

22 June 2021

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Planning, Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council
Civic Centre
Bridge Street
Reading RG1 2LU

Planning Reference: 201853

To: Planning, Directorate for Economic Growth and Neighbourhood Services

Subject: Brunel Retail Park Rose Kiln Lane Reading

We write in response to consultee response letter to the Reading Borough Council regarding the surface water drainage strategy.

We understand that there are some further queries regarding the proposed drainage strategy, which are clarified below:

Query: *I note that further discharge rates have been provided for the 1 in 1 year and 1 in 30 year events as requested and they both present a 50% reduction in discharge rate, which in principle is acceptable. However, as previously requested the drainage strategy must identify discharge rates for both the phase 1 and phase 2 proposals, this has not been provided.*

Response: The calculation provided in the FRA and in the previous response letter considers the phasing discharge rate. The table below shows the existing and proposed discharge rates for all event from 1 in 1 year up to 1 in 100+CC year rainfall events.

Table 1: Existing & Proposed Discharge Rate

Return Period (year)	Existing Discharge Rate (l/s)	Proposed Discharge Rate (l/s)	Phase 1 Discharge Rate (l/s)*	Phase 2 Discharge Rate (l/s)*
1 in 1	142.95	71.47	24.7	46.7
1 in 30	351.18	175.59	60.8	114.7
1 in 100	424	212	73.8	138.6
1 in 100 + CC	424	212	73.8	138.6

*Phase 1 Area = 1.050 ha, Phase 2 Area = 1.980 ha

Query: *Drawings have been submitted that illustrates a phase 1 and phase 2 proposal however the phase 1 proposal does not take into account the retention of the existing kerb line along the internal spine road. The road in question is closer to the Unit A as part of phase 1 but the road alignment is altered as part of phase 2 and as such this will alter the drainage scheme and*



therefore must be reflected within the proposals. I have provided images of the two phases below for reference.

Response: The drainage layout has been updated as per phasing layout (Appendix A). The plans are at strategic level. The detailed design process will take account of any further amendments that may be required to provide appropriate drainage along the interface between two phases.

Query: *Irrespective of the above the submitted drawings still identify a discharge rate of 212 l/s which exceeds the proposed 1 in 1 year and 1 in 30 year events and also the existing discharge rate for the 1 in 1 year event. The discharge rate should therefore be reduced to ensure that a reduction occurs for all events.*

Response: The proposal is to restrict the discharge rate using a complex hydrobrake system to restrict the flow for 1 in 1 year, 1 in 30 year and 1 in 100 year + CC events as stated in the Table 1 above. The MicroDrainage Windes calculation issued previously do take account of the specific discharge rate restrictions for corresponding rainfall event.

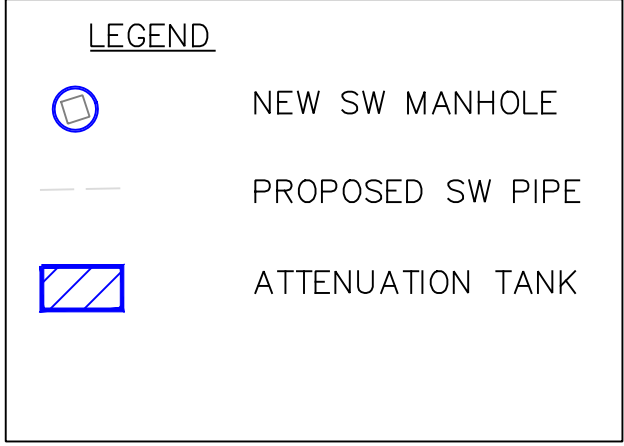
We hope the above clarification clarifies your query.

For any further query, please give me a call or email.
Thank you.

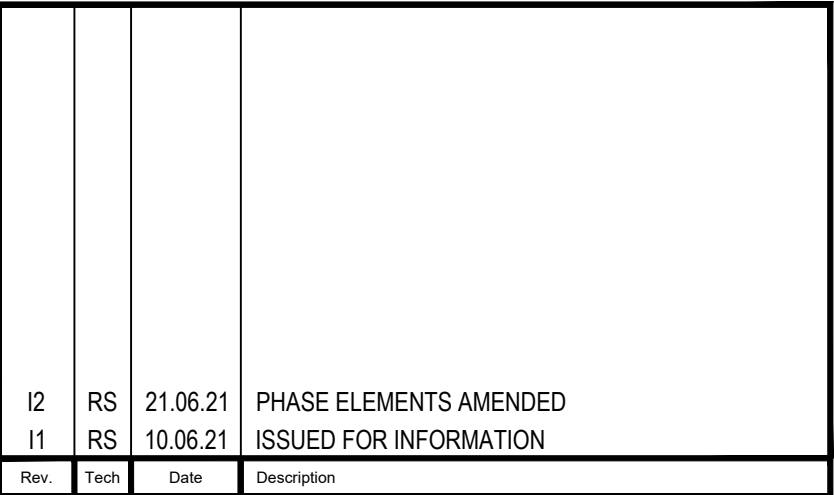
Yours sincerely
HDR | Bradbrook Consulting

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Appendix A – Updated Drainage Layout for Both Phases



- LEGEND:
- RETAINING WALL

Project Title
BRUNEL RETAIL PARK

Purpose of Issue
 Information ☒ Preliminary ☐ Approval ☐ Tender ☐ Construction ☐ Record Copy ☐

First Issue Date	Drawn By	Scale	Checked
JUN'21	RS	1:500	MR
Drawing Number			Rev.
20-043/301			I2



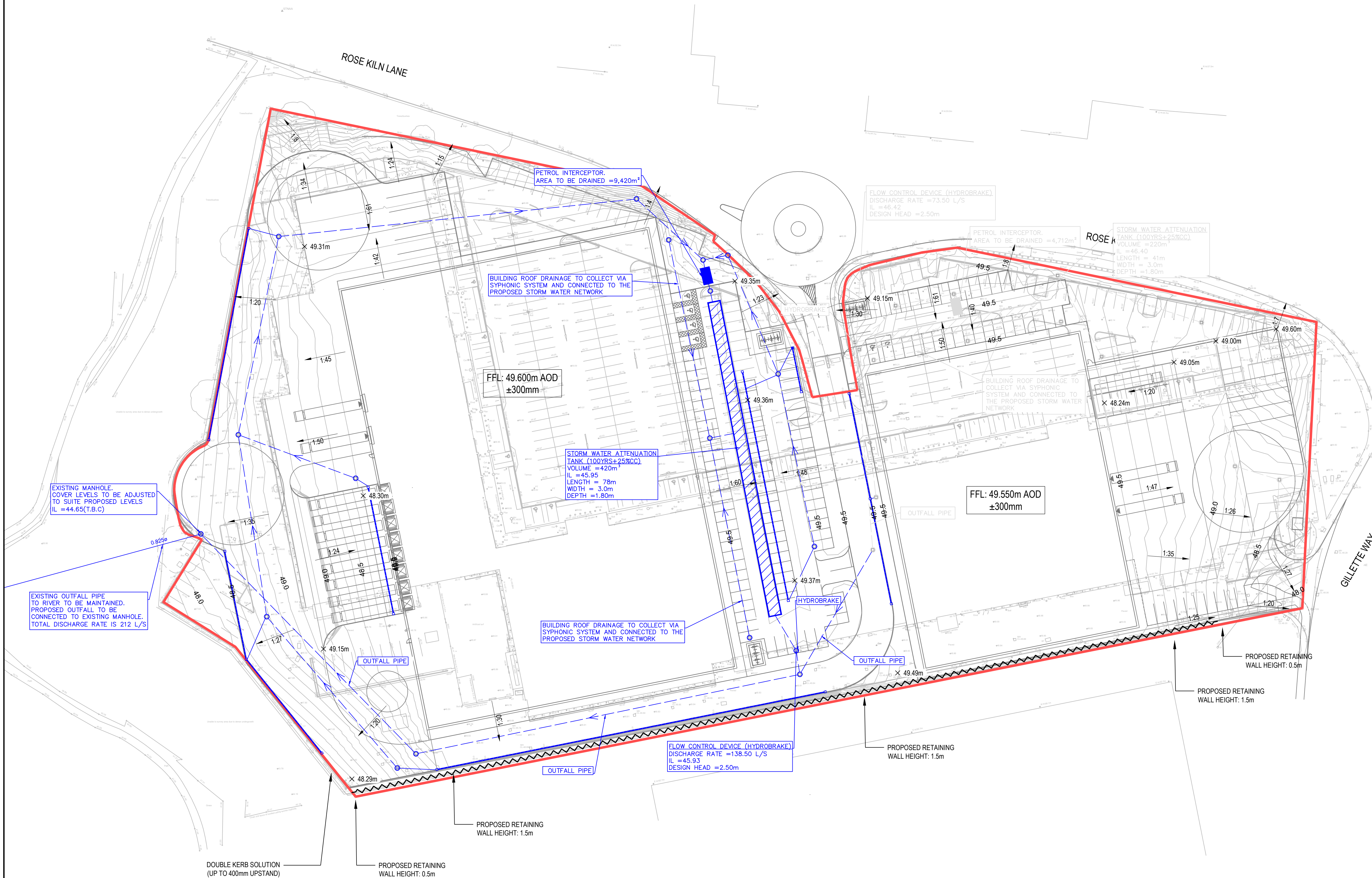
LEGEND

-  NEW SW MANHOLE
-  PROPOSED SW PIPE
-  ATTENUATION TANK

- DRAWING BASED ON:
 - SITE PLAN: FLETCHER RAE, DWG. No. 19032 - SK25, DATED 06.10.20
 - TOPOGRAPHICAL SURVEY: STAFSURF, DWG NO: 11144, DATED: 19.06.20

LEGEND:

-  RETAINING WALL



Rev	Tech	Date	Description
I2	RS	21.06.21	PHASE ELEMENTS AMENDED
I1	RS	10.06.21	ISSUED FOR INFORMATION



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Client
MAYFAIR CAPITAL INVESTMENT MANAGEMENT LTD

Project Title
BRUNEL RETAIL PARK

Drawing Title
**PROPOSED DRAINAGE STRATEGY CONCEPT
PHASE 2**

Purpose of Issue
Information ☒ Preliminary ☐ Approval ☐ Tender ☐ Construction ☐ Record Copy ☐

First Issue Date	Drawn By	Scale	Checked
JUN'21	RS	1:500	MR

Drawing Number	Rev.
20-043/302	I2