

Mr P Shadbolt



Our Ref: 175/2026/001/JAH - Please quote in all correspondence.
Planning Ref: 26/00116/FP

13 August 2026

Dear Paul,

Re: RE: 26/00116/FP - Erection of four detached dwellings and detached garage to serve plot 4 including hard and soft landscaping, parking and creation of vehicular access - 19 Walnut Tree Road, Pirton- Flood Risk Assessment and Drainage Strategy

Thank you for forwarding the Lead Local Flood Authority Consultee comments dated 4th August 2026, raising concerns to the above planning application.

We are pleased that the LLFA recognise the primary drainage design using infiltration is acceptable subject to the chalk testing for soluble solution.

For ease of reference, the LLFA comments are attached and in italic below with our corresponding response.

- 1. Secondary drainage strategy discharge rate - We recommend the discharge rate is revisited and restricted as low as possible. We would suggest 1l/s, though we would accept a lower rate where robust maintenance and blockage prevention measures are proposed.*

The proposed discharge rate of 16l/s was based on an orifice size of 100mm due to potential blockages. However, a revised design with upstream filtering and a discharge rate restricted to 1 l/s is shown on the attached plan ref: 175/2026/011 P4. The depth of the existing watercourse restricts the depth of attenuation which has been kept shallow. It still utilises the subbase of the permeable paving and then discharges to geo-cellular crates below. Due to the restricted discharge rate this has increased the volume of the attenuation and encroaches into the two of the plots front gardens. The responsibility for the attenuation is discussed within item three below.

- 2. SuDS Selection - We recommend that the properties could benefit from end of downpipe measures, such as SuDS planters or SuDS pods, which would also provide amenity and biodiversity benefits. All opportunities to provide above ground at-source SuDS should be explored before considering tanked attenuation, particularly on a greenfield site.*

We acknowledge that the previous scheme included a pond linked to the watercourse. Although this adds to the amenity value for the site, it offered no cleansing or attenuation due to the direct link with

the watercourse. Also, the size of the pond would have evaporated during long periods of dry weather. The alternative to the pond in providing the amenity is to reduce the culverted length within the site, as discussed in item four below. SuDS Pods have been introduced to downpipes where possible to provide amenity, bio-diversity and attenuation.

3. *Maintenance responsibility - We recommend that any SuDS maintenance responsibilities are clearly detailed in the conveyance process/property welcome packs or similar that new residents may receive.*

The proposed attenuation for the secondary scheme encroaches in the front gardens of plots one and two, as shown on the attached drawing ref:175/2026/011 P4. It is also beneath the access road. The access road will be a shared responsibility with all the plot owners, and they will form part of a management company set-up by the developer. Therefore, the same management company will be responsible for the drainage system and the existing watercourse through the site.

4. *Proposed extension of 300mm culvert - We note that it was previously proposed to daylight the existing 300mm watercourse. We would recommend this proposal is retained, which would provide amenity and biodiversity benefits.*

The existing culverted section of the watercourse is now proposed to be opened between plots two and three. However, the final section of the culvert is to remain due to the potential third party implications. Once planning approval has been gained, this could be removed as part of the Land Drainage Consent Section 23 application.

We also note that it is now proposed to culvert a greater length of the existing watercourse to facilitate the road area. We recommend that any culverting is for the minimum length possible. The earlier design with a shorter length of culverting was preferable. Subject to the necessary studies, it may be possible to divert/realign the watercourse to reduce the extent of culverting.

Referring to the attached drawing ref: 175/2026/013 P3, this shows the turning head has been relocated to reduce the encroachment over the existing open watercourse. This has now reduced the length of new culverting required.

We recommend an impact assessment of extending the 300mm culvert is provided. We acknowledge the upstream 150mm outfall is the main control on this section of the network but recommend assurance the extension of the culvert and any loss in channel capacity will not have a detrimental impact. As noted in the FRA, alterations to the ordinary watercourse are likely to require Land Drainage Consent under Section 23 of the Land Drainage Act 1991.

An assessment of the upstream catchment and channel capacity has been provided within the submitted FRADS report. The outcomes demonstrated that the highway culvert upstream of the site provided insufficient capacity into the future and has proven to be an area where blockage and siltation has caused flooding in the past. Through the site, the proposed 300mm culvert, open channel and the outfall watercourse have sufficient capacity for the 16 l/s discharge rate, which has now been reduced to 1 l/s.



5. *Calculations - We recommend confirmation that CV values of 1 have been used in the calculations is provided.*

Please find attached calculations demonstrating that a C_v of 1 has been used in the design.

We trust this letter and attachments provide sufficient information to address the concerns raised by the LLFA. The main concerns are around the secondary drainage system, so we would recommend that testing for dissolution features, although noted as low risk within the phase 1 Contamination report, should be undertaken at your earliest convenience.

We have no objection to you submitting this to the LPA for consideration. However, if you have any queries or wish to discuss further, please do not hesitate to contact us.

Kind regards



For and on behalf of G H Bullard & Associates LLP

Enc. Hertfordshire County Council LLFA letter 04 August 2026
Dwg 175/2026/011-P4 & 013-P3
Design Calculations x2



Growth & Environment

Thomas Howe
Local Planning Authority
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Lead Local Flood Authority
Hertfordshire County Council
Post Point CHN215
Farnham House
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Hertfordshire SG1 2FQ
www.hertfordshire.gov.uk

Contact: SuDS and Watercourses Team
FRMConsultations@hertfordshire.gov.uk

Your ref: 26/00116/FP
Date: 04 August 2026

Dear Thomas,

RE: 26/00116/FP - Erection of four detached dwellings and detached garage to serve plot 4 including hard and soft landscaping, parking and creation of vehicular access - 19 Walnut Tree Road, Pirton

Thank you for your consultation on the above application. We note that this application is for non-major development on which the LLFA is not a statutory consultee, however we are pleased to provide comments given the site's proximity to ordinary watercourses and recent flooding issues.

We have reviewed the Flood Risk Assessment and Drainage Strategy prepared by GHBullard & Associates LLP reference 175/2026/FRADS.

Primary and secondary drainage strategies have been prepared. The primary strategy is to discharge via infiltration with plot-level soakaways subject to additional chalk testing, while the secondary strategy proposes a discharge to the watercourse at 16l/s if the chalk testing is not suitable, with attenuation tanks. In both strategies it is proposed to culvert part of the watercourse to facilitate the access road and parking/turning area. We welcome that Finished Floor Levels (FFLs) are proposed 150 – 300mm above ground levels. We note that the infiltration testing was not undertaken in accordance with BRE Digest 365 (three fillings per trial pit, etc) however will be satisfied to condition further ground investigations pursuant to approval of the secondary drainage strategy.

We would recommend the following elements are addressed before planning permission is granted.

1. Secondary drainage strategy discharge rate

If infiltration is not feasible, it is proposed to discharge to the watercourse at 16l/s. This is far above the greenfield runoff rate for the site.

We acknowledge a restriction to <1l/s can increase risk of blockage due to the necessary orifice; however, the proposed rate is too high and would significantly increase the rate of surface water draining to this watercourse, which has been associated with flood risk issues in the past.

We recommend the discharge rate is revisited and restricted as low as possible. We would suggest 1l/s, though we would accept a lower rate where robust maintenance and blockage prevention measures are proposed.

2. SuDS Selection

We have no concerns regarding the infiltration-based strategy subject to the further testing.

For the attenuation-based strategy, we would recommend that further consideration is given to the use of SuDS before resorting to below ground attenuation. Where above ground SuDS cannot be proposed, justification should be provided.

We acknowledge the site will not have many shared areas where open features could be proposed but note the previous design for the site included a pond in the centre. We would recommend that the proposed pond is carried forward, as it would contribute towards the National SuDS Standards and reduce reliance on underground attenuation.

We recommend that the properties could benefit from end of downpipe measures, such as SuDS planters or SuDS pods, which would also provide amenity and biodiversity benefits. All opportunities to provide above ground at-source SuDS should be explored before considering tanked attenuation, particularly on a greenfield site.

These would also contribute towards the standards for biodiversity and amenity. At present, it is not clear how these standards are being met.

3. Maintenance responsibility

We are satisfied that full maintenance details can be secured under condition but recommend clarification of who will be responsible for the proposed attenuation crates. It seems one tank is proposed across the curtilages of both Plots 1 and 2, while the smaller tank is opposite. We highly recommend that attenuation tanks do not cross boundaries such that they become shared features, or that a single resident becomes responsible for a SuDS feature that serves multiple properties. Tanks are likely to require specialist machinery/contractors to inspect and maintain and are costly to replace in the long-term. We recommend that attenuation SuDS serving multiple properties be located in shared areas.

Furthermore, we recommend confirmation of who will be responsible for maintaining the length of watercourse where it is within the site, including both ends of the proposed 300mm culvert.

We recommend that any SuDS maintenance responsibilities are clearly detailed in the conveyance process/property welcome packs or similar that new residents may receive.

4. Proposed extension of 300mm culvert

We note that it was previously proposed to daylight the existing 300mm watercourse. We would recommend this proposal is retained, which would provide amenity and biodiversity benefits.

We also note that it is now proposed to culvert a greater length of the existing watercourse to facilitate the road area. We recommend that any culverting is for the minimum length possible. The earlier design with a shorter length of culverting was preferable. Subject to the necessary studies, it may be possible to divert/realign the watercourse to reduce the extent of culverting.

We recommend an impact assessment of extending the 300mm culvert is provided. We acknowledge the upstream 150mm outfall is the main control on this section of the network but recommend assurance the extension of the culvert and any loss in channel capacity will not have a detrimental impact. As noted in the FRA, alterations to the ordinary watercourse are likely to require Land Drainage Consent under Section 23 of the Land Drainage Act 1991.

5. Calculations

We recommend confirmation that CV values of 1 have been used in the calculations is provided.

Informative

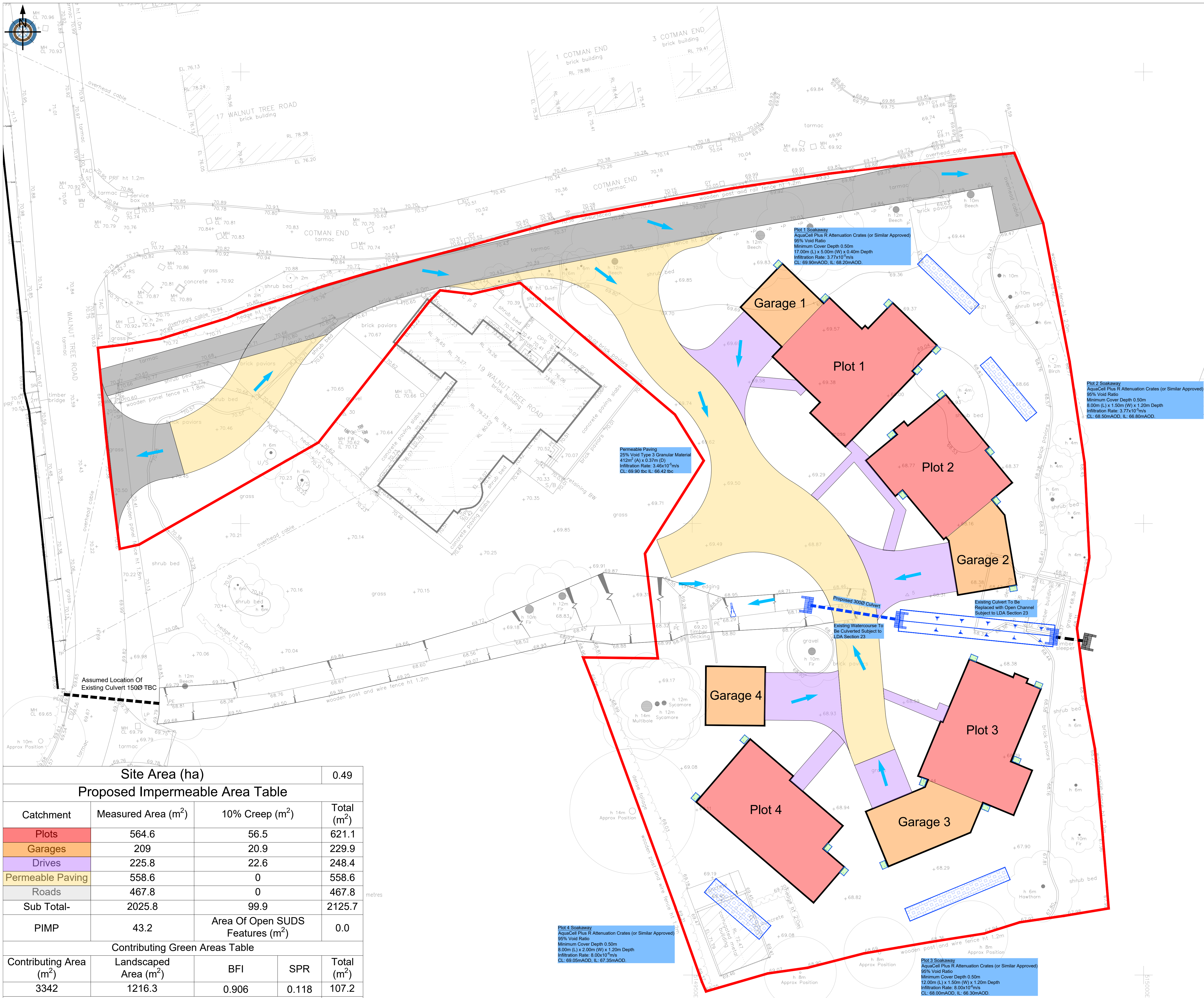
For further advice on what we expect to be contained within the FRA and/ or a Drainage Strategy to support a planning application, please refer to the Validation List and Proforma on our surface water drainage webpage <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx> this link also includes HCC's Flood Risk Management policies on SuDS in Hertfordshire. We do expect the Validation List to be submitted to the Local Planning Authority and LLFA to show you have provided all information and the Proforma to the LLFA to summarise the details of the proposed development.

Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority. It is advised to discuss proposals for any works at an early stage of proposals.

Both FEH13 and FEH22 are currently accepted to support drainage modelling calculations. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

Yours sincerely,

David Uncle
Principal Flood Risk Officer
Lead Local Flood Authority
Growth and Environment



Site Area (ha)				0.49
Proposed Impermeable Area Table				
Catchment	Measured Area (m ²)	10% Creep (m ²)		Total (m ²)
Plots	564.6	56.5		621.1
Garages	209	20.9		229.9
Drives	225.8	22.6		248.4
Permeable Paving	558.6	0		558.6
Roads	467.8	0		467.8
Sub Total-	2025.8	99.9		2125.7
PIMP	43.2	Area Of Open SUDS Features (m ²)		0.0
Contributing Green Areas Table				
Contributing Area (m ²)	Landscaped Area (m ²)	BFI	SPR	Total (m ²)
3342	1216.3	0.906	0.118	107.2
Combined Total Areas				2232.9

- NOTES:
- This drawing is to be read in conjunction with GHB series 175/2026 drawings and documents and any other relevant project team documents.
 - Preliminary Issue - This drawing is not to be used for construction or detailed pricing purposes. Any work undertaken before approvals are received (in writing) are at risk of abortive works.
 - This drawing has been produced based upon the following information:
Topographical Survey by Terrain Survey (Ref. TS25-677-1-3D dated OCT 2025) subject to transformation of :
Scale 1 and translation (0, 0, 0) about point (0, 0, 0).
Architectural Layout by Pentangle (Ref. 3942 Site Plan - APPLICATION - NO POND dated Oct 2025) subject to transformation of : Scale 0.001, Rotation: 88.8° translation (515735, 231745, 0) about point (0, 0, 0).
 - All site levels and finished floor levels to remain indicative for planning purposes and are subject to verification following detailed design.
 - This drawing has been prepared solely for the purpose of obtaining a Planning Consent based on information available and planning requirements at the date of issue only.

LEGEND

- Site Boundary- Area: 0.49 ha
- Proposed Exceedance Flowpath
- Proposed Soakaway
- Indicative Surface Water Network
- Proposed Culverted Watercourse
- Existing Watercourse
- Existing 300Ø Culverted Watercourse
- Indicative Proposed SuDS Pod Installed In Locations Of Rainwater Downpipes TBC

P3	12/08/26	Revised Based Upon LLFA Comments	BAF	JAH
P2	15/07/26	Revised Based Upon Client Comments	BAF	JAH
P1	03/07/26	Initial Issue	BAF	JAH
Rev	Rev Date	Description	Drawn	Chck'd

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Partnership No. OC383830, Registered in England and Wales

Client: **MR & MRS SHADBOLT**

Project: **19 WALNUT TREE ROAD, PIRTON, HERTFORDSHIRE**

Drawing Title: **FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY PROPOSED SITE LAYOUT PRIMARY DRAINAGE SYSTEM - INFILTRATION**

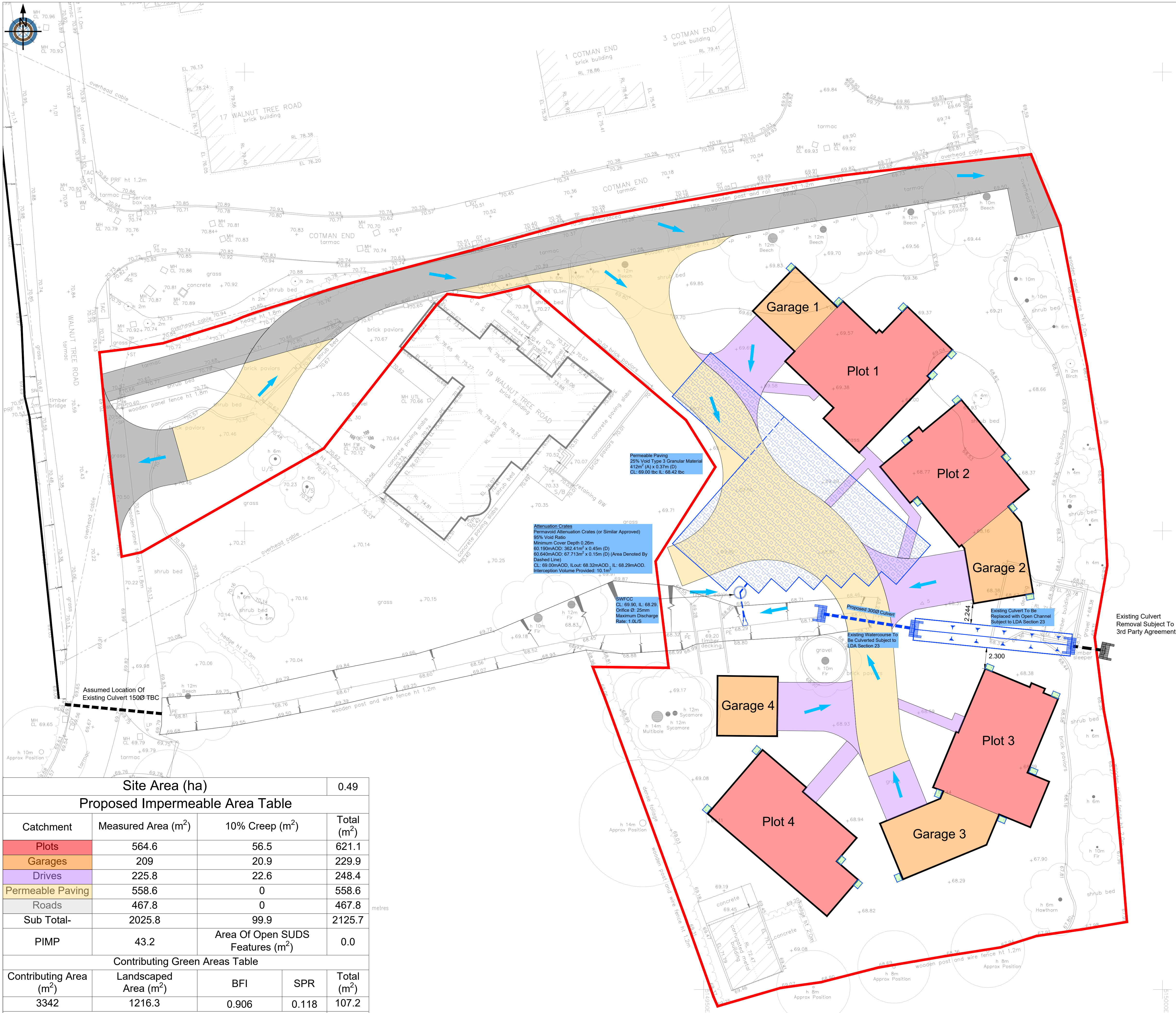
Status: **FOR PLANNING**

Scale: **1:200 @ A1**

Created: **JULY 2026** Drawn: **BAF**

DWG Reference: **175-2026.DWG** Checked: **JAH**

Drawing Number: **175/2026/013** Revision: **P3**



Site Area (ha)				0.49
Proposed Impermeable Area Table				
Catchment	Measured Area (m ²)	10% Creep (m ²)		Total (m ²)
Plots	564.6	56.5		621.1
Garages	209	20.9		229.9
Drives	225.8	22.6		248.4
Permeable Paving	558.6	0		558.6
Roads	467.8	0		467.8
Sub Total-	2025.8	99.9		2125.7
PIMP	43.2	Area Of Open SUDS Features (m ²)		0.0
Contributing Green Areas Table				
Contributing Area (m ²)	Landscaped Area (m ²)	BFI	SPR	Total (m ²)
3342	1216.3	0.906	0.118	107.2
Combined Total Areas				2232.9

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LEGEND

- Site Boundary- Area: 0.49 ha
- Proposed Exceedance Flowpath
- Proposed Attenuation Crates
- Indicative Surface Water Network
- Proposed Culverted Watercourse
- Existing Watercourse
- Existing 3000 Culverted Watercourse
- Indicative Proposed SuDS Pod Installed In Locations Of Rainwater Downpipes TBC

P4	12/08/26	Revised Based Upon LLFA Comments	BAF	JAH
P3	15/07/26	Revised Based Upon Client Comments	BAF	JAH
P2	09/07/26	Alternative Drainage Strategy Options Provided	BAF	JAH
P1	03/07/26	Initial Issue	BAF	JAH
Rev	Rev Date	Description	Drawn	Chk'd

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Partnership No. OC383830, Registered in England and Wales

Client: **MR & MRS SHADBOLT**

Project: **19 WALNUT TREE ROAD, PIRTON, HERTFORDSHIRE**

Drawing Title: **FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY PROPOSED SITE LAYOUT SECONDARY DRAINAGE SYSTEM - ATTENUATION**

Status: **FOR PLANNING**

Scale: **1:200 @ A1**

Created: **JULY 2026** Drawn: **BAF**

DWG Reference: **175-2026.DWG** Checked: **JAH**

Drawing Number: **175/2026/011** Revision: **P4**

P# = Preliminary, C# = Construction, AB# = As Built

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Plot 1

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 (%)	10



Plot 2

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 (%)	10



Plot 3

Type : Catchment Area

Area (ha)	0.021
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Plot 4

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



Garage 4

Type : Catchment Area

Area (ha)	0.004
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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



Catchment Area

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

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Catchment Area (1)

Type : Catchment Area

Area (ha)	0.073
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
	Company Address:			



Porous Paving

Type : Porous Paving

Dimensions

Exceedance Level (m)	69.900
Depth (m)	0.480
Base Level (m)	69.420
Paving Layer Depth (mm)	110
Membrane Percolation (m/hr)	3.0
Porosity (%)	25
Length (m)	31.615
Long. Slope (1:X)	60.00
Width (m)	20.600
Total Volume (m³)	60.242

Advanced

Base Infiltration Rate (m/hr)	0.0414
Safety Factor	1.5
Conductivity (m/hr)	300.0

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Plot 1 Soakaway

Type : Cellular Storage

Dimensions

Exceedance Level (m)	69.250
Depth (m)	1.200
Base Level (m)	67.550
Number of Crates Long	8
Number of Crates Wide	3
Number of Crates High	3
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	14.180

Advanced

Base Infiltration Rate (m/hr)	0.1357
Side Infiltration Rate (m/hr)	0.1357
Safety Factor	3.0



Plot 2 Soakaway

Type : Cellular Storage

Dimensions

Exceedance Level (m)	69.250
Depth (m)	1.200
Base Level (m)	67.550
Number of Crates Long	8
Number of Crates Wide	3
Number of Crates High	3
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	14.180

Advanced

Base Infiltration Rate (m/hr)	0.1357
Side Infiltration Rate (m/hr)	0.1357
Safety Factor	3.0

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Plot 3 Soakaway

Type : Cellular Storage

Dimensions

Exceedance Level (m)	69.250
Depth (m)	1.200
Base Level (m)	67.550
Number of Crates Long	12
Number of Crates Wide	3
Number of Crates High	3
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	21.020

Advanced

Base Infiltration Rate (m/hr)	0.0288
Side Infiltration Rate (m/hr)	0.0288
Safety Factor	3.0



Plot 4 Soakaway

Type : Cellular Storage

Dimensions

Exceedance Level (m)	69.250
Depth (m)	1.200
Base Level (m)	67.550
Number of Crates Long	10
Number of Crates Wide	3
Number of Crates High	3
Porosity (%)	95
Crate Length (m)	1
Crate Width (m)	0.5
Crate Height (m)	0.4
Total Volume (m³)	17.600

Advanced

Base Infiltration Rate (m/hr)	0.0288
Side Infiltration Rate (m/hr)	0.0288
Safety Factor	3.0

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026		
Report Details: Type: Inflow Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH	
		Approved By:		
		Company Address:		

Inflow Label	Connected To	Flow (L/s)	Runoff Method	Area (ha)	Percentage Impervious (%)	Urban Creep (%)	Adjusted Percentage Impervious (%)	Area Analysed (ha)
Catchment Area	Porous Paving		Time of Concentration	0.011	100	0	100	0.011
Catchment Area (1)	Porous Paving		Time of Concentration	0.073	100	0	100	0.073
Garage 4	Plot 4 Soakaway		Time of Concentration	0.004	100	10	110	0.005
Plot 1	Plot 1 Soakaway		Time of Concentration	0.020	100	10	110	0.022
Plot 2	Plot 2 Soakaway		Time of Concentration	0.019	100	10	110	0.020
Plot 3	Plot 3 Soakaway		Time of Concentration	0.021	100	10	110	0.023
Plot 4	Plot 4 Soakaway		Time of Concentration	0.014	100	10	110	0.015
TOTAL		0.0		0.161				0.169

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Title: Rainfall Analysis Criteria	Designed by: BAF		Checked by: JAH	Approved By:
Company Address:				

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

Rainfall

FEH	Type: FEH
Site Location	GB 514952 231504 TL 14952 31504
Rainfall Version	2022
Summer	☒
Winter	☒

Return Period

Return Period (years)	Increase Rainfall (%)
2.0	0.000
30.0	30.000
100.0	40.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200
720	1440
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH		Approved By:
		Company Address:			



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

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. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Plot 1 Soakaway	FEH: 2 years: +0 %: 240 mins: Winter	67.816	67.816	0.266	0.266	0.9	3.031	0.000	5.158	0.0	0.000	OK
Plot 2 Soakaway	FEH: 2 years: +0 %: 180 mins: Winter	67.796	67.796	0.246	0.246	1.1	2.804	0.000	3.898	0.0	0.000	OK
Plot 3 Soakaway	FEH: 2 years: +0 %: 480 mins: Winter	67.854	67.854	0.304	0.304	0.6	5.199	0.000	3.571	0.0	0.000	OK
Plot 4 Soakaway	FEH: 2 years: +0 %: 360 mins: Winter	67.872	67.872	0.322	0.322	0.6	4.587	0.000	2.294	0.0	0.000	OK
Porous Paving	FEH: 2 years: +0 %: 15 mins: Summer	69.965	69.440	0.018	0.020	15.9	3.108	0.000	7.207	0.0	0.000	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH		Approved By:
		Company Address:			



FEH: 30 years: Increase Rainfall (%): +30: Critical Storm Per Item: Rank By: Max. US Depth

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. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Plot 1 Soakaway	FEH: 30 years: +30 %: 240 mins: Winter	68.419	68.419	0.869	0.869	2.4	9.904	0.000	8.114	0.0	0.000	OK
Plot 2 Soakaway	FEH: 30 years: +30 %: 240 mins: Winter	68.360	68.360	0.810	0.810	2.2	9.235	0.000	7.834	0.0	0.000	OK
Plot 3 Soakaway	FEH: 30 years: +30 %: 600 mins: Winter	68.376	68.376	0.826	0.826	1.2	14.119	0.000	6.390	0.0	0.000	OK
Plot 4 Soakaway	FEH: 30 years: +30 %: 600 mins: Winter	68.422	68.422	0.872	0.872	1.0	12.424	0.000	5.522	0.0	0.000	OK
Porous Paving	FEH: 30 years: +30 %: 30 mins: Summer	70.047	69.556	0.100	0.136	32.2	18.659	0.000	17.278	0.0	0.000	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH		Approved By:
		Company Address:			



FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. US Depth

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. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Plot 1 Soakaway	FEH: 100 years: +40 %: 240 mins: Winter	68.824	68.824	1.274	1.274	3.1	13.755	0.000	9.745	0.0	0.000	OK
Plot 2 Soakaway	FEH: 100 years: +40 %: 240 mins: Winter	68.678	68.678	1.128	1.128	3.0	12.856	0.000	9.351	0.0	0.000	OK
Plot 3 Soakaway	FEH: 100 years: +40 %: 600 mins: Winter	68.669	68.669	1.119	1.119	1.6	19.139	0.000	7.487	0.0	0.000	OK
Plot 4 Soakaway	FEH: 100 years: +40 %: 600 mins: Winter	68.739	68.739	1.189	1.189	1.4	16.939	0.000	6.529	0.0	0.000	OK
Porous Paving	FEH: 100 years: +40 %: 30 mins: Winter	70.097	69.630	0.151	0.210	41.4	28.487	0.000	17.451	0.0	0.000	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Catchment Area

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 (%)	10



Catchment Area (1)

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 (%)	10



Catchment Area (2)

Type : Catchment Area

Area (ha)	0.021
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Catchment Area (3)

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



Catchment Area (4)

Type : Catchment Area

Area (ha)	0.004
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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



Catchment Area (5)

Type : Catchment Area

Area (ha)	0.002
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Catchment Area (6)

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 (%)	10



Catchment Area (7)

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 (%)	10



Catchment Area (8)

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 (%)	10

Project: 175-2026 19 Walnut Tree Road, Pirton CD M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Catchment Area (9)

Type : Catchment Area

Area (ha)	0.001
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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



Catchment Area (10)

Type : Catchment Area

Area (ha)	0.001
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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



Catchment Area (11)

Type : Catchment Area

Area (ha)	0.002
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Catchment Area (12)

Type : Catchment Area

Area (ha)	0.002
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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



Catchment Area (13)

Type : Catchment Area

Area (ha)	0.073
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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



Catchment Area (14)

Type : Catchment Area

Area (ha)	0.035
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Inflows Storm Phase: Phase	Designed by: BAF	Checked by: JAH		Approved By:
Company Address:				



Catchment Area (15)

Type : Catchment Area

Area (ha)	0.003
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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

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Junctions Storm Phase: Phase		Designed by: BAF	Checked by: JAH		Approved By:
		Company Address:			

Name	Junction Type	Easting (m)	Northing (m)	Cover Level (m)	Depth (m)	Invert Level (m)	Chamber Shape	Diameter (m)
Manhole	Manhole	514945.947	231490.419	69.000	0.710	68.290	Circular	1.200

Name	Lock
Manhole	None

Outlets

Junction	Outlet Name	Outgoing Connection	Outlet Type
Manhole	Outlet	(None)	Orifice
	Diameter (m)	0.025	
	Coefficient of Discharge	0.600	
	Invert Level (m)	68.290	

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Cellular Storage

Type : Tank

Dimensions

Exceedance Level (m)	69.000
Depth (m)	0.710
Base Level (m)	68.290
Freeboard (mm)	110
Initial Depth (m)	0.000
Porosity (%)	95
Average Slope (1:X)	-14.876
Total Volume (m³)	164.703

Depth (m)	Area (m²)	Volume (m³)
0.000	362.414	0.000
0.450	362.414	154.932
0.451	67.713	155.118
0.600	67.713	164.703
0.601	0.100	164.725
0.710	0.100	164.735

Advanced

Perimeter	Circular
Length (m)	6.894

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026			
Report Details: Type: Stormwater Controls Storm Phase: Phase	Designed by: BAF	Checked by: JAH	Approved By:	
Company Address:				



Porous Paving

Type : Porous Paving

Dimensions

Exceedance Level (m)	69.000
Depth (m)	0.580
Base Level (m)	68.420
Paving Layer Depth (mm)	110
Membrane Percolation (m/hr)	3.0
Porosity (%)	25
Length (m)	31.615
Long. Slope (1:X)	60.00
Width (m)	20.600
Total Volume (m³)	77.469

Under Drain

Height Above Base (m)	0.000
Diameter (mm)	150
No. of Barrels	3
Release Height (m)	0.000
Friction Scheme	Manning's n
n	0.015

Advanced

Conductivity (m/hr)	300.0
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Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2	Date: 12/08/2026		
Report Title: Rainfall Analysis Criteria	Designed by: BAF	Checked by: JAH	
Company Address:			

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

Rainfall

FEH		Type: FEH
Site Location	GB 514952 231504 TL 14952 31504	
Rainfall Version	2022	
Summer	☒	
Winter	☒	

Return Period

Return Period (years)	Increase Rainfall (%)
2.0	0.000
30.0	30.000
100.0	40.000

Storm Durations

Duration (mins)	Run Time (mins)
15	30
30	60
60	120
120	240
180	360
240	480
360	720
480	960
600	1200
720	1440
960	1920
1440	2880
2160	4320
2880	5760
4320	8640
5760	11520
7200	14400
8640	17280
10080	20160

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH	Approved By:	
		Company Address:			



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Manhole	FEH: 2 years: +0 %: 720 mins: Winter	69.00 0	68.29 0	68.458	0.168	0.5	0.190	0.000	0.5	33.098	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH		Approved By:
		Company Address:			



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Manhole	FEH: 30 years: +30 %: 720 mins: Winter	69.000	68.290	68.670	0.380	0.8	0.430	0.000	0.8	53.456	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Junctions Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH	Approved By:	
		Company Address:			



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

Junction	Storm Event	Cover Level (m)	Invert Level (m)	Max. Level (m)	Max. Depth (m)	Max. Inflow (L/s)	Max. Resident Volume (m³)	Max. Flooded Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Manhole	FEH: 100 years: +40 %: 720 mins: Winter	69.00 0	68.29 0	68.882	0.592	1.0	0.669	0.000	1.0	63.652	Flood Risk

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH	Approved By:	
		Company Address:			



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

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. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Porous Paving	FEH: 2 years: +0 %: 30 mins: Summer	68.966	68.512	0.019	0.092	10.5	6.247	0.000	0.000	5.3	7.513	OK
Cellular Storage	FEH: 2 years: +0 %: 720 mins: Winter	68.458	68.458	0.168	0.168	4.2	57.940	0.000	0.000	0.5	33.281	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Designed by: BAF	Checked by: JAH		Approved By:
		Company Address:			



FEH: 30 years: Increase Rainfall (%): +30: Critical Storm Per Item: Rank By: Max. US Depth

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. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Porous Paving	FEH: 30 years: +30 %: 15 mins: Summer	68.984	68.647	0.037	0.227	50.1	15.107	0.000	0.000	17.0	16.778	OK
Cellular Storage	FEH: 30 years: +30 %: 720 mins: Winter	68.670	68.670	0.380	0.380	9.2	130.861	0.000	0.000	0.8	54.730	OK

Project: 175-2026 19 Walnut Tree Road, Pirton CD_M-P2		Date: 12/08/2026			
		Designed by: BAF	Checked by: JAH		Approved By:
Report Details: Type: Stormwater Controls Summary Storm Phase: Phase		Company Address:			



FEH: 100 years: Increase Rainfall (%): +40: Critical Storm Per Item: Rank By: Max. US Depth

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. Residual Volume (m³)	Max. Flooded Volume (m³)	Total Lost Volume (m³)	Max. Outflow (L/s)	Total Discharge Volume (m³)	Status
Porous Paving	FEH: 100 years: +40 %: 15 mins: Summer	68.992	68.718	0.045	0.298	68.0	20.730	0.000	0.000	20.1	22.122	OK
Cellular Storage	FEH: 100 years: +40 %: 720 mins: Winter	68.882	68.882	0.592	0.592	11.8	164.208	0.000	0.000	1.0	65.984	OK