



**Do not scale from this drawing.**  
 This drawing is for planning purposes only. It is not intended to be used for construction purposes. The accuracy of this drawing may be reliant upon survey information provided by third parties. Whilst all reasonable efforts are used to ensure drawings are accurate, **edge** Placemaking Group Ltd accept no responsibility or liability for any reliance placed on, or use of, this plan by anyone for purposes other than those stated above or for errors arising from third party information.  
 This drawing and the works depicted are the copyright of **edge** Placemaking Group Ltd.

## PLANNING

- Site boundary (1.3ha)
- Existing hedgerows & trees (to be retained)
- Proposed hedgerows & planting
- Proposed trees

Rev.	Date	Description
B	03.03.2021	Housetype changed to plots 7, 8, 12, 15
C	31.03.2021	Changes to plots 1-7
D	07.04.2021	Changes to plots 1-4, 7, 8, 10-15
E	17.06.2021	Changes to plots 1-2, 5-6, 9, 14

Rev.	Date	Description
------	------	-------------

Land east of New Road  
EGERTON

### Illustrative Masterplan

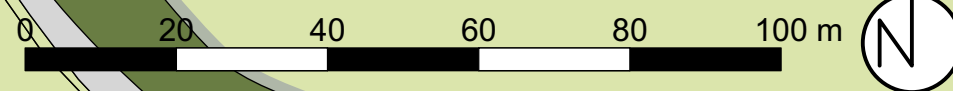
Job ref: 247	Drawing number: PO2	Revision: E
Scale: 1:1,000 @ A3		Date: June 2021



part of  
**edge** Placemaking Group Ltd  
 Company Reg No: 11447550 VAT No: 299072069


Suite 2  
7 Buttermarket  
Thame  
Oxfordshire  
OX9 3EW

01865 522395  
 enquiries@edgeUD.co.uk  
 www.edgeUD.co.uk



## Appendix F Managing Surface Water

Figure 4 – Indicative Surface Water Drainage Strategy  
MicroDrainage outputs


Peter Brett Associates LLP		Page 1
Caversham Bridge House Waterman Place Reading RG1 8DN	48386 Allotment Field Egerton Infiltration Basin	
Date 25/08/2020 11:31 File 48386 ALLOTMENT FIELD E...	Designed by eedney Checked by GN	
Micro Drainage	Source Control 2020.1	

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 1092 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m <sup>3</sup> )	Status
15 min Summer	0.356	0.356	4.9	266.0	O K
30 min Summer	0.456	0.456	5.3	350.3	O K
60 min Summer	0.558	0.558	5.7	439.7	O K
120 min Summer	0.647	0.647	6.1	522.3	O K
180 min Summer	0.703	0.703	6.4	575.6	O K
240 min Summer	0.744	0.744	6.6	615.2	O K
360 min Summer	0.802	0.802	6.8	672.5	O K
480 min Summer	0.839	0.839	7.0	710.7	O K
600 min Summer	0.862	0.862	7.1	734.4	O K
720 min Summer	0.875	0.875	7.1	747.7	O K
960 min Summer	0.883	0.883	7.2	756.6	O K
1440 min Summer	0.877	0.877	7.2	750.2	O K
2160 min Summer	0.843	0.843	7.0	714.5	O K
2880 min Summer	0.803	0.803	6.8	674.4	O K
4320 min Summer	0.730	0.730	6.5	601.8	O K
5760 min Summer	0.667	0.667	6.2	541.2	O K
7200 min Summer	0.615	0.615	6.0	491.6	O K
8640 min Summer	0.568	0.568	5.8	449.0	O K
10080 min Summer	0.527	0.527	5.6	412.1	O K
15 min Winter	0.395	0.395	5.0	298.2	O K


Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Time-Peak (mins)
15 min Summer	143.920	0.0	19
30 min Summer	95.480	0.0	34
60 min Summer	60.760	0.0	64
120 min Summer	37.030	0.0	124
180 min Summer	27.848	0.0	182
240 min Summer	22.820	0.0	242
360 min Summer	17.337	0.0	362
480 min Summer	14.291	0.0	482
600 min Summer	12.275	0.0	600
720 min Summer	10.815	0.0	720
960 min Summer	8.789	0.0	828
1440 min Summer	6.481	0.0	1082
2160 min Summer	4.708	0.0	1488
2880 min Summer	3.736	0.0	1904
4320 min Summer	2.688	0.0	2724
5760 min Summer	2.132	0.0	3520
7200 min Summer	1.791	0.0	4328
8640 min Summer	1.558	0.0	5104
10080 min Summer	1.389	0.0	5856
15 min Winter	143.920	0.0	19

Peter Brett Associates LLP		Page 2
Caversham Bridge House Waterman Place Reading RG1 8DN	48386 Allotment Field Egerton Infiltration Basin	
Date 25/08/2020 11:31 File 48386 ALLOTMENT FIELD E...	Designed by eedney Checked by GN	
Micro Drainage	Source Control 2020.1	

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m <sup>3</sup> )	Status
30 min Winter	0.505	0.505	5.5	393.1	O K
60 min Winter	0.617	0.617	6.0	494.0	O K
120 min Winter	0.717	0.717	6.4	588.4	O K
180 min Winter	0.779	0.779	6.7	649.8	O K
240 min Winter	0.825	0.825	6.9	695.9	O K
360 min Winter	0.890	0.890	7.2	763.9	O K
480 min Winter	0.935	0.935	7.4	810.7	O K
600 min Winter	0.963	0.963	7.5	841.4	O K
720 min Winter	0.981	0.981	7.6	860.8	O K
960 min Winter	0.993	0.993	7.7	874.4	O K
1440 min Winter	0.983	0.983	7.6	863.5	O K
2160 min Winter	0.942	0.942	7.5	818.7	O K
2880 min Winter	0.889	0.889	7.2	762.8	O K
4320 min Winter	0.787	0.787	6.8	658.2	O K
5760 min Winter	0.698	0.698	6.4	570.5	O K
7200 min Winter	0.622	0.622	6.0	498.7	O K
8640 min Winter	0.556	0.556	5.7	437.7	O K
10080 min Winter	0.497	0.497	5.5	385.7	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m <sup>3</sup> )	Time-Peak (mins)
30 min Winter	95.480	0.0	33
60 min Winter	60.760	0.0	62
120 min Winter	37.030	0.0	122
180 min Winter	27.848	0.0	180
240 min Winter	22.820	0.0	238
360 min Winter	17.337	0.0	354
480 min Winter	14.291	0.0	468
600 min Winter	12.275	0.0	582
720 min Winter	10.815	0.0	692
960 min Winter	8.789	0.0	904
1440 min Winter	6.481	0.0	1138
2160 min Winter	4.708	0.0	1600
2880 min Winter	3.736	0.0	2048
4320 min Winter	2.688	0.0	2940
5760 min Winter	2.132	0.0	3800
7200 min Winter	1.791	0.0	4608
8640 min Winter	1.558	0.0	5440
10080 min Winter	1.389	0.0	6160

Peter Brett Associates LLP		Page 3
Caversham Bridge House Waterman Place Reading RG1 8DN	48386 Allotment Field Egerton Infiltration Basin	
Date 25/08/2020 11:31 File 48386 ALLOTMENT FIELD E...	Designed by eedney Checked by GN	
Micro Drainage	Source Control 2020.1	

Rainfall Details


Rainfall Model	FEH
Return Period (years)	100
FEH Rainfall Version	2013
Site Location	GB 591350 147700 TQ 91350 47700
Data Type	Catchment
Summer Storms	Yes
Winter Storms	Yes
Cv (Summer)	0.750
Cv (Winter)	0.840
Shortest Storm (mins)	15
Longest Storm (mins)	10080
Climate Change %	+40

Time Area Diagram

Total Area (ha) 1.000

**Time (mins) Area**  
**From: To: (ha)**

0            4    1.000

Peter Brett Associates LLP		Page 4
Caversham Bridge House Waterman Place Reading RG1 8DN	48386 Allotment Field Egerton Infiltration Basin	
Date 25/08/2020 11:31 File 48386 ALLOTMENT FIELD E...	Designed by eedney Checked by GN	
Micro Drainage	Source Control 2020.1	

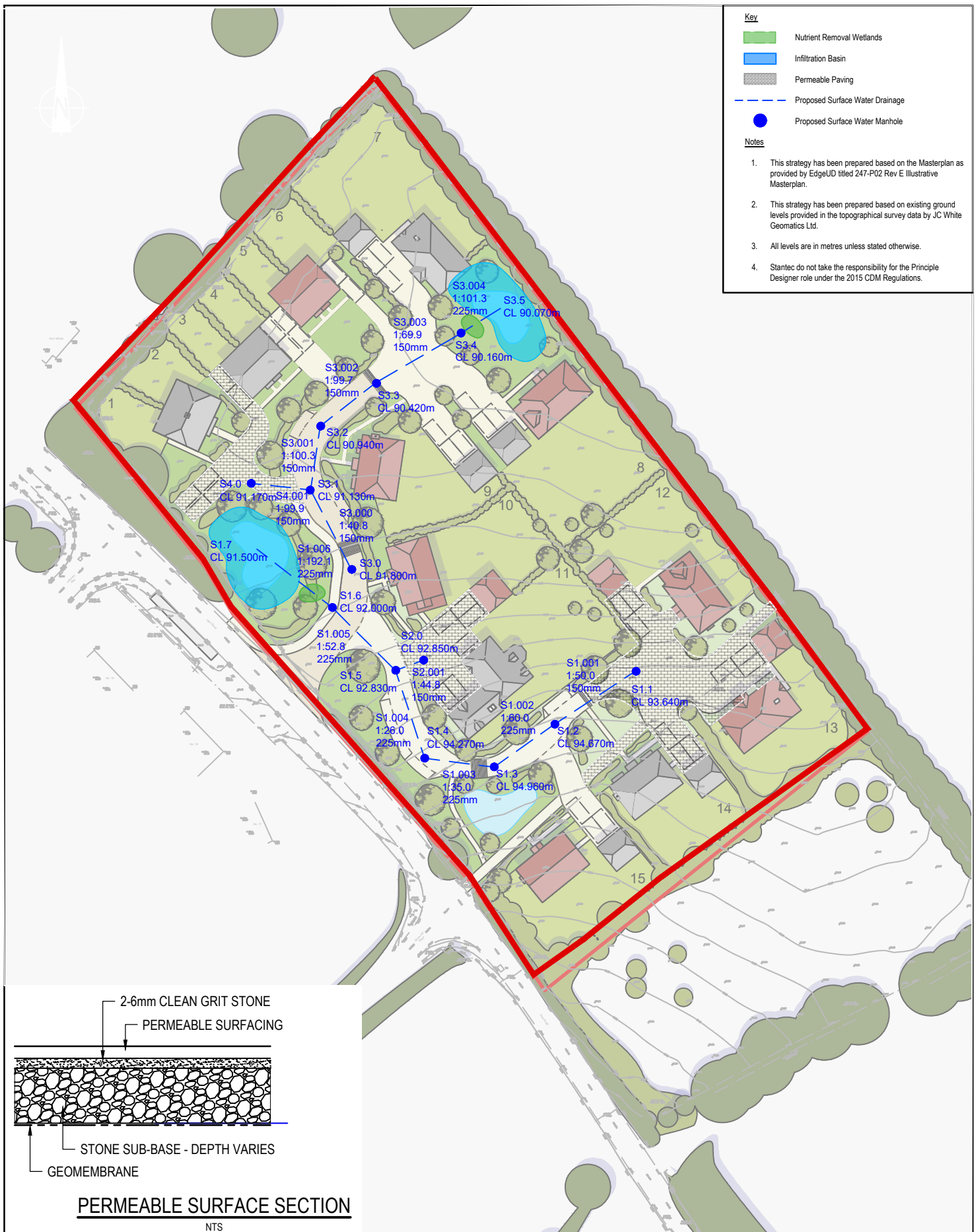
Model Details

Storage is Online Cover Level (m) 1.200

Infiltration Basin Structure

Invert Level (m) 0.000 Safety Factor 2.0  
 Infiltration Coefficient Base (m/hr) 0.03600 Porosity 1.00  
 Infiltration Coefficient Side (m/hr) 0.03600

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	680.0	1.200	1196.1



stantec.com/uk

Copyright reserved  
 The copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorised by Stantec is forbidden.

TAUNTON  
 Tel: 01823 218 940

Client  
 Jarvis Strategic  
 Land Ltd

Land East of New Road  
 Egerton

Indicative Surface Water  
 Drainage Strategy

Date	29.06.2021
A4 Scale	NTS
Drawn by	RR
Checked by	GN
Figure Number	<b>Figure 4</b>