

Appendix D

Site Layout



- 50m
- Proposed Site Boundary
 - 1.5m Exclusion Zone from Centre of the New Well for the Pumping Station
 - Proposed 2.4m/3m Visibility at the Site Entrance
 - Indicative Tree Planting
 - Existing Trees & associated RPA to be retained
 - Existing Trees / Vegetation to be Removed or Reduced
 - Proposed Affordable Accommodation
 - Proposed First Home Accommodation
 - Proposed Shared Ownership Accommodation
 - Flood Zone -2
 - Flood Zone -3

I	01-12-25	SUDS Design Updated	CT
H	01-12-25	Visitor Spaces Adjusted	CT
G	22-11-25	Highways updates	CT
F	24-11-25	SUDs Design Updated	CT
E	14-11-25	Plots 17, 18 & 39 Amended	CT
D	12-11-25	Amended to client/consultant comments	CT
C	06-11-25	Amended to client/consultant comments	CT
B	05-11-25	Amended to client/consultant comments	CT
A	25-10-25	Amended to client comments	CT
Rev	Date	Amendment	Initials

Project:
LAND AT PARK LANE
CHARVIL
Client:
BELLWAY (THAMES VALLEY)
Drawing:
PROPOSED SITE LAYOUT

Drawing no: 25.2208.2000 Rev: 1

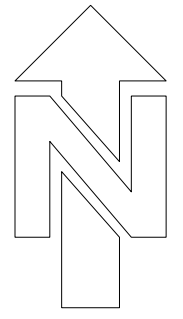
Scale@A0: 1:500 Date: APR 2025 Drawn: CLP Checked: -

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All dimensions and measurements to be checked on site.
Do not scale from this drawing. This drawing is to be printed in colour.

Appendix E

Drained Area Plan & Runoff Calculations



DRAINED AREA LEGEND

- Site Boundary
- Catchment split (A & B)
- Draught area
- Catchment A: 3300m² (0.33ha)
+100 (max) distance
3300m² (0.33ha)
- Catchment B: 15400m² (1.54ha)
+100 (max) distance
15400m² (1.54ha)
- Surface Water Sewer
- Surface water manhole
- Surface water flow control
- Trapped road gully
- Proposed highway rain garden

P2	ISSUED FOR PLANNING	JPC	04/12/25
P1	FIRST ISSUE	JPC	22/11/25
MC	REVISION	BY	DATE

DRAWING STATUS

NOT FOR CONSTRUCTION

CLIENT

Bellway

DRAWING TITLE

DRAINED AREAS

PROJECT

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Drawn	CHD	Scale	Date
JPC	JPC	1:500BA1	NOV2025

Proposed of use:
PLANNING

Drawing Number	Revision
P25-0896 SK104	P2

P25-0896 -Park Lane, Charvil - Modified Rational Method Runoff Estimate (Post Development)

Peak Runoff Rate = $2.78 \times \text{Volume Runoff Coefficient (Cv)} \times \text{Area (A)} \times \text{Peak Rainfall Intensity (I}_{\text{peak}})$

Runoff Volume = $2.78 \times \text{Volume Runoff Coefficient (Cv)} \times \text{Area (A)} \times \text{Peak Rainfall Intensity (I}_{\text{avg}}) \times \text{Storm Duration}$

Return Period	Cv	I _(peak) (mm)	I _(ave) (mm)	A (Ha)	Peak Runoff Rate (l/s)	Runoff Volume (m ³)
2	1.0	16.610	4.274	1.600	73.9	410.3
30	1.0	36.459	9.382	1.600	162.2	900.7
30+35	1.0	49.220	12.666	1.600	218.9	1215.9
100	1.0	47.228	12.153	1.600	210.1	1166.7
100+40	1.0	66.119	17.014	1.600	294.1	1633.4