0.011	100	10	110	0.012
CAPP2.1B	PP2.1		Time of Concentration	0.046	100	10	110	0.051
CAPP2.1A	PP2.1		Time of Concentration	0.038	100	0	100	0.038
CAPP3.0A	PP3.0		Time of Concentration	0.047	100	0	100	0.047
CAPP6.0A	PP6.0		Time of Concentration	0.026	100	10	110	0.028
CAPP6.0B	PP6.0		Time of Concentration	0.012	100	0	100	0.012
CAPP6.0C	PP6.0		Time of Concentration	0.028	100	0	100	0.028
CAPP6.1B	PP6.1		Time of Concentration	0.007	100	0	100	0.007
CAPP6.1C	PP6.1		Time of Concentration	0.025	100	10	110	0.027
CAPP6.1A	PP6.1		Time of Concentration	0.012	100	0	100	0.012
CAPP6.2A	PP6.2		Time of Concentration	0.045	100	0	100	0.045
CAPP6.3B	PP6.3		Time of Concentration	0.009	100	0	100	0.009
CAPP6.3A	PP6.3		Time of Concentration	0.026	100	0	100	0.026
CAPP7.0A	PP7.0		Time of Concentration	0.015	100	0	100	0.015
CAPP7.0B	PP7.0		Time of Concentration	0.023	100	0	100	0.023
PPCA3.0B	PP3.0		Time of Concentration	0.026	100	10	110	0.029
TOTAL		0.0		1.220				1.280

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Junctions Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 1 years: +0 %: 15 mins: Summer	68.450	67.000	67.034	0.034	2.3	0.039	0.000	2.1	1.409	OK
1.2	FSR: 1 years: +0 %: 15 mins: Summer	68.350	66.780	66.842	0.062	11.3	0.070	0.000	10.5	5.351	OK
1.3	FSR: 1 years: +0 %: 15 mins: Summer	68.300	65.890	66.044	0.154	48.6	0.174	0.000	45.4	29.366	OK
1.4	FSR: 1 years: +0 %: 30 mins: Summer	68.150	65.780	65.940	0.160	48.8	0.181	0.000	48.6	45.218	OK
1.5	FSR: 1 years: +0 %: 30 mins: Summer	67.800	65.680	65.867	0.187	52.8	0.211	0.000	52.6	48.696	OK
1.6	FSR: 1 years: +0 %: 30 mins: Summer	67.450	65.630	65.810	0.180	55.7	0.204	0.000	55.4	51.134	OK
4.0	FSR: 1 years: +0 %: 15 mins: Summer	67.800	66.790	66.829	0.039	3.0	0.044	0.000	2.8	1.315	OK
4.1	FSR: 1 years: +0 %: 15 mins: Summer	67.850	66.695	66.775	0.080	11.1	0.091	0.000	10.3	4.904	OK
4.2	FSR: 1 years: +0 %: 15 mins: Summer	67.870	66.630	66.724	0.094	15.5	0.107	0.000	14.6	7.159	OK
4.3	FSR: 1 years: +0 %: 15 mins: Summer	67.900	66.540	66.647	0.107	19.3	0.121	0.000	18.1	9.205	OK
4.4	FSR: 1 years: +0 %: 15 mins: Summer	68.000	66.450	66.562	0.112	19.8	0.127	0.000	18.5	9.921	OK
4.5	FSR: 1 years: +0 %: 15 mins: Summer	68.100	66.390	66.509	0.119	22.5	0.135	0.000	21.1	11.642	OK
4.6	FSR: 1 years: +0 %: 15 mins: Summer	68.150	66.320	66.457	0.137	27.5	0.155	0.000	25.9	14.386	OK
4.7	FSR: 1 years: +0 %: 15 mins: Summer	68.180	66.260	66.400	0.140	30.7	0.158	0.000	28.2	16.719	OK
4.8	FSR: 1 years: +0 %: 15 mins: Summer	68.200	66.040	66.181	0.141	33.6	0.160	0.000	31.9	18.992	OK
4.9	FSR: 1 years: +0 %: 15 mins: Summer	68.250	65.980	66.125	0.145	37.3	0.164	0.000	34.0	21.205	OK
4.14	FSR: 1 years: +0 %: 30 mins: Summer	68.400	65.920	66.067	0.147	31.9	0.166	0.000	31.9	29.051	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025						
					Designed by: EE		Checked by: LD		Approved By: RF		
Report Details: Type: Junctions Summary Storm Phase: Phase					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN						
1.8FC	FSR: 1 years: +0 %: 480 mins: Summer	66.700	65.310	65.577	0.267	7.1	1.889	0.000	7.1	193.262	Surcharged
1.11FC	FSR: 1 years: +0 %: 1440 mins: Winter	66.250	65.000	65.351	0.351	4.4	2.479	0.000	4.4	294.325	Surcharged
Outfall C1	FSR: 1 years: +0 %: 480 mins: Summer		64.870	64.919	0.049	4.4			4.4	139.058	OK
6.3	FSR: 1 years: +0 %: 960 mins: Summer	67.320	66.560	66.755	0.195	0.5	0.614	0.000	0.5	41.138	Surcharged
Outfall C2	FSR: 1 years: +0 %: 960 mins: Summer		66.490	66.507	0.017	0.5			0.5	41.121	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Junctions Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 30 years: +0 %: 15 mins: Summer	68.450	67.000	67.054	0.054	5.8	0.061	0.000	5.4	3.371	OK
1.2	FSR: 30 years: +0 %: 15 mins: Summer	68.350	66.780	66.883	0.103	27.8	0.117	0.000	26.3	13.062	OK
1.3	FSR: 30 years: +0 %: 15 mins: Summer	68.300	65.890	66.174	0.284	125.5	0.321	0.000	118.9	72.685	OK
1.4	FSR: 30 years: +0 %: 15 mins: Summer	68.150	65.780	66.087	0.307	136.9	0.347	0.000	126.4	80.336	OK
1.5	FSR: 30 years: +0 %: 15 mins: Summer	67.800	65.680	66.015	0.335	142.2	0.379	0.000	133.6	86.973	OK
1.6	FSR: 30 years: +0 %: 30 mins: Summer	67.450	65.630	65.936	0.306	137.1	0.346	0.000	136.8	124.617	OK
4.0	FSR: 30 years: +0 %: 15 mins: Summer	67.800	66.790	66.853	0.063	7.4	0.071	0.000	6.6	3.224	OK
4.1	FSR: 30 years: +0 %: 15 mins: Summer	67.850	66.695	66.834	0.139	26.9	0.157	0.000	25.4	12.030	OK
4.2	FSR: 30 years: +0 %: 15 mins: Summer	67.870	66.630	66.795	0.165	38.2	0.186	0.000	36.2	17.559	OK
4.3	FSR: 30 years: +0 %: 15 mins: Summer	67.900	66.540	66.731	0.191	47.9	0.216	0.000	45.0	22.593	OK
4.4	FSR: 30 years: +0 %: 15 mins: Summer	68.000	66.450	66.663	0.213	49.2	0.240	0.000	45.7	24.392	OK
4.5	FSR: 30 years: +0 %: 15 mins: Summer	68.100	66.390	66.626	0.236	55.5	0.266	0.000	51.9	28.644	OK
4.6	FSR: 30 years: +0 %: 15 mins: Summer	68.150	66.320	66.585	0.265	67.6	0.300	0.000	64.4	35.411	OK
4.7	FSR: 30 years: +0 %: 15 mins: Summer	68.180	66.260	66.517	0.257	76.1	0.291	0.000	72.0	41.364	OK
4.8	FSR: 30 years: +0 %: 15 mins: Summer	68.200	66.040	66.294	0.254	85.1	0.288	0.000	81.7	47.007	OK
4.9	FSR: 30 years: +0 %: 15 mins: Summer	68.250	65.980	66.247	0.267	94.8	0.301	0.000	87.9	52.537	OK
4.14	FSR: 30 years: +0 %: 15 mins: Summer	68.400	65.920	66.200	0.280	87.9	0.316	0.000	82.3	52.414	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025						
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Report Details: Type: Junctions Summary Storm Phase: Phase					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN						
1.8FC	FSR: 30 years: +0 %: 1440 mins: Summer	66.700	65.310	65.945	0.635	11.9	4.492	0.000	8.7	572.662	Surcharged
1.11FC	FSR: 30 years: +0 %: 240 mins: Summer	66.250	65.000	65.297	0.297	4.4	2.100	0.000	4.4	83.274	Surcharged
Outfall C1	FSR: 30 years: +0 %: 240 mins: Summer		64.870	64.919	0.049	4.4			4.4	83.203	OK
6.3	FSR: 30 years: +0 %: 1440 mins: Winter	67.320	66.560	66.914	0.354	0.7	1.111	0.000	0.7	90.753	Surcharged
Outfall C2	FSR: 30 years: +0 %: 1440 mins: Winter		66.490	66.510	0.020	0.7			0.7	90.731	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Junctions Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +35: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 30 years: +35 %: 15 mins: Summer	68.450	67.000	67.064	0.064	8.0	0.073	0.000	7.5	4.444	OK
1.2	FSR: 30 years: +35 %: 15 mins: Summer	68.350	66.780	66.905	0.125	37.9	0.142	0.000	35.9	17.549	OK
1.3	FSR: 30 years: +35 %: 15 mins: Summer	68.300	65.890	66.255	0.365	164.4	0.413	0.000	155.6	98.125	OK
1.4	FSR: 30 years: +35 %: 15 mins: Summer	68.150	65.780	66.185	0.405	179.9	0.458	0.000	166.6	108.555	OK
1.5	FSR: 30 years: +35 %: 15 mins: Summer	67.800	65.680	66.105	0.425	188.0	0.481	0.000	180.5	117.475	OK
1.6	FSR: 30 years: +35 %: 15 mins: Summer	67.450	65.630	66.011	0.381	196.0	0.431	0.000	185.5	123.044	OK
4.0	FSR: 30 years: +35 %: 15 mins: Summer	67.800	66.790	66.881	0.091	10.0	0.103	0.000	8.7	4.355	OK
4.1	FSR: 30 years: +35 %: 15 mins: Summer	67.850	66.695	66.867	0.172	36.1	0.194	0.000	34.1	16.238	OK
4.2	FSR: 30 years: +35 %: 15 mins: Winter	67.870	66.630	66.826	0.196	48.0	0.222	0.000	45.7	23.721	OK
4.3	FSR: 30 years: +35 %: 15 mins: Summer	67.900	66.540	66.838	0.298	52.1	0.337	0.000	47.5	30.533	OK
4.4	FSR: 30 years: +35 %: 15 mins: Summer	68.000	66.450	66.791	0.341	53.2	0.385	0.000	49.2	32.975	Surcharged
4.5	FSR: 30 years: +35 %: 15 mins: Summer	68.100	66.390	66.750	0.360	62.5	0.407	0.000	59.8	38.727	Surcharged
4.6	FSR: 30 years: +35 %: 15 mins: Summer	68.150	66.320	66.691	0.371	80.9	0.420	0.000	79.5	47.869	Surcharged
4.7	FSR: 30 years: +35 %: 15 mins: Summer	68.180	66.260	66.595	0.335	95.1	0.379	0.000	92.3	55.748	Surcharged
4.8	FSR: 30 years: +35 %: 15 mins: Summer	68.200	66.040	66.355	0.315	110.1	0.357	0.000	105.5	63.403	OK
4.9	FSR: 30 years: +35 %: 15 mins: Summer	68.250	65.980	66.316	0.336	123.1	0.380	0.000	113.3	70.925	OK
4.14	FSR: 30 years: +35 %: 15 mins: Summer	68.400	65.920	66.278	0.358	113.3	0.404	0.000	105.6	70.790	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025							
					Designed by: EE		Checked by: LD		Approved By: RF			
					Report Details: Type: Junctions Summary Storm Phase: Phase							Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN
1.8FC	FSR: 30 years: +35 %: 1440 mins: Winter	66.700	65.310	66.178	0.868	12.6	6.137	0.000	8.7			695.957
1.11FC	FSR: 30 years: +35 %: 8640 mins: Summer	66.250	65.000	65.724	0.724	4.4	5.120	0.000	4.4	1228.817	Surcharged	
Outfall C1	FSR: 30 years: +35 %: 8640 mins: Summer		64.870	64.919	0.049	4.4			4.4	1228.815	OK	
6.3	FSR: 30 years: +35 %: 2160 mins: Summer	67.320	66.560	67.019	0.459	0.8	1.442	0.000	0.8	154.083	Surcharged	
Outfall C2	FSR: 30 years: +35 %: 2160 mins: Summer		66.490	66.511	0.021	0.8			0.8	154.061	OK	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
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Report Details: Type: Junctions Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 100 years: +0 %: 15 mins: Summer	68.450	67.000	67.063	0.063	7.6	0.071	0.000	7.1	4.267	OK
1.2	FSR: 100 years: +0 %: 15 mins: Summer	68.350	66.780	66.902	0.122	36.2	0.138	0.000	34.3	16.811	OK
1.3	FSR: 100 years: +0 %: 15 mins: Summer	68.300	65.890	66.241	0.351	159.2	0.397	0.000	150.9	93.988	OK
1.4	FSR: 100 years: +0 %: 15 mins: Summer	68.150	65.780	66.166	0.386	174.2	0.437	0.000	161.3	103.964	OK
1.5	FSR: 100 years: +0 %: 15 mins: Summer	67.800	65.680	66.090	0.410	181.8	0.464	0.000	173.5	112.581	OK
1.6	FSR: 100 years: +0 %: 15 mins: Summer	67.450	65.630	66.000	0.370	188.3	0.418	0.000	177.5	118.072	OK
4.0	FSR: 100 years: +0 %: 15 mins: Summer	67.800	66.790	66.876	0.086	9.6	0.097	0.000	8.4	4.169	OK
4.1	FSR: 100 years: +0 %: 15 mins: Summer	67.850	66.695	66.861	0.166	34.6	0.188	0.000	32.2	15.558	OK
4.2	FSR: 100 years: +0 %: 15 mins: Summer	67.870	66.630	66.828	0.198	48.7	0.224	0.000	46.3	22.722	OK
4.3	FSR: 100 years: +0 %: 15 mins: Winter	67.900	66.540	66.769	0.229	57.8	0.259	0.000	51.2	29.250	OK
4.4	FSR: 100 years: +0 %: 15 mins: Summer	68.000	66.450	66.769	0.319	50.9	0.360	0.000	48.8	31.589	Surcharged
4.5	FSR: 100 years: +0 %: 15 mins: Summer	68.100	66.390	66.735	0.345	61.6	0.390	0.000	59.4	37.095	Surcharged
4.6	FSR: 100 years: +0 %: 15 mins: Summer	68.150	66.320	66.675	0.355	79.6	0.401	0.000	77.0	45.851	Surcharged
4.7	FSR: 100 years: +0 %: 15 mins: Summer	68.180	66.260	66.581	0.321	92.0	0.363	0.000	89.0	53.436	Surcharged
4.8	FSR: 100 years: +0 %: 15 mins: Summer	68.200	66.040	66.344	0.304	106.0	0.344	0.000	101.5	60.751	OK
4.9	FSR: 100 years: +0 %: 15 mins: Summer	68.250	65.980	66.304	0.324	118.4	0.366	0.000	109.9	67.946	OK
4.14	FSR: 100 years: +0 %: 15 mins: Summer	68.400	65.920	66.264	0.344	109.9	0.389	0.000	102.9	67.813	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025						
					Designed by: EE		Checked by: LD		Approved By: RF		
Report Details: Type: Junctions Summary Storm Phase: Phase					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN						
1.8FC	FSR: 100 years: +0 %: 720 mins: Winter	66.700	65.310	66.158	0.848	12.1	5.994	0.000	8.7	443.940	Surcharged
1.11FC	FSR: 100 years: +0 %: 7200 mins: Summer	66.250	65.000	65.704	0.704	4.4	4.976	0.000	4.4	1089.691	Surcharged
Outfall C1	FSR: 100 years: +0 %: 7200 mins: Summer		64.870	64.919	0.049	4.4			4.4	1089.689	OK
6.3	FSR: 100 years: +0 %: 2160 mins: Winter	67.320	66.560	66.995	0.435	0.8	1.367	0.000	0.8	148.805	Surcharged
Outfall C2	FSR: 100 years: +0 %: 2160 mins: Winter		66.490	66.511	0.021	0.8			0.8	148.783	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Junctions Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Outflow

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
1.1	FSR: 100 years: +40 %: 15 mins: Summer	68.450	67.000	67.075	0.075	10.8	0.085	0.000	10.2	5.802	OK
1.2	FSR: 100 years: +40 %: 15 mins: Summer	68.350	66.780	66.934	0.154	51.0	0.174	0.000	48.3	23.317	OK
1.3	FSR: 100 years: +40 %: 15 mins: Summer	68.300	65.890	66.555	0.665	198.3	0.752	0.000	190.5	131.637	Surcharged
1.4	FSR: 100 years: +40 %: 15 mins: Summer	68.150	65.780	66.420	0.640	223.1	0.724	0.000	211.8	145.423	Surcharged
1.5	FSR: 100 years: +40 %: 15 mins: Summer	67.800	65.680	66.259	0.579	240.5	0.654	0.000	230.7	156.512	Surcharged
1.6	FSR: 100 years: +40 %: 15 mins: Summer	67.450	65.630	66.111	0.481	251.5	0.544	0.000	240.4	162.892	Surcharged
4.0	FSR: 100 years: +40 %: 15 mins: Summer	67.800	66.790	67.180	0.390	13.5	0.441	0.000	16.5	6.072	Surcharged
4.1	FSR: 100 years: +40 %: 15 mins: Winter	67.850	66.695	67.063	0.368	34.5	0.416	0.000	35.8	21.974	Surcharged
4.2	FSR: 100 years: +40 %: 15 mins: Winter	67.870	66.630	67.043	0.413	42.9	0.467	0.000	47.2	31.885	Surcharged
4.3	FSR: 100 years: +40 %: 15 mins: Summer	67.900	66.540	67.076	0.536	60.9	0.606	0.000	58.2	41.050	Surcharged
4.4	FSR: 100 years: +40 %: 15 mins: Summer	68.000	66.450	67.019	0.569	60.0	0.643	0.000	65.2	44.333	Surcharged
4.5	FSR: 100 years: +40 %: 15 mins: Summer	68.100	66.390	66.985	0.595	69.3	0.673	0.000	73.8	52.057	Surcharged
4.6	FSR: 100 years: +40 %: 30 mins: Summer	68.150	66.320	66.891	0.571	89.2	0.646	0.000	88.1	84.799	Surcharged
4.7	FSR: 100 years: +40 %: 30 mins: Summer	68.180	66.260	66.769	0.509	103.0	0.576	0.000	102.1	100.888	Surcharged
4.8	FSR: 100 years: +40 %: 30 mins: Summer	68.200	66.040	66.590	0.550	117.8	0.623	0.000	117.0	114.464	Surcharged
4.9	FSR: 100 years: +40 %: 30 mins: Summer	68.250	65.980	66.551	0.571	132.6	0.646	0.000	131.7	127.870	Surcharged
4.14	FSR: 100 years: +40 %: 15 mins: Summer	68.400	65.920	66.580	0.660	126.7	0.746	0.000	133.8	95.058	Surcharged

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage					Date: 13/02/2025							
					Designed by: EE		Checked by: LD			Approved By: RF		
Report Details: Type: Junctions Summary Storm Phase: Phase					Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN							
1.8FC	FSR: 100 years: +40 %: 2880 mins: Summer	66.700	65.310	66.206	0.896	8.9	6.336	0.000	8.7	1251.914	Surcharged	
1.11FC	FSR: 100 years: +40 %: 5760 mins: Winter	66.250	65.000	65.984	0.984	4.4	6.959	0.000	4.4	1463.288	Flood Risk	
Outfall C1	FSR: 100 years: +40 %: 10080 mins: Winter		64.870	64.919	0.049	4.4			4.4	1623.505	OK	
6.3	FSR: 100 years: +40 %: 2880 mins: Winter	67.320	66.560	67.130	0.570	0.9	1.790	0.000	0.9	229.081	Flood Risk	
Outfall C2	FSR: 100 years: +40 %: 2880 mins: Winter		66.490	66.513	0.023	0.9			0.9	229.059	OK	

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



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

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 1 years: +0 %: 480 mins: Summer	65.579	65.579	0.229	0.229	17.4	63.036	0.000	7.1	193.859	95	87.987	OK
Pond 2	FSR: 1 years: +0 %: 960 mins: Summer	65.395	65.395	0.365	0.365	6.9	75.365	0.000	4.5	256.165	151	77.970	OK
PP1.0	FSR: 1 years: +0 %: 480 mins: Summer	67.949	67.865	0.059	0.165	3.3	16.667	0.000	0.7	23.313	284	88.577	OK
PP1.1	FSR: 1 years: +0 %: 180 mins: Summer	67.915	67.914	0.075	0.114	2.4	4.458	0.000	0.6	6.811	79	84.836	OK
PP2.0	FSR: 1 years: +0 %: 480 mins: Summer	67.856	67.799	0.058	0.149	3.1	15.226	0.000	0.7	21.692	268	86.931	OK
PP2.1	FSR: 1 years: +0 %: 960 mins: Summer	67.649	67.626	0.051	0.176	2.3	23.307	0.000	0.7	51.268	332	83.317	OK
PP3.0	FSR: 1 years: +0 %: 480 mins: Summer	66.556	66.355	0.041	0.105	2.2	11.898	0.000	0.6	14.833	374	93.649	OK
PP6.0	FSR: 1 years: +0 %: 120 mins: Summer	67.330	67.175	0.061	0.175	4.6	6.558	0.000	1.3	9.171	80	86.362	OK
PP6.1	FSR: 1 years: +0 %: 360 mins: Summer	66.939	66.926	0.042	0.196	2.6	7.890	0.000	1.2	21.726	69	83.039	OK
PP6.2	FSR: 1 years: +0 %: 600 mins: Summer	66.816	66.814	0.102	0.164	2.1	11.479	0.000	1.0	32.340	109	80.218	OK
PP6.3	FSR: 1 years: +0 %: 960 mins: Summer	66.765	66.765	0.118	0.175	1.5	21.582	0.000	0.5	41.571	391	77.480	OK
PP7.0	FSR: 1 years: +0 %: 10080 mins: Summer	67.283	67.283	0.129	0.253	0.1	12.855	0.000	0.1	7.033	2879	66.658	OK
PP8.0	FSR: 1 years: +0 %: 180 mins: Summer	67.719	67.674	0.064	0.124	3.7	7.440	0.000	1.1	10.603	119	86.726	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 30 years: +0 %: 600 mins: Summer	65.986	65.986	0.636	0.636	32.7	199.491	0.000	12.1	346.640	162	61.983	OK
Pond 2	FSR: 30 years: +0 %: 1440 mins: Summer	65.735	65.735	0.705	0.705	14.9	165.058	0.000	5.8	481.060	325	51.752	OK
PP1.0	FSR: 30 years: +0 %: 360 mins: Winter	67.990	67.988	0.100	0.288	5.9	39.133	0.000	1.0	31.165	395	73.179	OK
PP1.1	FSR: 30 years: +0 %: 180 mins: Summer	68.060	68.059	0.219	0.259	5.6	11.287	0.000	0.9	13.629	138	61.612	OK
PP2.0	FSR: 30 years: +0 %: 360 mins: Winter	67.919	67.917	0.121	0.267	5.5	36.370	0.000	0.9	27.006	416	68.782	OK
PP2.1	FSR: 30 years: +0 %: 960 mins: Winter	67.748	67.746	0.150	0.296	3.2	50.024	0.000	1.0	86.475	487	64.192	OK
PP3.0	FSR: 30 years: +0 %: 480 mins: Summer	66.578	66.453	0.062	0.203	4.8	25.891	0.000	0.8	30.694	376	86.179	OK
PP6.0	FSR: 30 years: +0 %: 120 mins: Summer	67.372	67.325	0.103	0.325	10.9	16.168	0.000	1.8	17.530	115	66.380	OK
PP6.1	FSR: 30 years: +0 %: 480 mins: Winter	67.119	67.118	0.222	0.388	3.3	21.101	0.000	1.4	50.968	140	54.637	OK
PP6.2	FSR: 30 years: +0 %: 960 mins: Summer	66.994	66.993	0.280	0.343	2.8	26.873	0.000	1.2	76.302	202	53.692	OK
PP6.3	FSR: 30 years: +0 %: 1440 mins: Winter	66.932	66.931	0.285	0.341	1.6	46.109	0.000	0.7	91.688	625	51.886	OK
PP7.0	FSR: 30 years: +0 %: 1440 mins: Summer	67.333	67.333	0.179	0.303	1.0	16.221	0.000	0.4	10.962	767	57.928	OK
PP8.0	FSR: 30 years: +0 %: 180 mins: Summer	67.786	67.783	0.131	0.233	8.7	17.865	0.000	1.5	22.222	128	68.126	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 30 years: Increase Rainfall (%): +35: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 30 years: +35 %: 960 mins: Winter	66.200	66.200	0.850	0.850	21.2	284.738	0.000	12.0	548.047	277	45.737	OK
Pond 2	FSR: 30 years: +35 %: 2160 mins: Winter	65.902	65.902	0.872	0.872	8.2	216.662	0.000	4.5	805.819	481	36.668	OK
PP1.0	FSR: 30 years: +35 %: 360 mins: Winter	68.068	68.065	0.178	0.365	8.0	54.744	0.000	1.1	35.988	504	62.480	OK
PP1.1	FSR: 30 years: +35 %: 180 mins: Summer	68.154	68.153	0.314	0.353	7.6	15.763	0.000	1.1	16.696	168	46.386	OK
PP2.0	FSR: 30 years: +35 %: 480 mins: Winter	68.001	67.999	0.203	0.349	5.9	51.681	0.000	0.9	37.681	534	55.640	OK
PP2.1	FSR: 30 years: +35 %: 960 mins: Winter	67.823	67.820	0.225	0.370	4.0	66.767	0.000	1.1	98.897	576	52.207	OK
PP3.0	FSR: 30 years: +35 %: 360 mins: Summer	66.599	66.501	0.083	0.251	8.0	35.452	0.000	0.9	27.952	474	81.076	OK
PP6.0	FSR: 30 years: +35 %: 120 mins: Summer	67.417	67.407	0.148	0.407	14.7	22.887	0.000	1.8	18.685	157	52.407	OK
PP6.1	FSR: 30 years: +35 %: 600 mins: Winter	67.228	67.226	0.331	0.496	3.7	28.616	0.000	1.4	71.603	181	38.483	OK
PP6.2	FSR: 30 years: +35 %: 1440 mins: Winter	67.112	67.111	0.399	0.461	2.2	37.103	0.000	1.2	119.864	271	36.062	OK
PP6.3	FSR: 30 years: +35 %: 2160 mins: Summer	67.043	67.042	0.396	0.452	2.0	62.411	0.000	0.8	155.055	739	34.875	OK
PP7.0	FSR: 30 years: +35 %: 360 mins: Winter	67.406	67.406	0.253	0.376	2.7	21.128	0.000	0.5	9.576	800	45.201	OK
PP8.0	FSR: 30 years: +35 %: 180 mins: Summer	67.857	67.853	0.203	0.303	11.7	24.761	0.000	1.8	26.853	157	55.823	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +0: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 100 years: +0 %: 720 mins: Summer	66.161	66.161	0.811	0.811	35.6	268.380	0.000	12.3	447.067	257	48.854	OK
Pond 2	FSR: 100 years: +0 %: 1440 mins: Winter	65.875	65.875	0.845	0.845	15.4	208.114	0.000	6.2	547.466	501	39.167	OK
PP1.0	FSR: 100 years: +0 %: 360 mins: Winter	68.058	68.054	0.167	0.354	7.7	52.674	0.000	1.1	35.393	490	63.898	OK
PP1.1	FSR: 100 years: +0 %: 180 mins: Summer	68.145	68.144	0.304	0.344	7.4	15.298	0.000	1.1	16.404	165	47.968	OK
PP2.0	FSR: 100 years: +0 %: 360 mins: Winter	67.990	67.988	0.192	0.338	7.2	49.646	0.000	0.9	28.676	560	57.387	OK
PP2.1	FSR: 100 years: +0 %: 960 mins: Winter	67.809	67.806	0.211	0.356	3.9	63.673	0.000	1.1	96.751	559	54.422	OK
PP3.0	FSR: 100 years: +0 %: 360 mins: Summer	66.597	66.495	0.081	0.245	7.7	34.148	0.000	0.9	27.471	466	81.772	OK
PP6.0	FSR: 100 years: +0 %: 120 mins: Summer	67.407	67.398	0.138	0.398	14.3	22.189	0.000	1.8	18.603	152	53.858	OK
PP6.1	FSR: 100 years: +0 %: 600 mins: Winter	67.211	67.210	0.314	0.480	3.6	27.468	0.000	1.4	69.568	177	40.949	OK
PP6.2	FSR: 100 years: +0 %: 1440 mins: Winter	67.090	67.089	0.376	0.439	2.1	35.186	0.000	1.2	115.363	263	39.366	OK
PP6.3	FSR: 100 years: +0 %: 2160 mins: Winter	67.018	67.017	0.371	0.427	1.6	58.714	0.000	0.8	149.664	717	38.733	OK
PP7.0	FSR: 100 years: +0 %: 360 mins: Winter	67.394	67.394	0.240	0.364	2.6	20.296	0.000	0.5	9.086	770	47.360	OK
PP8.0	FSR: 100 years: +0 %: 180 mins: Summer	67.850	67.846	0.195	0.296	11.4	24.028	0.000	1.8	26.410	154	57.131	OK

Stanbury House Spencers Wood: Phase 2 Surface Water Drainage	Date: 13/02/2025		
	Designed by: EE	Checked by: LD	Approved By: RF
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase	Stantec UK Ltd.: Caversham Bridge House Waterman Place Reading RG1 8DN		



FSR: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. Resident Volume

Stormwater Control	Storm Event	Max. US Level (m)	Max. DS Level (m)	Max. US Depth (m)	Max. DS Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Half Drain Down Time (mins)	Percentage Available (%)	Status
Pond 1	FSR: 100 years: +40 %: 960 mins: Winter	66.462	66.462	1.112	1.112	26.6	403.121	0.000	12.7	648.022	365	23.176	OK
Pond 2	FSR: 100 years: +40 %: 2160 mins: Winter	66.117	66.117	1.087	1.087	8.5	291.374	0.000	4.5	923.439	611	14.829	OK
PP1.0	FSR: 100 years: +40 %: 360 mins: Winter	68.177	68.172	0.286	0.472	10.8	76.576	0.000	1.3	41.783	585	47.517	OK
PP1.1	FSR: 100 years: +40 %: 180 mins: Summer	68.293	68.291	0.453	0.491	10.3	22.289	0.000	1.3	20.418	205	24.192	OK
PP2.0	FSR: 100 years: +40 %: 480 mins: Winter	68.118	68.116	0.320	0.466	8.0	73.574	0.000	0.9	40.825	755	36.849	OK
PP2.1	FSR: 100 years: +40 %: 960 mins: Winter	67.921	67.917	0.322	0.467	5.1	88.641	0.000	1.3	112.807	684	36.549	OK
PP3.0	FSR: 100 years: +40 %: 360 mins: Winter	66.596	66.561	0.080	0.311	7.1	50.037	0.000	1.0	28.215	529	73.291	OK
PP6.0	FSR: 100 years: +40 %: 180 mins: Winter	67.541	67.536	0.272	0.536	10.8	33.616	0.000	1.8	27.959	175	30.096	OK
PP6.1	FSR: 100 years: +40 %: 720 mins: Winter	67.365	67.363	0.468	0.633	4.0	38.088	0.000	1.5	92.991	233	18.121	OK
PP6.2	FSR: 100 years: +40 %: 2160 mins: Winter	67.239	67.238	0.526	0.588	2.2	48.073	0.000	1.3	184.786	337	17.158	OK
PP6.3	FSR: 100 years: +40 %: 2880 mins: Winter	67.159	67.159	0.513	0.569	1.8	79.600	0.000	0.9	230.124	852	16.939	OK
PP7.0	FSR: 100 years: +40 %: 480 mins: Winter	67.537	67.537	0.383	0.507	2.9	29.900	0.000	0.5	15.660	1138	22.450	OK
PP8.0	FSR: 100 years: +40 %: 180 mins: Summer	67.961	67.955	0.306	0.405	16.0	34.817	0.000	2.1	32.398	194	37.881	OK

Edney, Elizabeth

From: [REDACTED]
Sent: 24 February 2025 15:21
To: Edney, Elizabeth
Subject: RE: Discharge of Surface Water Runoff from Phase 2 Spencers Wood Development to Watercourse

Hi Elizabeth,

Thank you for your email.

The principle of above ground attenuation (for the 1 in 100-year plus 40% CC) with controlled discharge at Q_{Bar} is acceptable.

We would however anticipate seeing permeable paving, swales, tree pits... incorporated in the design.

The receiving ditch should adequately maintained to receive flows which increasing flood risk downstream.

Please refer to WBS SuDS strategy, which is available online. <https://www.wokingham.gov.uk/community-and-safety/emergencies/flooding-and-drainage/sustainable-drainage-systems-suds-strategy>

Kind regards,

From: Edney, Elizabeth <elizabeth.edney@stantec.com>
Sent: 24 February 2025 14:44
To: [REDACTED]
Subject: Discharge of Surface Water Runoff from Phase 2 Spencers Wood Development to Watercourse

Good Afternoon [REDACTED]

I have been passed your details by my colleague Richard Fisher.

We are preparing a surface water drainage strategy for Phase 2 of the Stanbury House, Spencers Wood development, and are proposing to discharge surface water runoff to the adjacent ditches within the application site boundary at the equivalent QBAR rate for the proposed impermeable areas. A copy of the masterplan showing the ditches and the proposed outfall points is attached for reference.

Phase 1 to the east has been constructed and surface water runoff discharges to the ditch network via an attenuation pond. We are proposing to discharge via attenuation ponds and/or permeable pavements.

If you are the right contact within the LLFA, please can you confirm in principle that this is acceptable for Phase 2, or be able to pass this email on to the relevant person for them to confirm that this is acceptable?

Many thanks in advance.

Kind Regards,

Elizabeth Edney

BSc MSc MCIWEM
Principal Flood Risk and Drainage Engineer

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