

DHA Transport Ltd		Page 21
Eclipse House Sittingbourne Road Maidstone ME14 3EN	Pound Farm - Detailed	
Date 13/01/2026 16:14 File sws 08.01.26.MDX	Designed by Chris Checked by	

Causeway Network 2019.1

30 year Return Period Summary of Critical Results by Maximum Level (Rank 1)
for Storm

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surcharge	First (Y) Flood	First (Z) Overflow	Overflow Act.
5.002	18	30 Summer	30	+35%	100/30 Summer			
5.003	19	30 Summer	30	+35%	100/30 Summer			
6.000	20	30 Summer	30	+35%	30/30 Summer			
6.001	21	30 Summer	30	+35%	30/30 Summer			
5.004	22	30 Summer	30	+35%	100/30 Summer			
1.011	23	30 Summer	30	+35%	30/30 Summer			
7.000	24	30 Summer	30	+35%	100/30 Summer			
1.012	25	30 Summer	30	+35%	30/30 Summer			
1.013	26	30 Summer	30	+35%	30/30 Summer			
8.000	27	30 Summer	30	+35%	100/30 Summer			
9.000	28	30 Summer	30	+35%	100/30 Summer			
8.001	29	30 Summer	30	+35%	100/30 Summer			
10.000	30	30 Summer	30	+35%	100/30 Summer			
11.000	31	30 Summer	30	+35%	100/30 Summer			
11.001	32	30 Summer	30	+35%	100/30 Summer			
8.002	33	30 Summer	30	+35%	30/30 Summer			
8.003	35	30 Summer	30	+35%	30/30 Summer			
1.014	36	30 Summer	30	+35%	30/30 Summer			
12.000	37	30 Summer	30	+35%	100/30 Summer			
1.015	37	30 Summer	30	+35%	100/30 Summer			
1.016	38	30 Summer	30	+35%	30/30 Summer			
13.000	39	30 Summer	30	+35%	100/30 Summer			
14.000	40	30 Summer	30	+35%	100/30 Summer			
13.001	40	240 Summer	30	+35%	30/30 Summer			
1.017	41	1440 Winter	30	+35%	1/1440 Summer			

PN	US/MH Name	Water			Surcharged		Flooded		Pipe Flow (l/s)	Status	Level Exceeded
		Level (m)	Depth (m)	Volume (m³)	Flow / Cap.	Overflow (l/s)					
5.002	18	59.463	-0.178	0.000	0.66				146.4	OK	
5.003	19	59.258	-0.208	0.000	0.55				180.0	OK	
6.000	20	59.322	0.022	0.000	0.32				24.1	SURCHARGED	
6.001	21	59.301	0.094	0.000	1.14				97.3	SURCHARGED	
5.004	22	58.572	-0.203	0.000	0.51				341.7	OK	
1.011	23	58.408	0.570	0.000	1.24				650.5	SURCHARGED	
7.000	24	59.159	-0.141	0.000	0.53				89.2	OK	
1.012	25	58.235	0.478	0.000	1.19				710.2	SURCHARGED	
1.013	26	58.013	0.412	0.000	1.17				710.4	SURCHARGED	
8.000	27	59.962	-0.088	0.000	0.82				120.2	OK	
9.000	28	58.897	-0.153	0.000	0.47				59.1	OK	
8.001	29	58.519	-0.091	0.000	0.55				221.7	OK	
10.000	30	58.710	-0.090	0.000	0.82				67.4	OK	
11.000	31	59.142	-0.158	0.000	0.45				46.3	OK	
11.001	32	58.882	-0.168	0.000	0.39				75.0	OK	
8.002	33	58.412	0.313	0.000	1.02				391.4	SURCHARGED	

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Causeway					Network 2019.1				
<u>30 year Return Period Summary of Critical Results by Maximum Level (Rank 1)</u> <u>for Storm</u>									
PN	US/MH Name	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status	Level Exceeded
8.003	35	57.949	0.343	0.000	1.16		382.3	SURCHARGED	
1.014	36	57.807	0.314	0.000	1.86		1071.8	SURCHARGED	
12.000	37	57.618	-0.182	0.000	0.32		37.4	OK	
1.015	37	57.315	-0.051	0.000	0.87		1143.7	OK	
1.016	38	56.246	0.296	0.000	1.63		1142.6	SURCHARGED	
13.000	39	57.181	-0.119	0.000	0.87		330.7	OK	
14.000	40	57.181	-0.119	0.000	0.87		330.7	OK	
13.001	40	56.291	0.366	0.000	0.25		20.9	SURCHARGED	
1.017	41	55.681	0.606	0.000	0.58		21.0	SURCHARGED	
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100 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Simulation Criteria

Areal Reduction Factor	1.000	Additional Flow - % of Total Flow	0.000
Hot Start (mins)	0	MADD Factor * 10m³/ha Storage	10.000
Hot Start Level (mm)	0	Inlet Coefficient	0.800
Manhole Headloss Coeff (Global)	0.500	Flow per Person per Day (l/per/day)	0.000
Foul Sewage per hectare (l/s)	0.000		

Number of Input Hydrographs	0	Number of Storage Structures	2
Number of Online Controls	2	Number of Time/Area Diagrams	0
Number of Offline Controls	0	Number of Real Time Controls	0

Synthetic Rainfall Details

Rainfall Model	FEH D1 (1km)	0.324	F (1km)	2.515
FEH Rainfall Version	1999 D2 (1km)	0.385	Cv (Summer)	0.900
Site Location	D3 (1km)	0.273	Cv (Winter)	0.900
C (1km)	-0.024	E (1km)	0.310	

Margin for Flood Risk Warning (mm)	300.0
Analysis Timestep	2.5 Second Increment (Extended)
DTS Status	ON
DVD Status	OFF
Inertia Status	OFF

Profile(s)	Summer and Winter
Duration(s) (mins)	30, 60, 120, 240, 360, 480, 960, 1440
Return Period(s) (years)	1, 30, 100
Climate Change (%)	0, 35, 40

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surge	First (Y) Flood	First (Z) Overflow	Overflow Act.	Water Level (m)
1.000	1	30 Summer	100	+40%	100/30 Summer				60.814
1.001	2	30 Summer	100	+40%	30/30 Summer				60.586
1.002	3	30 Summer	100	+40%	30/30 Summer				60.445
1.003	4	30 Summer	100	+40%	100/30 Summer				60.085
1.004	5	30 Summer	100	+40%	100/30 Summer				60.035
1.005	6	30 Summer	100	+40%	100/30 Summer				59.930
2.000	7	30 Summer	100	+40%	100/30 Summer				59.904
1.006	8	30 Summer	100	+40%	100/30 Summer				59.875
3.000	9	30 Summer	100	+40%	100/30 Summer				59.912
3.001	10	30 Summer	100	+40%	100/30 Summer				59.861
1.007	11	30 Summer	100	+40%	30/30 Summer				59.813
4.000	12	30 Summer	100	+40%	100/30 Summer				59.836
1.008	13	30 Summer	100	+40%	30/30 Summer				59.775
1.009	14	30 Summer	100	+40%	30/30 Summer				59.698
1.010	15	30 Summer	100	+40%	30/30 Summer				59.648
5.000	16	30 Summer	100	+40%	100/30 Summer				60.589
5.001	17	30 Summer	100	+40%	30/30 Summer				60.448

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Causeway

Network 2019.1

100 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

PN	US/MH Name	Storm	Return Period	Climate Change	First (X) Surchage	First (Y) Flood	First (Z) Overflow	Overflow Act.
5.002	18	30 Summer	100	+40%	100/30 Summer			
5.003	19	30 Summer	100	+40%	100/30 Summer			
6.000	20	30 Summer	100	+40%	30/30 Summer			
6.001	21	30 Summer	100	+40%	30/30 Summer			
5.004	22	30 Summer	100	+40%	100/30 Summer			
1.011	23	30 Summer	100	+40%	30/30 Summer			
7.000	24	30 Summer	100	+40%	100/30 Summer			
1.012	25	30 Summer	100	+40%	30/30 Summer			
1.013	26	30 Summer	100	+40%	30/30 Summer			
8.000	27	30 Summer	100	+40%	100/30 Summer			
9.000	28	30 Summer	100	+40%	100/30 Summer			
8.001	29	30 Summer	100	+40%	100/30 Summer			
10.000	30	30 Summer	100	+40%	100/30 Summer			
11.000	31	30 Summer	100	+40%	100/30 Summer			
11.001	32	30 Summer	100	+40%	100/30 Summer			
8.002	33	30 Summer	100	+40%	30/30 Summer			
8.003	35	30 Summer	100	+40%	30/30 Summer			
1.014	36	30 Summer	100	+40%	30/30 Summer			
12.000	37	30 Summer	100	+40%	100/30 Summer			
1.015	37	30 Summer	100	+40%	100/30 Summer			
1.016	38	30 Summer	100	+40%	30/30 Summer			
13.000	39	30 Summer	100	+40%	100/30 Summer			
14.000	40	30 Summer	100	+40%	100/30 Summer			
13.001	40	240 Winter	100	+40%	30/30 Summer			
1.017	41	1440 Winter	100	+40%	1/1440 Summer			

PN	US/MH Name	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status	Level Exceeded
5.002	18	60.047	0.406	0.000	0.94		208.7	SURCHARGED	
5.003	19	59.971	0.504	0.000	0.75		243.9	SURCHARGED	
6.000	20	60.072	0.772	0.000	0.41		30.6	SURCHARGED	
6.001	21	60.056	0.849	0.000	1.51		129.2	SURCHARGED	
5.004	22	59.774	1.000	0.000	0.60		401.1	SURCHARGED	
1.011	23	59.581	1.743	0.000	1.41		742.0	SURCHARGED	
7.000	24	59.578	0.278	0.000	0.80		134.6	SURCHARGED	
1.012	25	59.357	1.600	0.000	1.39		828.9	SURCHARGED	
1.013	26	59.053	1.452	0.000	1.37		831.5	SURCHARGED	
8.000	27	60.595	0.545	0.000	0.98		143.7	SURCHARGED	
9.000	28	59.706	0.656	0.000	0.66		82.1	SURCHARGED	
8.001	29	59.648	1.038	0.000	0.60		244.9	SURCHARGED	
10.000	30	59.597	0.797	0.000	1.00		82.5	SURCHARGED	
11.000	31	59.638	0.338	0.000	0.69		71.5	SURCHARGED	
11.001	32	59.600	0.550	0.000	0.53		102.2	SURCHARGED	
8.002	33	59.519	1.420	0.000	1.24		474.6	SURCHARGED	

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Causeway					Network 2019.1				
<u>100 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm</u>									
PN	US/MH Name	Water Level (m)	Surcharged Depth (m)	Flooded Volume (m³)	Flow / Cap.	Overflow (l/s)	Pipe Flow (l/s)	Status	Level Exceeded
8.003	35	58.963	1.357	0.000	1.39		458.3	SURCHARGED	
1.014	36	58.779	1.286	0.000	2.16		1243.0	SURCHARGED	
12.000	37	58.195	0.395	0.000	0.50		57.7	SURCHARGED	
1.015	37	58.162	0.797	0.000	1.07		1412.4	SURCHARGED	
1.016	38	56.524	0.573	0.000	2.01		1408.2	FLOOD RISK	
13.000	39	57.689	0.389	0.000	1.15		437.2	SURCHARGED	
14.000	40	57.689	0.389	0.000	1.15		437.2	SURCHARGED	
13.001	40	56.636	0.711	0.000	0.25		20.8	SURCHARGED	
1.017	41	56.004	0.929	0.000	0.58		21.0	FLOOD RISK	
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Pond 2A			
Date 13/01/2026 16:02		Designed by Chris			
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Causeway		Source Control 2019.1			
Cascade Summary of Results for catchment 2a.SRCX					
Upstream Structures		Outflow To		Overflow To	
(None)		catchment 2c.SRCX		(None)	
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	60.918	0.318	1.6	489.5	O K
30 min Summer	60.962	0.362	1.6	561.7	O K
60 min Summer	61.012	0.412	1.6	643.6	O K
120 min Summer	61.067	0.467	1.6	735.8	O K
180 min Summer	61.101	0.501	1.6	794.6	O K
240 min Summer	61.127	0.527	1.6	838.3	O K
360 min Summer	61.164	0.564	1.6	902.5	O K
480 min Summer	61.190	0.590	1.6	949.3	O K
600 min Summer	61.211	0.611	1.6	985.7	O K
720 min Summer	61.228	0.628	1.6	1015.3	O K
960 min Summer	61.273	0.673	1.6	1096.6	O K
1440 min Summer	61.339	0.739	1.6	1215.0	O K
2160 min Summer	61.403	0.803	1.6	1333.5	O K
2880 min Summer	61.445	0.845	1.6	1413.5	O K
4320 min Summer	61.438	0.838	1.6	1399.1	O K
5760 min Summer	61.418	0.818	1.6	1362.3	O K
7200 min Summer	61.394	0.794	1.6	1317.2	O K
8640 min Summer	61.372	0.772	1.6	1276.6	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	162.233	0.0	139.0	19	
30 min Summer	93.204	0.0	138.0	34	
60 min Summer	53.546	0.0	275.1	64	
120 min Summer	30.762	0.0	268.9	124	
180 min Summer	22.244	0.0	262.4	184	
240 min Summer	17.673	0.0	255.7	244	
360 min Summer	12.779	0.0	242.3	364	
480 min Summer	10.153	0.0	233.3	484	
600 min Summer	8.494	0.0	228.4	604	
720 min Summer	7.342	0.0	226.1	724	
960 min Summer	6.021	0.0	229.2	964	
1440 min Summer	4.552	0.0	233.3	1442	
2160 min Summer	3.442	0.0	484.0	2164	
2880 min Summer	2.822	0.0	489.6	2880	
4320 min Summer	1.994	0.0	472.5	4320	
5760 min Summer	1.559	0.0	945.7	5760	
7200 min Summer	1.287	0.0	930.3	6696	
8640 min Summer	1.101	0.0	909.3	7264	
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Pond 2A				
Date 13/01/2026 16:02		Designed by Chris				
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Causeway		Source Control 2019.1				
<u>Cascade Summary of Results for catchment 2a.SRCX</u>						
Storm Event		Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
10080 min Summer		61.352	0.752	1.6	1239.1	O K
15 min Winter		60.918	0.318	1.6	489.5	O K
30 min Winter		60.962	0.362	1.6	561.6	O K
60 min Winter		61.012	0.412	1.6	643.5	O K
120 min Winter		61.067	0.467	1.6	735.8	O K
180 min Winter		61.101	0.501	1.6	794.6	O K
240 min Winter		61.127	0.527	1.6	838.3	O K
360 min Winter		61.164	0.564	1.6	902.5	O K
480 min Winter		61.190	0.590	1.6	949.2	O K
600 min Winter		61.211	0.611	1.6	985.6	O K
720 min Winter		61.228	0.628	1.6	1015.2	O K
960 min Winter		61.273	0.673	1.6	1096.7	O K
1440 min Winter		61.339	0.739	1.6	1215.9	O K
2160 min Winter		61.404	0.804	1.6	1335.8	O K
2880 min Winter		61.448	0.848	1.6	1417.7	O K
4320 min Winter		61.442	0.842	1.6	1406.4	O K
5760 min Winter		61.424	0.824	1.6	1373.4	O K
7200 min Winter		61.401	0.801	1.6	1330.1	O K
8640 min Winter		61.375	0.775	1.6	1282.0	O K
10080 min Winter		61.350	0.750	1.6	1236.0	O K
Storm Event		Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
10080 min Summer		0.965	0.0	883.2	7968	
15 min Winter		162.233	0.0	139.0	19	
30 min Winter		93.204	0.0	138.1	34	
60 min Winter		53.546	0.0	275.2	64	
120 min Winter		30.762	0.0	269.0	124	
180 min Winter		22.244	0.0	262.5	182	
240 min Winter		17.673	0.0	255.8	242	
360 min Winter		12.779	0.0	242.5	360	
480 min Winter		10.153	0.0	233.7	480	
600 min Winter		8.494	0.0	228.8	598	
720 min Winter		7.342	0.0	226.6	716	
960 min Winter		6.021	0.0	229.5	952	
1440 min Winter		4.552	0.0	233.4	1426	
2160 min Winter		3.442	0.0	483.5	2124	
2880 min Winter		2.822	0.0	488.6	2824	
4320 min Winter		1.994	0.0	471.2	4192	
5760 min Winter		1.559	0.0	944.8	5536	
7200 min Winter		1.287	0.0	930.2	6840	
8640 min Winter		1.101	0.0	910.7	8032	
10080 min Winter		0.965	0.0	886.7	8168	
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<u>Cascade Rainfall Details for catchment 2a.SRCX</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> <td>D2 (1km)</td> <td>0.395</td> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Return Period (years)</td> <td>30</td> <td>D3 (1km)</td> <td>0.228</td> <td>Cv (Winter)</td> <td>1.000</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>1999</td> <td>E (1km)</td> <td>0.316</td> <td>Shortest Storm (mins)</td> <td>15</td> </tr> <tr> <td>Site Location</td> <td></td> <td>F (1km)</td> <td>2.611</td> <td>Longest Storm (mins)</td> <td>10080</td> </tr> <tr> <td>C (1km)</td> <td>-0.025</td> <td>Summer Storms</td> <td>Yes</td> <td>Climate Change %</td> <td>+35</td> </tr> <tr> <td>D1 (1km)</td> <td>0.285</td> <td>Winter Storms</td> <td>Yes</td> <td></td> <td></td> </tr> </table> <u>Time Area Diagram</u> Total Area (ha) 1.210 <table> <tr> <td>Time (mins)</td> <td>Area</td> </tr> <tr> <td>From:</td> <td>To: (ha)</td> </tr> <tr> <td>0</td> <td>4 1.210</td> </tr> </table>			Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000	Return Period (years)	30	D3 (1km)	0.228	Cv (Winter)	1.000	FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15	Site Location		F (1km)	2.611	Longest Storm (mins)	10080	C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+35	D1 (1km)	0.285	Winter Storms	Yes			Time (mins)	Area	From:	To: (ha)	0	4 1.210
Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000																																							
Return Period (years)	30	D3 (1km)	0.228	Cv (Winter)	1.000																																							
FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15																																							
Site Location		F (1km)	2.611	Longest Storm (mins)	10080																																							
C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+35																																							
D1 (1km)	0.285	Winter Storms	Yes																																									
Time (mins)	Area																																											
From:	To: (ha)																																											
0	4 1.210																																											
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Causeway		Source Control 2019.1

Cascade Model Details for catchment 2a.SRCX

Storage is Online Cover Level (m) 62.000

Tank or Pond Structure

Invert Level (m) 60.600

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	1465.0	1.400	2195.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0062-2000-1400-2000
Design Head (m)	1.400
Design Flow (l/s)	2.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	62
Invert Level (m)	60.600
Minimum Outlet Pipe Diameter (mm)	75
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.400	2.0
Flush-Flo™	0.272	1.6
Kick-Flo®	0.553	1.3
Mean Flow over Head Range	-	1.6

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	1.4	1.200	1.9	3.000	2.8	7.000	4.2
0.200	1.6	1.400	2.0	3.500	3.0	7.500	4.4
0.300	1.6	1.600	2.1	4.000	3.2	8.000	4.5
0.400	1.6	1.800	2.2	4.500	3.4	8.500	4.6
0.500	1.5	2.000	2.4	5.000	3.6	9.000	4.7
0.600	1.4	2.200	2.5	5.500	3.8	9.500	4.9
0.800	1.6	2.400	2.6	6.000	3.9		
1.000	1.7	2.600	2.7	6.500	4.1		

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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Pond 2A			
Date 13/01/2026 15:55		Designed by Chris			
File		Checked by			
Causeway		Source Control 2019.1			
Cascade Summary of Results for catchment 2a.SRCX					
Upstream Structures		Outflow To		Overflow To	
(None)		catchment 2c.SRCX		(None)	
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	61.092	0.492	1.6	778.2	O K
30 min Summer	61.148	0.548	1.6	874.7	O K
60 min Summer	61.209	0.609	1.6	982.3	O K
120 min Summer	61.276	0.676	1.6	1101.3	O K
180 min Summer	61.317	0.717	1.6	1175.9	O K
240 min Summer	61.347	0.747	1.6	1230.9	O K
360 min Summer	61.390	0.790	1.6	1310.5	O K
480 min Summer	61.421	0.821	1.6	1367.9	O K
600 min Summer	61.445	0.845	1.6	1412.5	O K
720 min Summer	61.464	0.864	1.6	1448.6	O K
960 min Summer	61.519	0.919	1.7	1554.1	O K
1440 min Summer	61.598	0.998	1.7	1707.8	O K
2160 min Summer	61.675	1.075	1.8	1862.0	O K
2880 min Summer	61.727	1.127	1.8	1967.1	Flood Risk
4320 min Summer	61.717	1.117	1.8	1945.6	Flood Risk
5760 min Summer	61.694	1.094	1.8	1899.1	O K
7200 min Summer	61.664	1.064	1.8	1840.2	O K
8640 min Summer	61.634	1.034	1.7	1778.5	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	257.688	0.0	131.0	19	
30 min Summer	144.957	0.0	122.2	34	
60 min Summer	81.542	0.0	238.6	64	
120 min Summer	45.870	0.0	236.3	124	
180 min Summer	32.762	0.0	242.5	184	
240 min Summer	25.803	0.0	246.7	244	
360 min Summer	18.429	0.0	252.1	364	
480 min Summer	14.515	0.0	255.4	484	
600 min Summer	12.061	0.0	257.4	604	
720 min Summer	10.367	0.0	258.6	724	
960 min Summer	8.428	0.0	262.8	964	
1440 min Summer	6.294	0.0	265.2	1442	
2160 min Summer	4.700	0.0	552.6	2164	
2880 min Summer	3.821	0.0	555.1	2884	
4320 min Summer	2.667	0.0	530.9	4320	
5760 min Summer	2.066	0.0	1077.9	5760	
7200 min Summer	1.695	0.0	1055.8	7200	
8640 min Summer	1.442	0.0	1028.5	8032	
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			Pond 2A																																																																																																																																
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Eclipse House Sittingbourne Road Maidstone ME14 3EN	Pond 2A																																											
Date 13/01/2026 15:55 File	Designed by Chris Checked by																																											
Causeway		Source Control 2019.1																																										
<u>Cascade Rainfall Details for catchment 2a.SRCX</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> <td>D2 (1km)</td> <td>0.395</td> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Return Period (years)</td> <td>100</td> <td>D3 (1km)</td> <td>0.228</td> <td>Cv (Winter)</td> <td>1.000</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>1999</td> <td>E (1km)</td> <td>0.316</td> <td>Shortest Storm (mins)</td> <td>15</td> </tr> <tr> <td>Site Location</td> <td></td> <td>F (1km)</td> <td>2.611</td> <td>Longest Storm (mins)</td> <td>10080</td> </tr> <tr> <td>C (1km)</td> <td>-0.025</td> <td>Summer Storms</td> <td>Yes</td> <td>Climate Change %</td> <td>+40</td> </tr> <tr> <td>D1 (1km)</td> <td>0.285</td> <td>Winter Storms</td> <td>Yes</td> <td></td> <td></td> </tr> </table> <u>Time Area Diagram</u> Total Area (ha) 1.210 <table> <tr> <td>Time (mins)</td> <td>Area</td> </tr> <tr> <td>From:</td> <td>To: (ha)</td> </tr> <tr> <td>0</td> <td>4 1.210</td> </tr> </table>			Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000	Return Period (years)	100	D3 (1km)	0.228	Cv (Winter)	1.000	FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15	Site Location		F (1km)	2.611	Longest Storm (mins)	10080	C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+40	D1 (1km)	0.285	Winter Storms	Yes			Time (mins)	Area	From:	To: (ha)	0	4 1.210
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Eclipse House Sittingbourne Road Maidstone ME14 3EN	Pond 2A	
Date 13/01/2026 15:55	Designed by Chris	
File	Checked by	
Causeway		Source Control 2019.1

Cascade Model Details for catchment 2a.SRCX

Storage is Online Cover Level (m) 62.000

Tank or Pond Structure

Invert Level (m) 60.600

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	1465.0	1.400	2195.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0062-2000-1400-2000
Design Head (m)	1.400
Design Flow (l/s)	2.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	62
Invert Level (m)	60.600
Minimum Outlet Pipe Diameter (mm)	75
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.400	2.0
Flush-Flo™	0.272	1.6
Kick-Flo®	0.553	1.3
Mean Flow over Head Range	-	1.6

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	1.4	1.200	1.9	3.000	2.8	7.000	4.2
0.200	1.6	1.400	2.0	3.500	3.0	7.500	4.4
0.300	1.6	1.600	2.1	4.000	3.2	8.000	4.5
0.400	1.6	1.800	2.2	4.500	3.4	8.500	4.6
0.500	1.5	2.000	2.4	5.000	3.6	9.000	4.7
0.600	1.4	2.200	2.5	5.500	3.8	9.500	4.9
0.800	1.6	2.400	2.6	6.000	3.9		
1.000	1.7	2.600	2.7	6.500	4.1		

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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			Pond 2B			
Date 13/01/2026 16:03			Designed by Chris			
File			Checked by			
Causeway			Source Control 2019.1			
<u>Cascade Summary of Results for catchment 2b.SRCX</u>						
Upstream Structures		Outflow To		Overflow To		
(None)		catchment 2c.SRCX		(None)		
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status	
15 min Summer	60.399	0.549	8.0	594.3	O K	
30 min Summer	60.470	0.620	8.0	678.7	O K	
60 min Summer	60.545	0.695	8.0	771.1	O K	
120 min Summer	60.622	0.772	8.0	868.4	O K	
180 min Summer	60.666	0.816	8.0	924.9	O K	
240 min Summer	60.695	0.845	8.0	963.2	O K	
360 min Summer	60.733	0.883	8.0	1011.8	O K	
480 min Summer	60.753	0.903	8.0	1038.9	O K	
600 min Summer	60.764	0.914	8.0	1053.2	O K	
720 min Summer	60.768	0.918	8.0	1059.3	O K	
960 min Summer	60.797	0.947	8.0	1097.6	O K	
1440 min Summer	60.816	0.966	8.0	1123.9	O K	
2160 min Summer	60.821	0.971	8.0	1130.2	O K	
2880 min Summer	60.814	0.964	8.0	1120.8	O K	
4320 min Summer	60.698	0.848	8.0	966.9	O K	
5760 min Summer	60.588	0.738	8.0	825.6	O K	
7200 min Summer	60.493	0.643	8.0	706.7	O K	
8640 min Summer	60.407	0.557	8.0	604.0	O K	
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)		
15 min Summer	162.233	0.0	550.8	19		
30 min Summer	93.204	0.0	616.7	34		
60 min Summer	53.546	0.0	775.4	64		
120 min Summer	30.762	0.0	889.6	124		
180 min Summer	22.244	0.0	962.8	184		
240 min Summer	17.673	0.0	1017.2	242		
360 min Summer	12.779	0.0	1095.4	362		
480 min Summer	10.153	0.0	1148.6	482		
600 min Summer	8.494	0.0	1183.2	602		
720 min Summer	7.342	0.0	1199.7	722		
960 min Summer	6.021	0.0	1187.0	960		
1440 min Summer	4.552	0.0	1123.0	1338		
2160 min Summer	3.442	0.0	1816.7	1704		
2880 min Summer	2.822	0.0	1977.8	2100		
4320 min Summer	1.994	0.0	2059.8	2896		
5760 min Summer	1.559	0.0	2210.1	3632		
7200 min Summer	1.287	0.0	2281.2	4392		
8640 min Summer	1.101	0.0	2339.6	5104		
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Pond 2B																																																																																																																																	
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Date 13/01/2026 16:03 File	Designed by Chris Checked by																																											
Causeway																																												
Source Control 2019.1																																												
<u>Cascade Rainfall Details for catchment 2b.SRCX</u> <table><tr><td>Rainfall Model</td><td>FEH</td><td>D2 (1km)</td><td>0.395</td><td>Cv (Summer)</td><td>1.000</td></tr><tr><td>Return Period (years)</td><td>30</td><td>D3 (1km)</td><td>0.228</td><td>Cv (Winter)</td><td>1.000</td></tr><tr><td>FEH Rainfall Version</td><td>1999</td><td>E (1km)</td><td>0.316</td><td>Shortest Storm (mins)</td><td>15</td></tr><tr><td>Site Location</td><td></td><td>F (1km)</td><td>2.611</td><td>Longest Storm (mins)</td><td>10080</td></tr><tr><td>C (1km)</td><td>-0.025</td><td>Summer Storms</td><td>Yes</td><td>Climate Change %</td><td>+35</td></tr><tr><td>D1 (1km)</td><td>0.285</td><td>Winter Storms</td><td>Yes</td><td></td><td></td></tr></table> <u>Time Area Diagram</u> Total Area (ha) 1.480 <table><tr><td>Time (mins)</td><td>Area</td></tr><tr><td>From:</td><td>To: (ha)</td></tr><tr><td>0</td><td>4 1.480</td></tr></table>			Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000	Return Period (years)	30	D3 (1km)	0.228	Cv (Winter)	1.000	FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15	Site Location		F (1km)	2.611	Longest Storm (mins)	10080	C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+35	D1 (1km)	0.285	Winter Storms	Yes			Time (mins)	Area	From:	To: (ha)	0	4 1.480
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Eclipse House Sittingbourne Road Maidstone ME14 3EN	Pond 2B	
Date 13/01/2026 16:03	Designed by Chris	
File	Checked by	
Causeway		Source Control 2019.1

Cascade Model Details for catchment 2b.SRCX

Storage is Online Cover Level (m) 61.250

Tank or Pond Structure

Invert Level (m) 59.850

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	981.0	1.400	1543.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0126-8000-1400-8000
Design Head (m)	1.400
Design Flow (l/s)	8.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	126
Invert Level (m)	59.850
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.400	8.0
Flush-Flo™	0.416	8.0
Kick-Flo®	0.873	6.4
Mean Flow over Head Range	-	7.0

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	4.5	1.200	7.4	3.000	11.5	7.000	17.2
0.200	7.3	1.400	8.0	3.500	12.3	7.500	17.7
0.300	7.9	1.600	8.5	4.000	13.1	8.000	18.3
0.400	8.0	1.800	9.0	4.500	13.9	8.500	18.8
0.500	7.9	2.000	9.5	5.000	14.6	9.000	19.4
0.600	7.8	2.200	9.9	5.500	15.3	9.500	19.9
0.800	7.0	2.400	10.3	6.000	15.9		
1.000	6.8	2.600	10.7	6.500	16.6		

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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			Pond 2B			
Date 13/01/2026 15:55			Designed by Chris			
File			Checked by			
Causeway			Source Control 2019.1			
Cascade Summary of Results for catchment 2b.SRCX						
Upstream Structures			Outflow To		Overflow To	
(None)			catchment 2c.SRCX		(None)	
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status	
15 min Summer	60.683	0.833	8.0	947.4	O K	
30 min Summer	60.770	0.920	8.0	1061.6	O K	
60 min Summer	60.861	1.011	8.0	1185.2	O K	
120 min Summer	60.954	1.104	8.0	1314.1	Flood Risk	
180 min Summer	61.006	1.156	8.0	1388.4	Flood Risk	
240 min Summer	61.041	1.191	8.0	1438.5	Flood Risk	
360 min Summer	61.084	1.234	8.0	1501.4	Flood Risk	
480 min Summer	61.108	1.258	8.0	1537.1	Flood Risk	
600 min Summer	61.121	1.271	8.0	1557.1	Flood Risk	
720 min Summer	61.128	1.278	8.0	1566.9	Flood Risk	
960 min Summer	61.167	1.317	8.0	1624.8	Flood Risk	
1440 min Summer	61.198	1.348	8.0	1672.0	Flood Risk	
2160 min Summer	61.200	1.350	8.0	1675.8	Flood Risk	
2880 min Summer	61.192	1.342	8.0	1663.2	Flood Risk	
4320 min Summer	61.069	1.219	8.0	1479.3	Flood Risk	
5760 min Summer	60.964	1.114	8.0	1328.6	Flood Risk	
7200 min Summer	60.868	1.018	8.0	1194.3	O K	
8640 min Summer	60.774	0.924	8.0	1066.3	O K	
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)		
15 min Summer	257.688	0.0	661.3	19		
30 min Summer	144.957	0.0	635.0	34		
60 min Summer	81.542	0.0	1158.2	64		
120 min Summer	45.870	0.0	1247.6	124		
180 min Summer	32.762	0.0	1253.8	184		
240 min Summer	25.803	0.0	1248.2	244		
360 min Summer	18.429	0.0	1234.0	362		
480 min Summer	14.515	0.0	1221.0	482		
600 min Summer	12.061	0.0	1209.5	602		
720 min Summer	10.367	0.0	1199.1	722		
960 min Summer	8.428	0.0	1186.0	962		
1440 min Summer	6.294	0.0	1186.5	1440		
2160 min Summer	4.700	0.0	2415.3	1836		
2880 min Summer	3.821	0.0	2385.8	2220		
4320 min Summer	2.667	0.0	2170.7	2988		
5760 min Summer	2.066	0.0	2929.1	3816		
7200 min Summer	1.695	0.0	3002.8	4680		
8640 min Summer	1.442	0.0	3063.7	5456		
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Pond 2B			
Date 13/01/2026 15:55 File		Designed by Chris Checked by			
Causeway		Source Control 2019.1			
Cascade Summary of Results for catchment 2b.SRCX					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
10080 min Summer	60.665	0.815	8.0	923.7	O K
15 min Winter	60.683	0.833	8.0	947.3	O K
30 min Winter	60.770	0.920	8.0	1061.5	O K
60 min Winter	60.861	1.011	8.0	1185.1	O K
120 min Winter	60.954	1.104	8.0	1314.5	Flood Risk
180 min Winter	61.006	1.156	8.0	1389.1	Flood Risk
240 min Winter	61.041	1.191	8.0	1439.7	Flood Risk
360 min Winter	61.085	1.235	8.0	1503.4	Flood Risk
480 min Winter	61.110	1.260	8.0	1540.0	Flood Risk
600 min Winter	61.124	1.274	8.0	1561.1	Flood Risk
720 min Winter	61.131	1.281	8.0	1572.0	Flood Risk
960 min Winter	61.172	1.322	8.0	1633.0	Flood Risk
1440 min Winter	61.208	1.358	8.0	1687.9	Flood Risk
2160 min Winter	61.209	1.359	8.0	1688.7	Flood Risk
2880 min Winter	61.192	1.342	8.0	1662.9	Flood Risk
4320 min Winter	61.043	1.193	8.0	1442.2	Flood Risk
5760 min Winter	60.902	1.052	8.0	1241.6	O K
7200 min Winter	60.758	0.908	8.0	1045.5	O K
8640 min Winter	60.588	0.738	8.0	825.3	O K
10080 min Winter	60.449	0.599	8.0	653.6	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
10080 min Summer	1.258	0.0	3113.2	6248	
15 min Winter	257.688	0.0	661.4	19	
30 min Winter	144.957	0.0	635.1	34	
60 min Winter	81.542	0.0	1158.2	64	
120 min Winter	45.870	0.0	1247.7	122	
180 min Winter	32.762	0.0	1253.8	182	
240 min Winter	25.803	0.0	1248.1	240	
360 min Winter	18.429	0.0	1233.6	358	
480 min Winter	14.515	0.0	1220.3	474	
600 min Winter	12.061	0.0	1208.5	590	
720 min Winter	10.367	0.0	1197.9	706	
960 min Winter	8.428	0.0	1184.2	934	
1440 min Winter	6.294	0.0	1184.0	1384	
2160 min Winter	4.700	0.0	2414.0	2008	
2880 min Winter	3.821	0.0	2385.8	2276	
4320 min Winter	2.667	0.0	2188.9	3200	
5760 min Winter	2.066	0.0	2929.3	4096	
7200 min Winter	1.695	0.0	3003.3	5040	
8640 min Winter	1.442	0.0	3065.1	5704	
10080 min Winter	1.258	0.0	3114.5	6360	
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Eclipse House Sittingbourne Road Maidstone ME14 3EN	Pond 2B																																											
Date 13/01/2026 15:55 File	Designed by Chris Checked by																																											
Causeway		Source Control 2019.1																																										
<u>Cascade Rainfall Details for catchment 2b.SRCX</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> <td>D2 (1km)</td> <td>0.395</td> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Return Period (years)</td> <td>100</td> <td>D3 (1km)</td> <td>0.228</td> <td>Cv (Winter)</td> <td>1.000</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>1999</td> <td>E (1km)</td> <td>0.316</td> <td>Shortest Storm (mins)</td> <td>15</td> </tr> <tr> <td>Site Location</td> <td></td> <td>F (1km)</td> <td>2.611</td> <td>Longest Storm (mins)</td> <td>10080</td> </tr> <tr> <td>C (1km)</td> <td>-0.025</td> <td>Summer Storms</td> <td>Yes</td> <td>Climate Change %</td> <td>+40</td> </tr> <tr> <td>D1 (1km)</td> <td>0.285</td> <td>Winter Storms</td> <td>Yes</td> <td></td> <td></td> </tr> </table> <u>Time Area Diagram</u> Total Area (ha) 1.480 <table> <tr> <td>Time (mins)</td> <td>Area</td> </tr> <tr> <td>From:</td> <td>To: (ha)</td> </tr> <tr> <td>0</td> <td>4 1.480</td> </tr> </table>			Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000	Return Period (years)	100	D3 (1km)	0.228	Cv (Winter)	1.000	FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15	Site Location		F (1km)	2.611	Longest Storm (mins)	10080	C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+40	D1 (1km)	0.285	Winter Storms	Yes			Time (mins)	Area	From:	To: (ha)	0	4 1.480
Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000																																							
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Causeway		Source Control 2019.1

Cascade Model Details for catchment 2b.SRCX

Storage is Online Cover Level (m) 61.250

Tank or Pond Structure

Invert Level (m) 59.850

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	981.0	1.400	1543.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0126-8000-1400-8000
Design Head (m)	1.400
Design Flow (l/s)	8.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	126
Invert Level (m)	59.850
Minimum Outlet Pipe Diameter (mm)	150
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.400	8.0
Flush-Flo™	0.416	8.0
Kick-Flo®	0.873	6.4
Mean Flow over Head Range	-	7.0

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	4.5	1.200	7.4	3.000	11.5	7.000	17.2
0.200	7.3	1.400	8.0	3.500	12.3	7.500	17.7
0.300	7.9	1.600	8.5	4.000	13.1	8.000	18.3
0.400	8.0	1.800	9.0	4.500	13.9	8.500	18.8
0.500	7.9	2.000	9.5	5.000	14.6	9.000	19.4
0.600	7.8	2.200	9.9	5.500	15.3	9.500	19.9
0.800	7.0	2.400	10.3	6.000	15.9		
1.000	6.8	2.600	10.7	6.500	16.6		

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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Catchment c			
Date 13/01/2026 16:03		Designed by Chris			
File		Checked by			
Causeway		Source Control 2019.1			
<u>Cascade Summary of Results for catchment 2c.SRCX</u>					
Upstream Structures		Outflow To Overflow To			
catchment 2a.SRCX		(None)		(None)	
catchment 2b.SRCX					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	58.729	0.129	10.4	383.4	O K
30 min Summer	58.747	0.147	12.8	440.0	O K
60 min Summer	58.768	0.168	15.3	503.0	O K
120 min Summer	58.790	0.190	17.5	568.9	O K
180 min Summer	58.801	0.201	18.6	605.0	O K
240 min Summer	58.808	0.208	19.3	626.6	O K
360 min Summer	58.816	0.216	19.5	649.6	O K
480 min Summer	58.821	0.221	19.6	667.0	O K
600 min Summer	58.826	0.226	19.7	681.8	O K
720 min Summer	58.830	0.230	19.7	694.1	O K
960 min Summer	58.842	0.242	19.9	730.8	O K
1440 min Summer	58.856	0.256	20.1	773.3	O K
2160 min Summer	58.862	0.262	20.2	792.1	O K
2880 min Summer	58.859	0.259	20.2	785.0	O K
4320 min Summer	58.835	0.235	19.8	707.9	O K
5760 min Summer	58.815	0.215	19.5	646.5	O K
7200 min Summer	58.802	0.202	18.7	607.6	O K
8640 min Summer	58.793	0.193	17.8	578.5	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	162.233	0.0	790.8	19	
30 min Summer	93.204	0.0	872.7	34	
60 min Summer	53.546	0.0	1380.1	64	
120 min Summer	30.762	0.0	1547.1	122	
180 min Summer	22.244	0.0	1647.6	182	
240 min Summer	17.673	0.0	1717.2	240	
360 min Summer	12.779	0.0	1806.1	338	
480 min Summer	10.153	0.0	1860.7	392	
600 min Summer	8.494	0.0	1895.4	452	
720 min Summer	7.342	0.0	1916.8	514	
960 min Summer	6.021	0.0	1965.0	654	
1440 min Summer	4.552	0.0	2023.1	924	
2160 min Summer	3.442	0.0	3298.4	1336	
2880 min Summer	2.822	0.0	3530.3	1728	
4320 min Summer	1.994	0.0	3574.8	2468	
5760 min Summer	1.559	0.0	4438.5	3176	
7200 min Summer	1.287	0.0	4537.4	3896	
8640 min Summer	1.101	0.0	4608.2	4664	
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Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		Catchment c																																																																																																																																	
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<table><tr><th>Storm Event</th><th>Rain (mm/hr)</th><th>Flooded Volume (m³)</th><th>Discharge Volume (m³)</th><th>Time-Peak (mins)</th></tr><tr><td>10080 min Summer</td><td>0.965</td><td>0.0</td><td>4646.6</td><td>5352</td></tr><tr><td>15 min Winter</td><td>162.233</td><td>0.0</td><td>790.8</td><td>19</td></tr><tr><td>30 min Winter</td><td>93.204</td><td>0.0</td><td>872.8</td><td>34</td></tr><tr><td>60 min Winter</td><td>53.546</td><td>0.0</td><td>1380.2</td><td>62</td></tr><tr><td>120 min Winter</td><td>30.762</td><td>0.0</td><td>1547.3</td><td>120</td></tr><tr><td>180 min Winter</td><td>22.244</td><td>0.0</td><td>1647.9</td><td>178</td></tr><tr><td>240 min Winter</td><td>17.673</td><td>0.0</td><td>1717.6</td><td>234</td></tr><tr><td>360 min Winter</td><td>12.779</td><td>0.0</td><td>1807.1</td><td>344</td></tr><tr><td>480 min Winter</td><td>10.153</td><td>0.0</td><td>1862.5</td><td>404</td></tr><tr><td>600 min Winter</td><td>8.494</td><td>0.0</td><td>1898.2</td><td>468</td></tr><tr><td>720 min Winter</td><td>7.342</td><td>0.0</td><td>1920.8</td><td>542</td></tr><tr><td>960 min Winter</td><td>6.021</td><td>0.0</td><td>1970.6</td><td>694</td></tr><tr><td>1440 min Winter</td><td>4.552</td><td>0.0</td><td>2031.0</td><td>994</td></tr><tr><td>2160 min Winter</td><td>3.442</td><td>0.0</td><td>3299.7</td><td>1404</td></tr><tr><td>2880 min Winter</td><td>2.822</td><td>0.0</td><td>3535.9</td><td>1792</td></tr><tr><td>4320 min Winter</td><td>1.994</td><td>0.0</td><td>3625.0</td><td>2512</td></tr><tr><td>5760 min Winter</td><td>1.559</td><td>0.0</td><td>4437.9</td><td>3280</td></tr><tr><td>7200 min Winter</td><td>1.287</td><td>0.0</td><td>4537.6</td><td>4032</td></tr><tr><td>8640 min Winter</td><td>1.101</td><td>0.0</td><td>4610.4</td><td>4752</td></tr><tr><td>10080 min Winter</td><td>0.965</td><td>0.0</td><td>4654.0</td><td>5544</td></tr></table>						Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	10080 min Summer	0.965	0.0	4646.6	5352	15 min Winter	162.233	0.0	790.8	19	30 min Winter	93.204	0.0	872.8	34	60 min Winter	53.546	0.0	1380.2	62	120 min Winter	30.762	0.0	1547.3	120	180 min Winter	22.244	0.0	1647.9	178	240 min Winter	17.673	0.0	1717.6	234	360 min Winter	12.779	0.0	1807.1	344	480 min Winter	10.153	0.0	1862.5	404	600 min Winter	8.494	0.0	1898.2	468	720 min Winter	7.342	0.0	1920.8	542	960 min Winter	6.021	0.0	1970.6	694	1440 min Winter	4.552	0.0	2031.0	994	2160 min Winter	3.442	0.0	3299.7	1404	2880 min Winter	2.822	0.0	3535.9	1792	4320 min Winter	1.994	0.0	3625.0	2512	5760 min Winter	1.559	0.0	4437.9	3280	7200 min Winter	1.287	0.0	4537.6	4032	8640 min Winter	1.101	0.0	4610.4	4752	10080 min Winter	0.965	0.0	4654.0	5544																					
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<u>Cascade Rainfall Details for catchment 2c.SRCX</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> <td>D2 (1km)</td> <td>0.395</td> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Return Period (years)</td> <td>30</td> <td>D3 (1km)</td> <td>0.228</td> <td>Cv (Winter)</td> <td>1.000</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>1999</td> <td>E (1km)</td> <td>0.316</td> <td>Shortest Storm (mins)</td> <td>15</td> </tr> <tr> <td>Site Location</td> <td></td> <td>F (1km)</td> <td>2.611</td> <td>Longest Storm (mins)</td> <td>10080</td> </tr> <tr> <td>C (1km)</td> <td>-0.025</td> <td>Summer Storms</td> <td>Yes</td> <td>Climate Change %</td> <td>+35</td> </tr> <tr> <td>D1 (1km)</td> <td>0.285</td> <td>Winter Storms</td> <td>Yes</td> <td></td> <td></td> </tr> </table> <u>Time Area Diagram</u> Total Area (ha) 0.940 <table> <tr> <td>Time (mins)</td> <td>Area</td> </tr> <tr> <td>From:</td> <td>To: (ha)</td> </tr> <tr> <td>0</td> <td>4 0.940</td> </tr> </table>			Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000	Return Period (years)	30	D3 (1km)	0.228	Cv (Winter)	1.000	FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15	Site Location		F (1km)	2.611	Longest Storm (mins)	10080	C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+35	D1 (1km)	0.285	Winter Storms	Yes			Time (mins)	Area	From:	To: (ha)	0	4 0.940
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Eclipse House Sittingbourne Road Maidstone ME14 3EN	Catchment c	
Date 13/01/2026 16:03	Designed by Chris	
File	Checked by	
Causeway		Source Control 2019.1

Cascade Model Details for catchment 2c.SRCX

Storage is Online Cover Level (m) 60.000

Tank or Pond Structure

Invert Level (m) 58.600

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	2929.0	1.400	4050.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0197-2100-1400-2100
Design Head (m)	1.400
Design Flow (l/s)	21.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	197
Invert Level (m)	58.600
Minimum Outlet Pipe Diameter (mm)	225
Suggested Manhole Diameter (mm)	1500

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.400	21.0
Flush-Flo™	0.422	21.0
Kick-Flo®	0.932	17.3
Mean Flow over Head Range	-	18.1

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	6.8	1.200	19.5	3.000	30.2	7.000	45.5
0.200	18.5	1.400	21.0	3.500	32.6	7.500	47.1
0.300	20.6	1.600	22.4	4.000	34.7	8.000	48.5
0.400	21.0	1.800	23.7	4.500	36.8	8.500	50.0
0.500	20.9	2.000	24.9	5.000	38.7	9.000	51.4
0.600	20.6	2.200	26.1	5.500	40.5	9.500	52.8
0.800	19.4	2.400	27.2	6.000	42.2		
1.000	17.9	2.600	28.2	6.500	43.9		

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File		Checked by			
Causeway		Source Control 2019.1			
<u>Cascade Summary of Results for catchment 2c.SRCX</u>					
Upstream Structures		Outflow To Overflow To			
catchment 2a.SRCX		(None)		(None)	
catchment 2b.SRCX					
Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Summer	58.801	0.201	18.6	603.2	O K
30 min Summer	58.824	0.224	19.6	675.1	O K
60 min Summer	58.849	0.249	20.0	753.1	O K
120 min Summer	58.875	0.275	20.3	834.2	O K
180 min Summer	58.890	0.290	20.5	880.4	O K
240 min Summer	58.899	0.299	20.6	910.5	O K
360 min Summer	58.911	0.311	20.6	945.6	O K
480 min Summer	58.916	0.316	20.7	961.8	O K
600 min Summer	58.918	0.318	20.7	968.5	O K
720 min Summer	58.920	0.320	20.7	974.4	O K
960 min Summer	58.932	0.332	20.8	1014.6	O K
1440 min Summer	58.946	0.346	20.8	1059.6	O K
2160 min Summer	58.951	0.351	20.9	1074.2	O K
2880 min Summer	58.946	0.346	20.8	1056.9	O K
4320 min Summer	58.901	0.301	20.6	914.9	O K
5760 min Summer	58.865	0.265	20.2	802.8	O K
7200 min Summer	58.841	0.241	19.9	726.5	O K
8640 min Summer	58.823	0.223	19.6	671.6	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)	
15 min Summer	257.688	0.0	1031.0	19	
30 min Summer	144.957	0.0	1072.9	34	
60 min Summer	81.542	0.0	1889.3	64	
120 min Summer	45.870	0.0	2007.9	122	
180 min Summer	32.762	0.0	2066.9	182	
240 min Summer	25.803	0.0	2108.4	242	
360 min Summer	18.429	0.0	2168.0	362	
480 min Summer	14.515	0.0	2211.8	480	
600 min Summer	12.061	0.0	2246.1	548	
720 min Summer	10.367	0.0	2274.2	598	
960 min Summer	8.428	0.0	2367.9	722	
1440 min Summer	6.294	0.0	2505.4	996	
2160 min Summer	4.700	0.0	4225.0	1408	
2880 min Summer	3.821	0.0	4301.4	1816	
4320 min Summer	2.667	0.0	4152.0	2592	
5760 min Summer	2.066	0.0	5735.1	3288	
7200 min Summer	1.695	0.0	5830.2	3960	
8640 min Summer	1.442	0.0	5897.8	4672	
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Cascade Model Details for catchment 2c.SRCX

Storage is Online Cover Level (m) 60.000

Tank or Pond Structure

Invert Level (m) 58.600

Depth (m)	Area (m ²)	Depth (m)	Area (m ²)
0.000	2929.0	1.400	4050.0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0197-2100-1400-2100
Design Head (m)	1.400
Design Flow (l/s)	21.0
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	197
Invert Level (m)	58.600
Minimum Outlet Pipe Diameter (mm)	225
Suggested Manhole Diameter (mm)	1500

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.400	21.0
Flush-Flo™	0.422	21.0
Kick-Flo®	0.932	17.3
Mean Flow over Head Range	-	18.1

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	6.8	1.200	19.5	3.000	30.2	7.000	45.5
0.200	18.5	1.400	21.0	3.500	32.6	7.500	47.1
0.300	20.6	1.600	22.4	4.000	34.7	8.000	48.5
0.400	21.0	1.800	23.7	4.500	36.8	8.500	50.0
0.500	20.9	2.000	24.9	5.000	38.7	9.000	51.4
0.600	20.6	2.200	26.1	5.500	40.5	9.500	52.8
0.800	19.4	2.400	27.2	6.000	42.2		
1.000	17.9	2.600	28.2	6.500	43.9		

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APPENDIX H



Maintenance Plan

Item	Task	Recommend Frequency	Responsibility
Porous Paving	Brushing and vacuuming over whole surface.	Annually, after autumn leaf fall	Management company
	Removal of weeds	Annually	Management company
Chambers	Clean chambers	Annually	Management company
Sewer network	All pipes to be cleaned (jetted) and condition assessed	5 yearly	Management company
Channel drains and gullies	Clean out gullies and channel drains (grates and sumps)	Annually	Management company
Gutters/ Rainwater pipe gullies	Cleaning of gutters and trapped rainwater gullies to ensure removal of sediment and debris	Annually	Management company
Hydrobrakes	Clean out chamber and check Hydrobrake	Annually	Management company
Attenuation Basin	Mow, and remove any litter and check outfalls and inlets	3 monthly	Management company
Swales	Mow, and remove any litter and check outfalls and inlets	3 monthly	Management company
Cellular Storage	Jetted Out	5 yearly	Management company

APPENDIX

I



ANGLIAN WATER PREPLANNING REPORT



Tier 1 Pre-Planning Assessment Report

Domestic Foul Water Drainage Feasibility Study

Anglian Water Reference Number:	PPE-0237617
Report Engineer:	Maks Zdunek
Publication Date:	23/01/2026
Expiration Date:	23/01/2027
Site Name:	Land At Pound Farm, Ickleford,
Development Details:	230 Dwellings, SEND School and 65 bed Care Home
Site National Grid Reference:	TL1740331677
Development Type:	Greenfield
Planning Application Status:	Unknown

This report has been produced for DHA and is to be submitted as part of a developed drainage strategy should planning permission be sought.

Anglian Water will use this report as the basis for any forthcoming planning application response relevant to this application.

Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in both the receiving network and Water Recycling Centre (WRC) can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.



Summary

Please note that our assessment process was updated on the 1st April 2025. We recommend reviewing this report in its entirety. You can also read our [FAQ's](#)

Easements

We have assessed above and below ground operational assets in relation to your proposed development site

Water Recycling Centre (WRC)

We have assessed the receiving water recycling centre to determine whether it can process the increased flows and effluent quality arising from your development and continue to meet its permitted discharge consents.

Our reference data tables are updated in April each year (following submission to regulators). Previously identified headroom may no longer be available.

Foul Drainage Network - Sustainable Point of Connection (SPOC)

We have assessed the receiving foul water drainage system to identify a sustainable point of connection for your site to connect to the public sewerage network without causing a detriment to the operation of the system.

Indicative costs –

The network infrastructure charge per dwelling is set for the 2025-26 charging period at £403.00. For a development of 230 dwellings the total infrastructure charge will total £92,690.00 excluding VAT.

Please note that you should also budget for infrastructure charges on non-household premises where applicable and these will be calculated according to the number and type of water fittings in the premises. This is called the “relevant multiplier” method of calculating the charge. The relevant multiplier will be applied to the figures set out in our 2025-26 Developer Charging Arrangements to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found on our website.

Section 1 - Anglian Water Assets and Easements

The comments contained within this report relate to the public water mains and sewers indicated on our records. Your attention is drawn to the disclaimer in the useful information section of this report.

Pipes - We have not identified pipework infrastructure within the boundaries of your site

Operational Assets – We do not have operational assets within 20 m of your site

Source Protection Zone (SPZ) – Your site does not sit within an identified SPZ

Water Recycling Centre (WRC) – Your site is not within the encroachment zone of Hitchin WRC

The proposed development site boundary is highlighted on Anglian Water's asset record in figure 1. Additionally, it is highly recommended that you carry out a thorough investigation of your proposed working area to establish whether any unmapped public or private sewers and lateral drains are in existence.

Any potential instances of asset encroachment are to be identified and addressed at planning. Anglian Water are unable to permit development either over or within the easement strip without prior consent. The extent of asset easements are available in Table 1 for used water and Table 2 for potable water. Please be aware that the existing water mains/public sewers should be located in highway or open space and not in private gardens. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.

Used Water Easements – Measured either side of the centre line (m)						
	Depth to Invert (m)					
Sewer Diameter(mm)	< 3	3 - 4	4 - 5	5 - 6	6 - 7.5	> 7.5
< 150	3.0	3.0	4.0	5.0	6.0	4.0
150 - 299	3.0	3.0	4.0	5.0	6.0	4.0
300 - 449	3.0	3.0	4.0	5.0	6.0	4.0
450 - 600	3.5	4.0	5.0	6.0	6.0	4.0
601 - 749	3.5	4.0	5.0	6.0	6.0	4.0
750 - 924	4.0	5.0	5.0	6.5	6.5	5.0
925 - 1000	5.0	5.0	6.0	6.5	6.5	5.0

Table 1: Anglian Water used water asset easements

Potable Water Easements - Measured either side of the centre line (m)	
Potable Mains Pipe Diameter (mm)	Distance either side of the centre line (m)
< 150	2.25
150 - 449	3.0
450 - 749	4.5
750 >	6

Table 2: Anglian Water potable water asset easements

If it is not possible to avoid our assets then these may need to be diverted in accordance with Section 185 of the Water Industry Act (1991). You will need to make a formal application if you would like a diversion to be considered; please note that in some instances assets cannot be diverted; it is therefore vital to engage with our Drainage team prior to finalising site layout. The Drainage team can be contacted by calling 03456 066 087.

Due to the private sewer transfer in October 2011 many newly adopted public used water assets and their history are not indicated on our records. You also need to be aware that your development site may contain private water mains, drains or other assets not shown on our records. These are private assets and not the responsibility of Anglian Water but that of the landowner.

For your information, please be aware:

- Anglian Water does not permit existing assets to be located within the curtilage of the proposed development buildings and we do not permit permeable paving or suds features over our assets. These assets should be located in areas of public open space and/or adoptable highways to ensure on-going maintenance and access is possible.
- Development is not permissible either over or within the established easement strip of any public asset without Anglian Water's granted prior consent.
- A new developments site layout must adhere to the required easements. You may also discuss potential diversions with us.
- Please be aware that existing water mains/public sewers should be located in highway or open space and not in private gardens or curtilages.
- Rising mains may not be located under play equipment or SUDS features. This is to ensure available access for any future maintenance and repair and this should be taken into consideration when planning your site layout.
- No significant planting can be located in the designated easement strip, to ensure that root intrusion does not pose a risk to our assets. Where necessary and to maintain the aesthetics of the proposed landscaping, ornamental/low lying hedges or similar are considered acceptable, but should be limited.
- In any case where site levels are to be altered within an easement strip, Anglian Water will request a CCTV survey is undertaken to understand the existing condition of the affected sewer and potential impact of this proposal. The footage and accompanying report should be provided to Anglian Water alongside any observations or recommendations (should these be identified) by your designer. In addition, the manholes in this area would also need to be raised to finished level. Anglian Water would expect photographs confirming the existing construction of these chambers and a design drawing which illustrates how this outcome will be achieved whilst maintaining compliance with Design and Construction Guidance (DCG) standards.
- Anglian Water will expect confirmation of the established measures that will allow 24 hour unencumbered access for assets within the vicinity of the development. It is beneficial to understand how awareness of Anglian Water's need for access to provide this in perpetuity will be established going forward. It can be assumed that plot transfers (if appropriate) will contain covenants/rights relating to these assets; we would appreciate clarification on this point.
- It is the developer's responsibility to ensure the correct sight surveys are completed i.e. trial holes, to ascertain the exact location of Anglian Water assets. You should then present your findings to Anglian Water – we may need to complete formal risk assessments (at the developers cost) for certain asset types.

Section 2 – Used Water Assessment

In examining the used water system we assess the ability for your site to connect to the public sewerage network without causing a detriment to the operation of the system. We also assess the receiving Water Recycling Centre and determine the headroom available to manage the increased effluent flows and effluent quality from your development.

Water Recycling Centre

When assessing the receiving water recycling centre's (WRC) dry weather flow (DWF) headroom we take the latest Q90 DWF figures, as verified by the Environment Agency, and add to this sites with planning consent.

Based on the above assessment, Hitchin WRC is within the acceptance parameters and can accommodate the flows from the proposed growth.

The available capacity at all Water Recycling Centres in the Anglian Water region is updated annually in April. This update ensures the most current data is used in evaluating developments. Consequently the available headroom will change for Hitchin WRC which could potentially change the recommendation of our pre-planning capacity assessment and our planning response, both of which will be in line with the most recent flow figures for Hitchin Water Recycling Centre.

Used Water Network

Our assessment has been based on development flows connecting to the nearest foul water sewer of the same size or greater pipe diameter to that required to drain the site. The infrastructure to convey foul water flows to the receiving sewerage network is the responsibility of the developer. Conveyance to the connection point is considered as Onsite Work and includes all work carried out upstream from of the point of connection, including making the connection to our existing network.

This connection point has been determined in reference to the calculated discharge flow and on this basis, a 225mm internal diameter pipe is required to drain the development site. We have assessed the sustainable point of connection, which is to the 225mm foul sewer in Arlessey Road, to MH3601, located at national grid reference (NGR) TL 18317 31696.

The cover level is 51.01 and the invert level is 48.02.

Anglian Water has assessed the local foul sewerage network up to the water recycling centre and determined that the additional foul flow from the proposed development would not create an unacceptable risk of flooding to our existing customers and the environment.

In line with the Sewage Sector Guidance - Appendix C - Design and Construction Guidance (DCG), found at <https://www.water.org.uk/sewerage-sector-guidance-approved-documents>, the pumped discharge will need to connect via an intermediate manhole and at least 5 metres of an appropriately sized gravity sewer. The pump rate and configuration of the connection will be determined with your detailed design. You should submit this detail with your Section 106 new connection application. Anglian Water cannot reserve capacity and therefore you are recommended to formally apply for a connection at your earliest convenience. Please note that available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.

Please note that Anglian Water will request a suitably worded condition at planning application stage to ensure this strategy is implemented to mitigate the risk of flooding.

Trade Effluent

It is noted that there are no specified trade effluent requirements for the proposed development site. Should this be required in the future, please submit a Tier 2 PPE assessment.

Used Water Budget Costs

For a development site that benefits from full planning permission, infrastructure charges are raised on a standard basis of one charge per new connection, one each for water supply and drainage connections.

Infrastructure charges are applied to each new property connecting to the public water and sewerage network. The infrastructure charge type is set out in Section 146(2) of the Water Industry Act 1991.

The charge should be paid by any party that wishes to build or develop a property and is payable upon request of connection.

The sewerage infrastructure charge per dwelling is set for the 2025-26 charging period at £403.00. For a development of 230 dwellings the total infrastructure charge will total £92,690.00 excluding VAT.

Please note that you should also budget for infrastructure charges on non-household premises where applicable and these will be calculated according to the number and type of water fittings in the premises. This is called the “relevant multiplier” method of calculating the charge. The relevant multiplier will be applied to the figures set out in our 2025-26 Developer Charging Arrangements to arrive at the amount payable. Details of the relevant multiplier for each fitting can be found on our website.

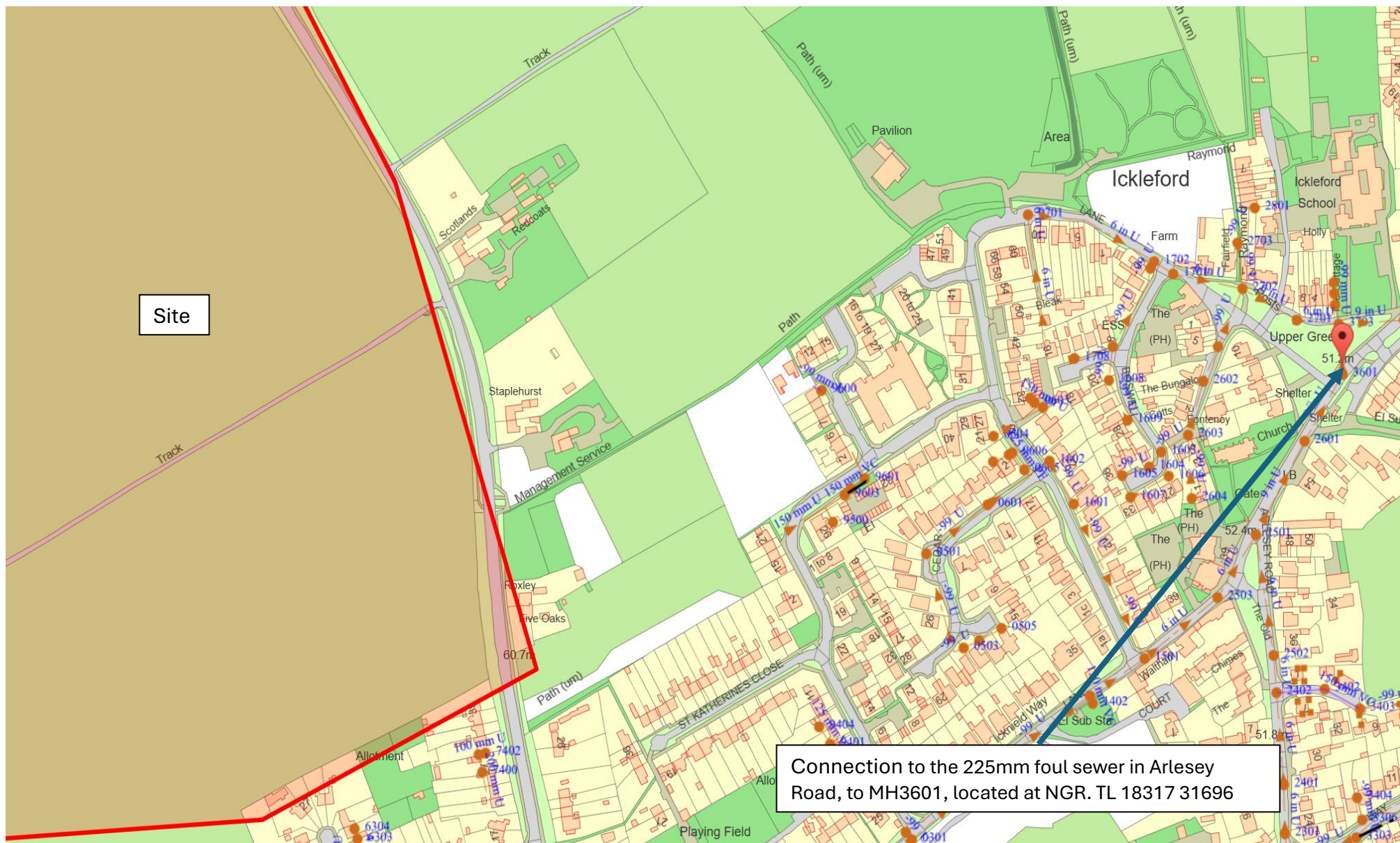


Figure 2: Showing your connection point for foul drainage

Section 3 – Useful Information

Water Industry Act – Key used water sections

Section 98:

This provides you with the right to requisition a new public sewer. The new public sewer can be constructed by Anglian Water on your behalf. Alternatively, you can construct the sewer yourself under section 30 of the Anglian Water Authority Act 1977.

Section 102:

This provides you with the right to have an existing sewerage asset vested by us. It is your responsibility to bring the infrastructure to an adoptable condition ahead of the asset being vested.

Section 104:

This provides you with the right to have a design technically vetted and an agreement reached that will see us adopt your assets following their satisfactory construction and connection to the public sewer.

Section 106:

This provides you with the right to have your constructed sewer connected to the public sewer.

Section 185:

This provides you with the right to have a public sewerage asset diverted. Details on how to make a formal application for a new sewer, new connection or diversion are available on our website or via our Development Services team on 0345 60 66 087.

Surface Water Drainage

All surface water must be managed in line with Building Regs / Sewer Sector Guidance (SSG). Our guidance document and Surface Water policy ([insert website link](#)) detail our requirements and expectations. You must explore all on-site options per the SUDS hierarchy before speaking to us about a possible connection to our SW drainage network. We recommend that you contact the Local Authority and Lead Local Flood Authority (LLFA) for your site to discuss your application.

Sustainable drainage systems

Some existing urban drainage systems have additional risks of flooding, pollution or damage to the environment and are not resilient to climate change in the long term. Our preferred method of surface water disposal is through the use of Sustainable Drainage Systems or SuDS. SuDS are a range of techniques that aim to mimic the way surface water drains in natural systems within urban areas. For more information on SuDS, please visit our [website](#).

Private sewer transfers

Sewers and lateral drains connected to the public sewer on the 1 July 2011 transferred into Water Company ownership on the 1 October 2011. This follows the implementation of the Floods and Water Management Act (FWMA). This included sewers and lateral drains that were subject to an existing Section 104 Adoption Agreement and those that were not. There were exemptions and the main non-transferable assets were as follows:

Surface water sewers and lateral drains that do not discharge to the public sewer, e.g. those that discharged to a watercourse.

Foul sewers and lateral drains that discharged to a privately owned sewage treatment/collection facility. Pumping stations and rising mains will transfer between 1 October 2011 and 1 October 2016.

The implementation of Section 42 of the FWMA will ensure that future private sewers will not be created. It is anticipated that all new sewer applications will need to have an approved section 104 application ahead of a section 106 connection.

It is anticipated that all new sewer applications will need to have an approved Section 104 application ahead of a Section 106 connection.

Encroachment

Anglian Water operates a risk based approach to development encroachment on our above and below ground infrastructure and assets.

Locating our assets

Maps detailing the location of our water and used water infrastructure including both underground assets and above ground assets such as pumping stations and recycling centres are available from digdat.

All requests from members of the public or non-statutory bodies for maps showing the location of our assets will be subject to an appropriate administrative charge.

We have more information on our website

Charging arrangements

Our charging arrangements and summary for this year's water and used water connection and infrastructure charges can be found on our website [Charges](#)

Environmental Incentives

Following regulatory guidance and changes to the charging rules the Infrastructure Charge for connections to our water network will no longer attract an income offset discount after 31st March 2025. This will be replaced with a new Environmental Incentive Scheme (EIS) aimed at promoting water efficiency and sustainability.

Anglian Water's EIS has been developed in accordance with the Environmental Incentive Common Framework (EICF), which was released by Ofwat in December 2024. For this charging year, 2025-26, and in accordance with Ofwat guidance, only household properties will be eligible for our EIS. We will continue to reassess this for future charging years.

There are two elements to our EIS;

Water Environmental Incentive

The applicant must demonstrate the newly connected property is designed to achieve consumption of 90 litres per person per day (pppd) or less.

Post property connection, we will conduct compliance audits on the first connected property and 10% of the remaining properties on a random basis.

Sewerage Environmental Incentive

Post property connection for redeveloped brownfield sites we will complete a site inspection to confirm the removal of surface water flows.

Environmental Component

This charge is used solely to fund the Environmental Incentive and is uniformly applied upon connection of each developed property; this includes connections which do not qualify for the Environmental Incentive.

Environmental Incentives	Charge per property
Water Environmental Incentive	-500
Environmental Incentive Component Charge Water	100
Additional Water EIS Audit (per premises)	84
Sewerage Environmental Incentive (50% of Sewerage Infra)	-202
Environmental Incentive Component Charge Sewerage	0

Our EIS will be available between 1st April 2025 and 31st March 2030 and during this period, we reserve the right to make any amendments to the EIS as we may see fit, including amendments to the value of both Environmental Incentives and the Component Charges. The EIS may close on 31st March 2030, therefore, to qualify for the Environmental Incentives, your plot must be connected to our network and validated by us. Please refer to our Developer Charging [Arrangements](#) for full details. To learn more or apply for our environmental incentive scheme please visit our website [Water Environmental Incentive Scheme](#)

Section 4 - Disclaimer

The information provided in this report is based on data currently held by Anglian Water Services Limited ('Anglian Water') or provided by a third party. Accordingly, the information in this report is provided with no guarantee of accuracy, timeliness, completeness and is without indemnity or warranty of any kind (express or implied).

This report should not be considered in isolation and does not nullify the need for the enquirer to make additional appropriate searches, inspections and enquiries. Anglian Water supports the plan led approach to sustainable development that is set out in the National Planning Policy Framework ('NPPF') and any infrastructure needs identified in this report must be considered in the context of current, adopted and/or emerging local plans. Where local plans are absent, silent or have expired these needs should be considered against the definition of sustainability holistically as set out in the NPPF.

Whilst the information in this report is based on the presumption that proposed development obtains planning permission, nothing in this report confirms that planning permission will be granted or that Anglian Water will be bound to carry out the works/proposals contained within this report.

No liability whatsoever, including liability for negligence is accepted by Anglian Water or its partners, employees or agents, for any error or omission, or for the results obtained from the use of this report and/or its content.

Furthermore, in no event will any of those parties be liable to the applicant or any third party for any decision made or action taken as a result of reliance on this report.

This report is valid from the date issued and the enquirer is advised to resubmit their request for an up to date report should there be a delay in submitting any subsequent application for water supply/sewer connection(s). Our pre-planning reports are valid for 12 months. Please note Anglian Water cannot reserve capacity and available capacity in our network can be reduced at any time due to increased requirements from existing businesses and houses as well as from new housing and new commercial developments.