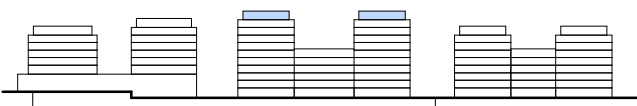
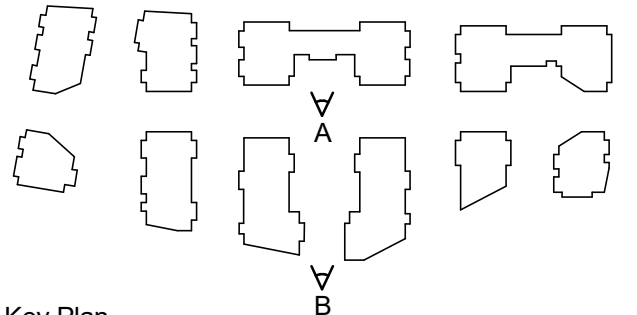


Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

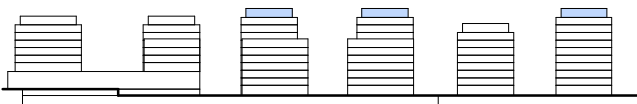
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Elevation A



Key Plan



Elevation B

- Key:
- Refuse Store
 - Bike Store
 - Entrance
 - Retail
 - Units
 - Delivery / Post Room
 - Fire Escape

For internal use and coordination only

Description	Date	Chk	Rev
-------------	------	-----	-----

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Project
Forbury Retail Park

Title
Level 10 Illustrative Plan

Status
S2 - Issued for Information

Drawn	Date	Scale @ ISO A1	Job Number
SQP	22/08/25	1:500	18111

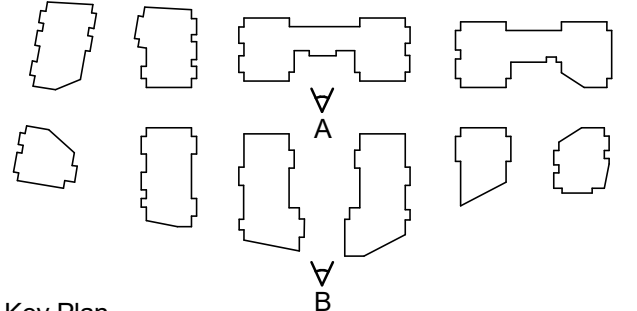
Drawing Number	Revision
18111-SQP-ZZ-ZZ-DR-A-SK20321	

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

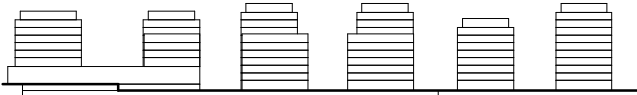
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Elevation A



Key Plan



Elevation B

- Key:
- Refuse Store
 - Bike Store
 - Entrance
 - Retail
 - Units
 - Delivery / Post Room
 - Fire Escape

For internal use and coordination only

Description	Date	Chk	Rev
-------------	------	-----	-----

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Project
Forbury Retail Park

Title
Roof Illustrative Plan

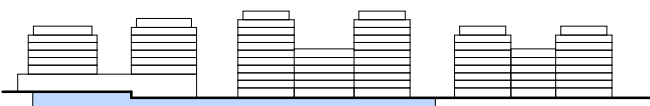
Status
S2 - Issued for Information

Drawn	Date	Scale @ ISO A1	Job Number
SQP	22/08/25	1:500	18111

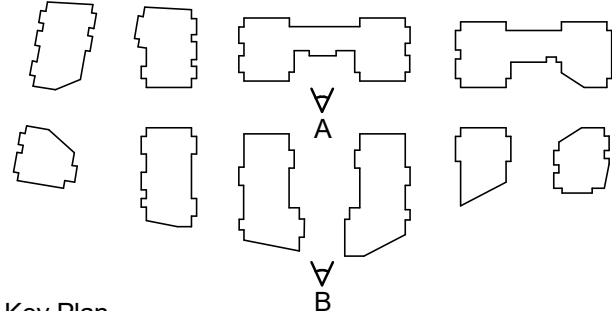
Drawing Number	Revision
18111-SQP-ZZ-ZZ-DR-A-SK20322	

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

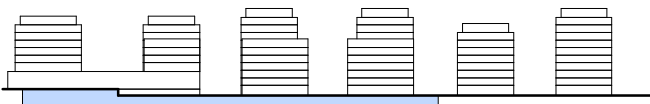
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Elevation A



Key Plan



Elevation B

- Key:
- Refuse Store
 - Bike Store
 - Entrance
 - Retail
 - Units
 - Delivery / Post Room
 - Fire Escape

For internal use and coordination only

Description	Date	Chk	Rev
-------------	------	-----	-----

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Project

Forbury Retail Park

Title

Basement Illustrative Plan

Status

S2 - Issued for Information

Drawn	Date	Scale @ ISO A1	Job Number
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SQP	22/08/25	1:500	18111
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Drawing Number	Revision
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18111-SQP-ZZ-ZZ-DR-A-SK20323

C. National Planning Policy Framework and Planning Practice Guidance

Appendices

Kings Meadow View

Document Reference: WIE21855-100

21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS

Table 1 of the Planning Practice Guidance Flood Zones

In accordance with the sequential test in the National Planning Policy Framework, sites are to be classed as follows:

Flood Risk Vulnerability	Definition	Appropriate Uses	FRA Requirements	Policy Aims
Zone 1 – Low Probability	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).	All uses of land are appropriate in this zone.	For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a FRA. This need only be brief unless the factors above or other local considerations require particular attention.	In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.
Flood Zone 2 – Medium Probability	This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.	Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses as set out in table 2 are appropriate in this zone. The highly vulnerable uses are only appropriate in this zone if the Exception Test is passed.	All development proposals in this zone should be accompanied by a FRA.	In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems.
Zone 3a -High Probability	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river (>1%) or a 1 in 200-year greater annual probability of flooding from the sea (>0.5%) in any year.	The water-compatible and less vulnerable uses of land (table 2) are appropriate in this zone. The highly vulnerable uses in the table below should not be permitted in this zone. The more vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed.	All development in this zone should be accompanied by a FRA.	In this zone, developers and local authorities should seek opportunities to: i. reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems; ii. relocate existing development to land in zones with a lower probability of flooding; and

Flood Risk Vulnerability	Definition	Appropriate Uses	FRA Requirements	Policy Aims
		Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.		iii. create a space for flooding to occur by restoring functional and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.
Zone 3b - The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local Planning Authorities should identify in their SFRAs areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in 30 (3.33%) or greater in any year or is designed to flood in an extreme (0.1%) flood, should provide a starting point for consideration and discussions to identify the functional floodplain.	Only the water-compatible uses and essential infrastructure listed in table 2 that has to be there should be permitted in this zone. It should be designed and constructed to: • remain operational and safe for users in times of flood; • result in no net loss of floodplain storage; • not impede water flows; and • not increase flood risk elsewhere. Essential infrastructure in this zone should pass the Exception Test.	All development in this zone should be accompanied by a FRA.	In this zone, developers and local authorities should seek opportunities to: i. reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques; and ii. relocate existing development to land with a lower probability of flooding.

National Planning Policy Framework Annex 3 - Flood Risk Vulnerability Classification

Vulnerability	Land Use Types
Essential Infrastructure	- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk; - Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary stations; water treatment works that need to remain operational in times of flood; - Wind turbines. - Solar farms.
Highly Vulnerable	- Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding; - Emergency dispersal points; - Basement dwellings; - Caravans, mobile homes and park homes intended for permanent residential use; - Installations requiring hazardous substances consent.
More Vulnerable	- Hospitals; - Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels; - Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels; - Non-residential uses for health services, nurseries and educational establishments; - Landfill and sites used for waste management facilities for hazardous waste; - Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	- Police stations, Ambulance stations and Fire stations which are not required to be operational during flooding; - Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure; - Land and buildings used for agriculture and forestry; - Waste treatment (except landfill and hazardous waste facilities); - Minerals working and processing (except for sand and gravel working); - Water treatment plants which are not required to be operational during flooding; - Sewage treatment plants (if adequate measures to control pollution and manage sewage during flooding events are in place). - Car parks
Water-compatible Development	- Flood control infrastructure; - Water transmission infrastructure and pumping stations; - Sewage transmission infrastructure and pumping stations; - Sand and gravel workings; - Docks, marinas and wharves; - Navigation facilities; - Ministry of Defence installations; - Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location - Water-based recreation (excluding sleeping accommodation); - Lifeguard and coastguard stations; - Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms; - Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan

Table 2 of the Planning Practice Guidance - Flood Risk Vulnerability and Flood Zone Compatibility

Flood Risk Vulnerability	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	√	√	√	√	√
Zone 2	√	√	Exception Test Required	√	√
Zone 3a	Exception Test Required	√	X	Exception Test Required	√
Zone 3b	Exception Test Required	√	X	X	X

√ - Development is appropriate.

X – Development should not be permitted.

Notes: This table does not show:

1. The application of the Sequential Test which gives development to Flood Zone 1 first, then Zone 2, and then Zone 3;
2. Flood risk assessment requirements; or
3. The policy aims for each flood zone.

D. BGS Borehole Data

Appendices

Kings Meadow View

Document Reference: WIE21855-100

21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS

Contract Name READING INNER DISTRIBUTION ROAD						Borehole No. 3	
						Sheet 1 of 1	
Method of boring LIGHT CABLE PERCUSSION				Ground level 39.28 m OD			
Diameter 200mm				Start 26.1.87			
				Finish 26.1.87		SU77SW 127	

Daily progress	Water levels	In-situ tests	Samples	Depth (m)	Reduced level (m O.D.)	Thickness (m)	Description of Strata	Legend
			B	0.15	39.13	0.15	Dark brown sandy silt	Made
			Q*B			1.45	Rubbly chalk occasional gravel and flints stained green (possible chemical pollution)	1
			J	1.60	37.68	1.05	Hard friable clayey silty sand with gravel and traces of bricks.	2
			U* B					
			J	2.65	36.63			Ground
	27/1		J U.			1.25	Soft to firm brown silty very sandy CLAY with coarse to fine subangular gravel traces of roots.	3
			J					
		N= 9	J B	3.90	35.38	0.90	Soft remoulded chalk with occasional soft structureless chalk with brown traces hard chalk fragments some thin silty clay partings (GRADE V)	4
	26/1		W					
			J	4.70	34.48			5
			U					
	26/1					3.05	Firm to stiff white rubbly chalk with some remoulded chalk occasional flints. (GRADE IV)	6
		N=13	J B					
		N=15	J B					7
			U	7.85	31.43			8
			J			2.15	Stiff white rubbly CHALK joints frequent generally less than 20mm apart often open and in-filled with small fragments (GRADE IV to III)	9
26/1		N= 29	J B					
26/1				10.00	29.28			10
Bottom of Borehole								

Notes

Terresearch Limited	Report No. S36/729	Appendix 1	Sheet 3
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Contract Name READING INNER DISTRIBUTION ROAD						Borehole No. 4		
						Sheet 1 of 1		
Method of boring LIGHT CABLE PERCUSSION Diameter 200mm				Ground level 38.49 m O.D. Start 23.1.87 Finish 23.1.87				
SU77SW 128								
Daily progress	Water levels	In-situ tests	Sam- ples	Depth (m)	Reduced level (m O.D.)	Thickness (m)	Description of Strata	Legend
23/1	23/1		J	0.20	38.29	0.20	Asphalt with limestone chippings.	Made
			U			1.40	Firm brown friable silty very sandy clay with coarse to fine gravel. Traces of brick and ash.	1
			J	1.50	36.89			
			J U			0.95	Soft brown silty sandy clay with coarse to fine gravel with traces of brick and ash.	2
			J U	2.56	35.94			Ground
			W J U			0.80	Soft greenish grey silty sandy CLAY with coarse to fine subangular gravel, occasional roots.	
			J U	3.35	35.14			
						1.05	Soft greenish grey silty very sandy CLAY with occasional gravel.	
			B	4.40	34.09			
				4.65	33.84	0.25	Soft to firm buff remoulded chalk and hard chalk fragments occasional flints (GRADE VI)	
			N=13 B J			3.10	Stiff white rubbly CHALK and firm remoulded chalk occasional flints (GRADE V TO V)	6
								7
			N=13 BJ	7.75	30.74			
			N=22 BJ			2.25	Stiff to hard white rubbly CHALK with some remoulded chalk frequent flints probably in bands. (GRADE IV to III)	8
	J							
23/1		N=27 JB						
23/1				10.00	28.49			
Bottom of Borehole								
Notes		Water level rose to 2.80 half an hour after being struck						
Terresearch Limited				Report No. S36/729		Appendix 1 Sheet 4		

Contract Name READING INNER DISTRIBUTION ROAD						Borehole No. 5		
						Sheet 1 of 1		
Method of boring LIGHT CABLE PERCUSSION				Ground level 38.99 m OD				
Diameter 200mm				Start 21.1.87				
				Finish 22.1.87		SUT7SW 129		
Daily progress	Water levels	In-situ tests	Sam- ples	Depth (m)	Reduced level (m O.D.)	Thickness (m)	Description of Strata	Legend
			J	0.30	38.69	0.30	Loose brown silty sand with roots (Topsoil)	Made
			B					
				0.85	38.14	0.55	Brown silty sand with brick gravel and metal.	
		N=12	B			0.45	Medium to coarse brown sand with gravel and a trace of silt clay.	
			B	1.30	37.69			
						0.85	Friable dark brown silty sand with gravel, flints and pieces of bricks.	
			B					
				2.15	36.84			
		N=7	B			1.70	Soft brown sandy silty clay with gravel, pieces of bricks, flints, pieces of limestone and chalk fragments.	
			U					
				3.85	35.14			Ground
			W					
	22/1		U*B					
	21/1							
		N=8	J B			3.90	Soft to firm remoulded chalk and hard fragments of chalk occasional flints (GRADE VI to V)	
	21/1							
			U*B					
			J					
		N=9	B					
				7.74	31.24			
			J B					
		N=17				2.25	Firm white rubbly CHALK with some remoulded chalk and flints (GRADE IV)	
			U					
	22/1		J					
		N=24	J B					
	22/1			10.00	28.99			
Notes Bottom of Borehole Chiselling on metal at 0.45m (1/2 hour)								
Terresearch Limited				Report No. S36/729		Appendix 1 Sheet 5		

E. Existing Drainage Calculations – Greenfield and Brownfield

Appendices

Kings Meadow View

Document Reference: WIE21855-100

21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS

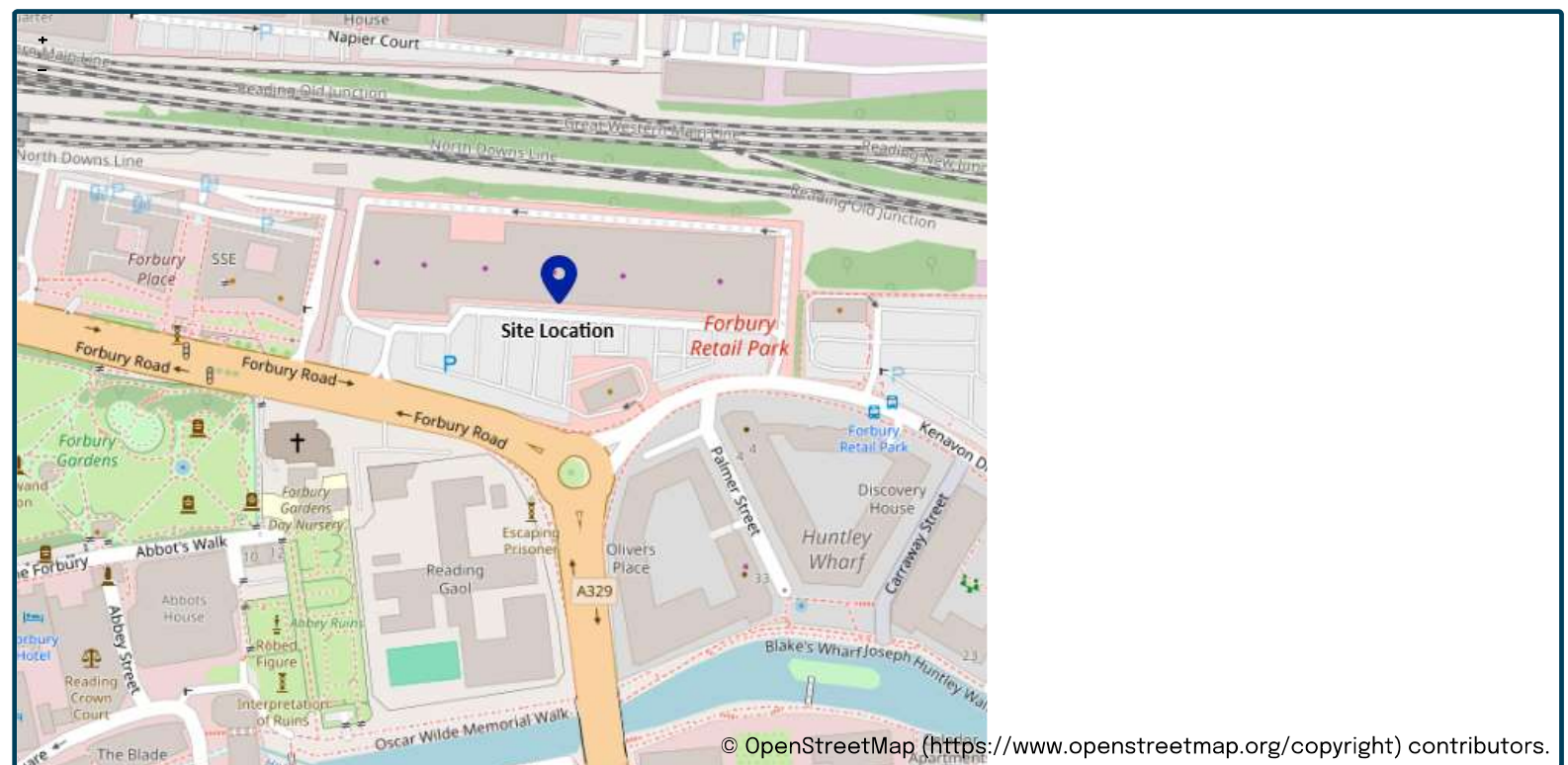
This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance “Rainfall runoff management for developments”, SC030219 (2013), the SuDS Manual C753 (CIRIA, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Project details

Date	18/09/2025
Calculated by	Hannah Bishop
Reference	WIE21855-100
Model version	2.1.2

Location

Site name	Kings Meadow View
Site location	



Site easting (British National Grid)	472128
Site northing (British National Grid)	173694

Site details

Total site area (ha)	1	ha
----------------------	--------------------------------	----

Greenfield runoff

Method

Method	IH124
--------	-------

IH124

	<u>My value</u>		<u>Map value</u>
SAAR (mm)	650	mm	643
How should SPR be derived?	Estimate using BFI		
BFIHOST	0.756		
SPR	0.217		
QBar (IH124) (l/s)	0.83	l/s	

Growth curve factors

	<u>My value</u>		<u>Map value</u>
Hydrological region	6		6
1 year growth factor	0.85		
2 year growth factor	0.88		
10 year growth factor	1.62		
30 year growth factor	2.3		
100 year growth factor	3.19		
200 year growth factor	3.74		

Results

Method	IH124	
Flow rate 1 year (l/s)	0.7	l/s
Flow rate 2 year (l/s)	0.7	l/s
Flow rate 10 years (l/s)	1.3	l/s
Flow rate 30 years (l/s)	1.9	l/s
Flow rate 100 years (l/s)	2.6	l/s
Flow rate 200 years (l/s)	3.1	l/s

Please note runoff estimation is subject to significant uncertainty. Results are therefore normally reported to only 1 decimal place. Where 2 decimal places are provided, this does not indicate accuracy to this level, it has been adopted to prevent ‘zero’ figures from being reported. Outputs less than 0.01 l/s are reported as 0.01 l/s.

Disclaimer

This report was produced using the Greenfield runoff rate estimation tool (2.1.2) developed by HR Wallingford and available at [uksuds.com](https://www.uksuds.com) (<https://www.uksuds.com/>). The use of this tool is subject to the UK SuDS terms and conditions and licence agreement, which can both be found at [uksuds.com/terms-conditions](https://www.uksuds.com/terms-conditions) (<https://www.uksuds.com/terms-conditions>). The outputs from this tool have been used to estimate Greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, Centre for Ecology and Hydrology, Wallingford Hydrosolutions or any other organisation for the use of these data in the design or operational characteristics of any drainage scheme.

Project Title: Kings Meadow View
Calculations Title: Summary of surface water strategy

Company: WIE
Sheet No: 1 of 2
By: H Bishop
Checked: G Jutte
Office: London
Project No: WIE21855
Date: 18/09/2025
Date: 18/09/2025

LOCATION	CALCULATIONS										OPTIONS	
	Surface water at the Site will be managed in accordance with the Local Authority requirements, i.e. surface water discharge restricted to the greenfield runoff rate, including for the impacts of climate change.											
	Runoff rates:			Greenfield			Impermeable					
				l/s/ha			l/s/ha					
	1 in 30 year			1.9			92.5					
	1 in 100 year			2.6			122.0					
	1 in 100 year + CC			3.6			170.8					
	Climate change:											
	40%	in line with the 2070s upper end allowance for the London Management Catchment										
	Existing surface water discharge from the Site:											
				Area (ha)			Calculation method					
	Site Area			2.689			Wallingford (Sheet 2)					
				l/s								
	1 in 30 year			248.9								
	1 in 100 year			328.1								
	1 in 100 year + CC			459.4								
	Proposed surface water discharge from the Site:											
	Design event =	1 in 100 year		=	2.6	l/s/ha	=	7.0	l/s			
				Greenfield (l/s/ha)			Greenfield (l/s)					
	1 in 30 year			1.9			5.1					
	1 in 100 year			2.6			7.0					
	1 in 100 year + CC			2.6			7.0					
	It is proposed to limit flow from the Site to a total of 5.8 l/s via a flow control device (based on DEFRA's National Standards for Sustainable Drainage Systems 3 l/s/ha)											
	Reduction in peak runoff rates from the Site based on MicroDrainage Source Control outputs:											
				Existing (l/s)			Proposed (l/s)			Reduction (%)		
	1 in 30 year			248.9			5.8			98%		
	1 in 100 year			328.1			5.8			98%		
	1 in 100 year + CC			459.4			5.8			99%		
	Storage requirements:											
	A required storage volume of 1960.5 m ³ has been calculated for the Site using MicroDrainage Source Control. Runoff from the contributing catchment has been limited to 3 l/s/ha, in line with the development proposals.											
	Storage provided = 1,969 m ³											

Calculations Title: Impermeable runoff rate - modified rational method

LOCATION	CALCULATIONS	OPTIONS
	Calculations based on: Design and Analysis of urban storm drainage. The Wallingford Procedure, Volume 1 Principles methods and practice. User Input Data Total site area 2.69 ha SAAR (From FEH) 650 mm PIMP (% impervious) 100 % Soil Type 0.30 Very Low Runoff (well drained sandy, loamy or earthy peat soils) 0.15 Low Runoff (Very permeable soils (e.g. gravel, sand) 0.30 Moderate (Very fine sands, silts and sedimentary clays) 0.40 High Runoff (Clayey or loamy soils) 0.45 Very High Runoff (Soils of the wet uplands) 0.50	
Fig. 9.7	UCWI (From Figure 9.7 of Wallingford Method) 52	
Eqn. 13	Q_p (peak discharge) = $2.78 C_v CR i A$ Where: Q_p (Peak Discharge) i = rainfall intensity A = Total Area	
From FEH	Average rainfall Intensity (i) (mm) M2_60 is: 11.04 M30_60 is: 34.72 M100_60 is: 45.78 M100_60+CC is: 64.09 includes a 40% allowance for climate change	
Eqn 7.20	$C_v = PR/100$	
Eqn 7.3	$PR = (0.829 PIMP) + (25.0 SOIL) + (0.078 UCWI) - 20.7$ PIMP (Percentage of catchment which is impervious) 100 %	
Page 52	Note: PIMP can not be less than 40% 40 % Thus value of PIMP to be used 100 % Soil: 0.30 UCWI: 52 PR = 73.76 Thus C_v = 0.74	
Sec 7.10	CR (Recommended for simulation and design) 1.3	
	Impermeable Runoff l/s/ha l/s 30% Betterment 50% Betterment 70% Betterment M2_60 is: 29.43 79.13 55.392 39.5654 23.7392 M30_60 is: 92.55 248.86 M100_60 is: 122.03 328.13 M100_60+CC is: 170.84 459.39	

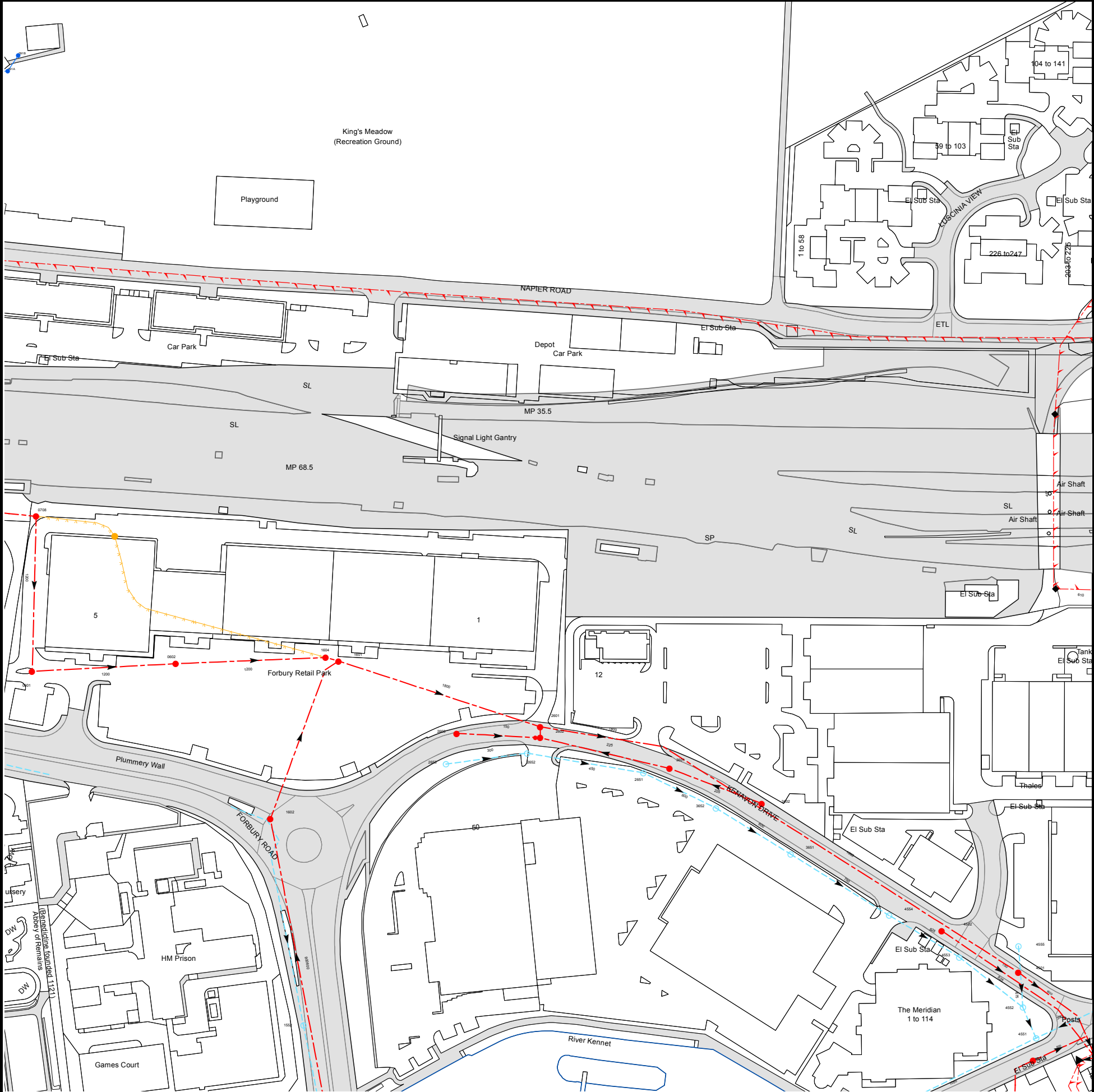
F. Thames Water Asset Location Map and Pre-Development Enquiry Response

Appendices

Kings Meadow View

Document Reference: WIE21855-100

21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 472250,173750

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
451A	n/a	n/a
4503	n/a	n/a
4551	38.28	35.37
1552	n/a	n/a
4552	38.12	35.42
4501	37.97	n/a
4553	37.92	35.39
4555	37.9	35.8
4502	38.14	35.08
4554	38.3	35.65
3651	38.43	35.88
091A	n/a	n/a
091B	n/a	n/a
1602	41.68	n/a
3652	38.5	36.13
3602	n/a	n/a
2651	38.53	n/a
3601	38.87	35.12
2653	40.36	n/a
2652	39.34	36.51
2602	39.12	34.69
2603	39.47	36.27
2601	39.27	32.9
0601	n/a	33.72
0602	n/a	33.6
1601	38.06	33.47
1604	n/a	33.48
0708	39.6	33.84
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Trunk Surface Water
	Trunk Foul
	Storm Relief
	Trunk Combined
	Vent Pipe
	Bio-solids (Sludge)
	Proposed Thames Surface Water Sewer
	Proposed Thames Water Foul Sewer
	Gallery
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Sludge Rising Main
	Proposed Thames Water Rising Main
	Vacuum

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve
	Dam Chase
	Fitting
	Meter
	Vent Column

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Control Valve
	Drop Pipe
	Ancillary
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Outfall
	Undefined End
	Inlet

Other Symbols

Symbols used on maps which do not fall under other general categories

	Public/Private Pumping Station
	Change of characteristic indicator (C.O.C.I.)
	Invert Level
	Summit

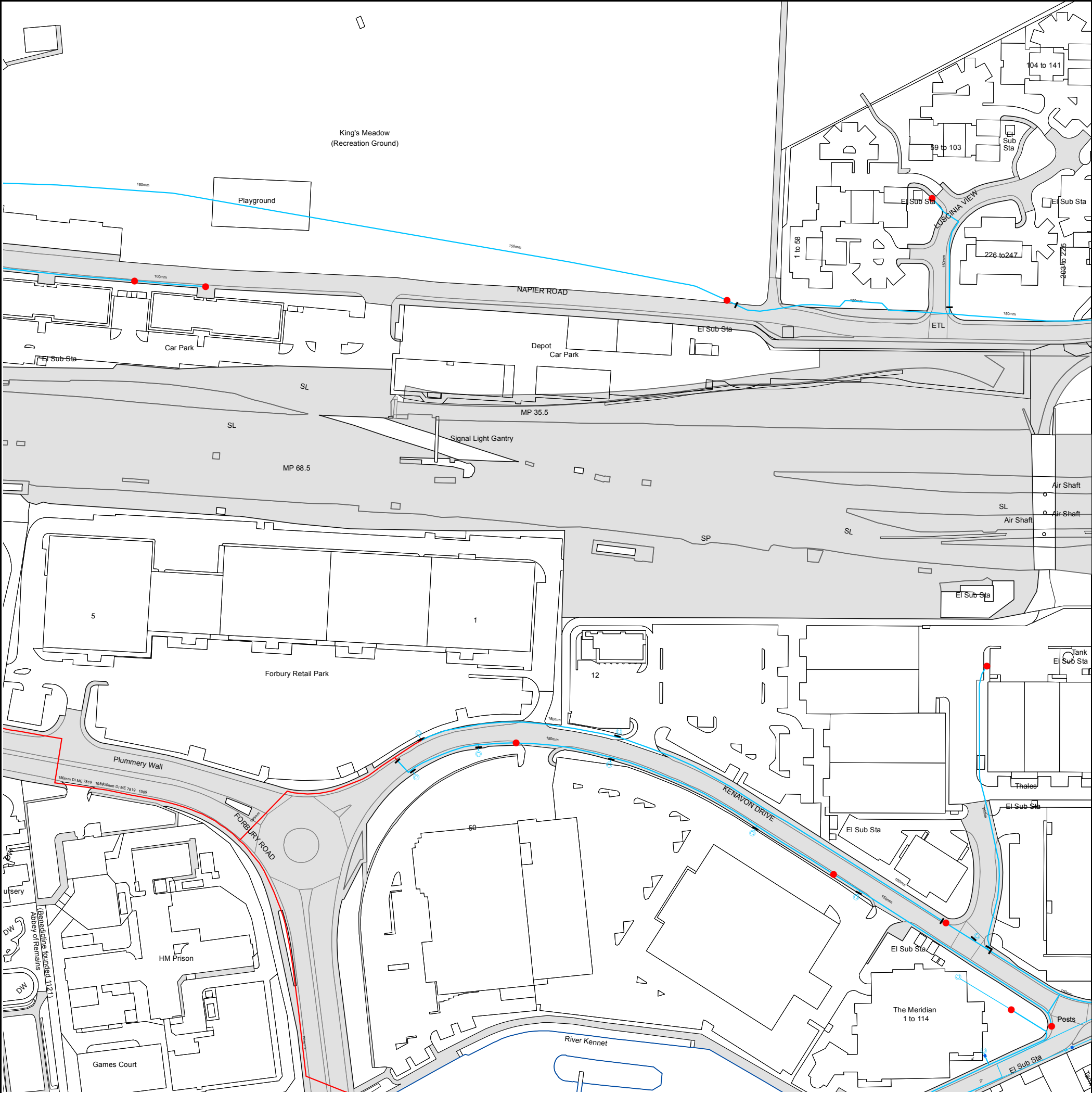
Areas

Lines denoting areas of underground surveys, etc.

	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gully
	Culverted Watercourse
	Proposed
	Abandoned Sewer



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 472250,173750

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Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



Hannah Bishop

Waterman Infrastructure & Environment
Pickfords Wharf
Clink Street
London
SE1 9DG



29 October 2025

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: Forbury Retail Park Kenavon Dr Reading RG1 3HS

Dear Hannah,

Thank you for providing information on your development

Demolish retail of 9114m², and KFC restaurant 333m²

Proposed 693 flats, 2511m² commercial, 11388m² basement, 2142m² retail car parking

Proposed foul water discharge at 19.5 l/s via gravity into FWMH SU72732601

Proposed surface water discharge at 5.8 l/s via gravity into SWMH SU72732653 with impermeable area of 19420m²

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 5.8 l/s then Thames Water would not have any objections to the proposal.

Capacity at STW?

The receiving network is served by Reading STW and there is a known performance issue which may cause the EA to object to the development. A more detailed assessment will be carried out when the LPA consult our Development Control team and we may require a planning condition to allow us time to upgrade the STW. We understand that the works are programmed for completion by 2028. Please visit our [website](#) for updates on the site specific upgrades.

Asset Protection Diversion

There are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

Please see our [FAQ's leaflet](#) for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connections.

If you have any further questions, please contact me on mobile 07747 646498.

Yours sincerely,



Long Tran

Adoptions & Pre-Planning Engineer
Developer Services

G. Proposed Surface Water Drainage Calculations

Appendices

Kings Meadow View

Document Reference: WIE21855-100

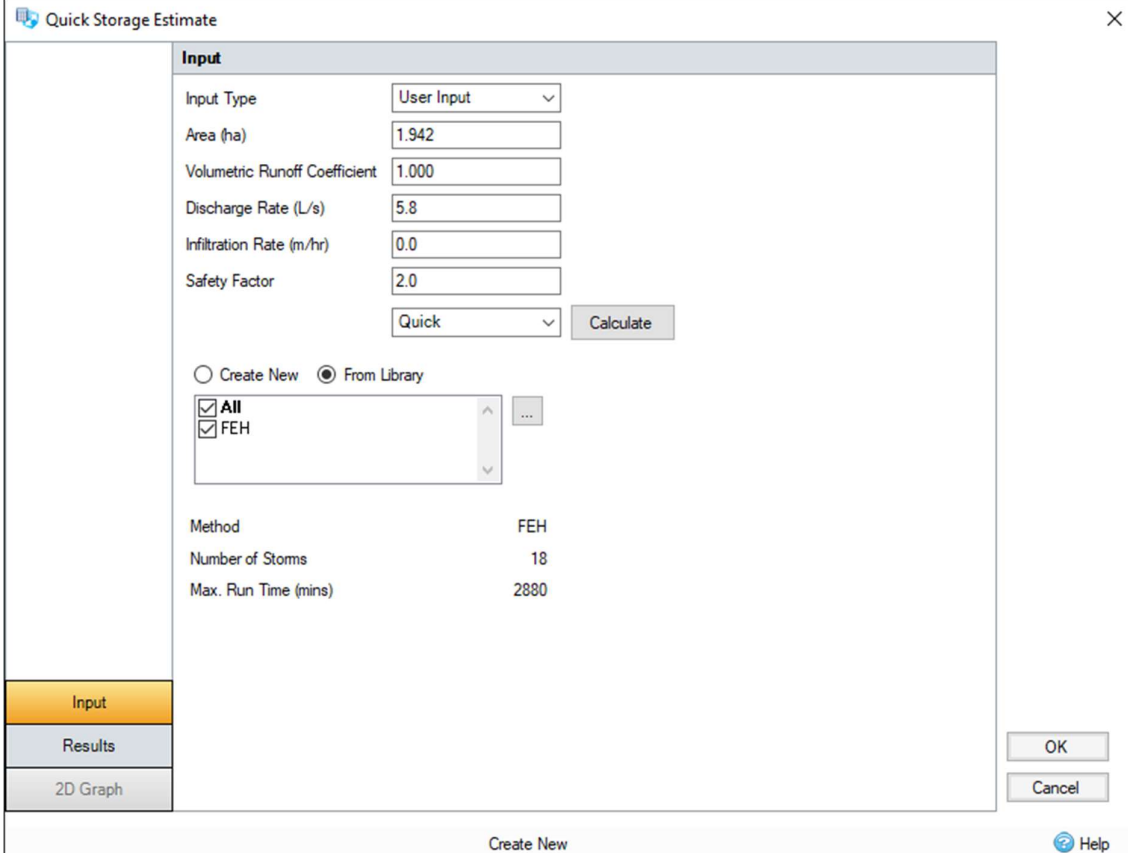
21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS

Kings Meadow View, Reading

Quick Storage Estimate

Based on a maximum allowable surface water discharge rate of 5.8l/s which is the national standards for SuDs peak allowable discharge rate of 3l/s/ha.

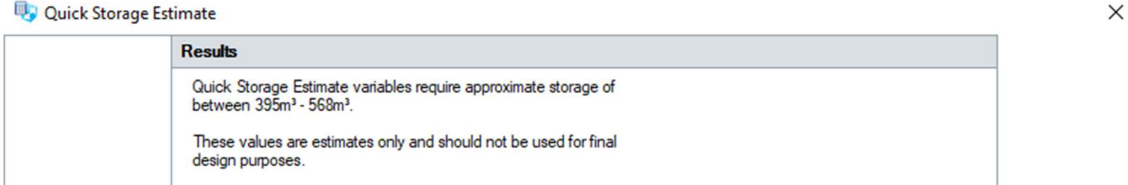
For 1 in 2 year storm return period:



The screenshot shows the 'Quick Storage Estimate' software window with the 'Input' tab selected. The interface includes a sidebar with 'Input', 'Results', and '2D Graph' tabs. The main area contains input fields for various parameters, a 'Calculate' button, and a section for selecting a method from a library.

Input	
Input Type	User Input
Area (ha)	1.942
Volumetric Runoff Coefficient	1.000
Discharge Rate (L/s)	5.8
Infiltration Rate (m/hr)	0.0
Safety Factor	2.0
	Quick
Calculate	
☐ Create New ☒ From Library	
☒ All ☒ FEH	
Method	FEH
Number of Storms	18
Max. Run Time (mins)	2880

At the bottom of the window, there are 'OK' and 'Cancel' buttons, and a status bar with 'Create New' and 'Help' options.



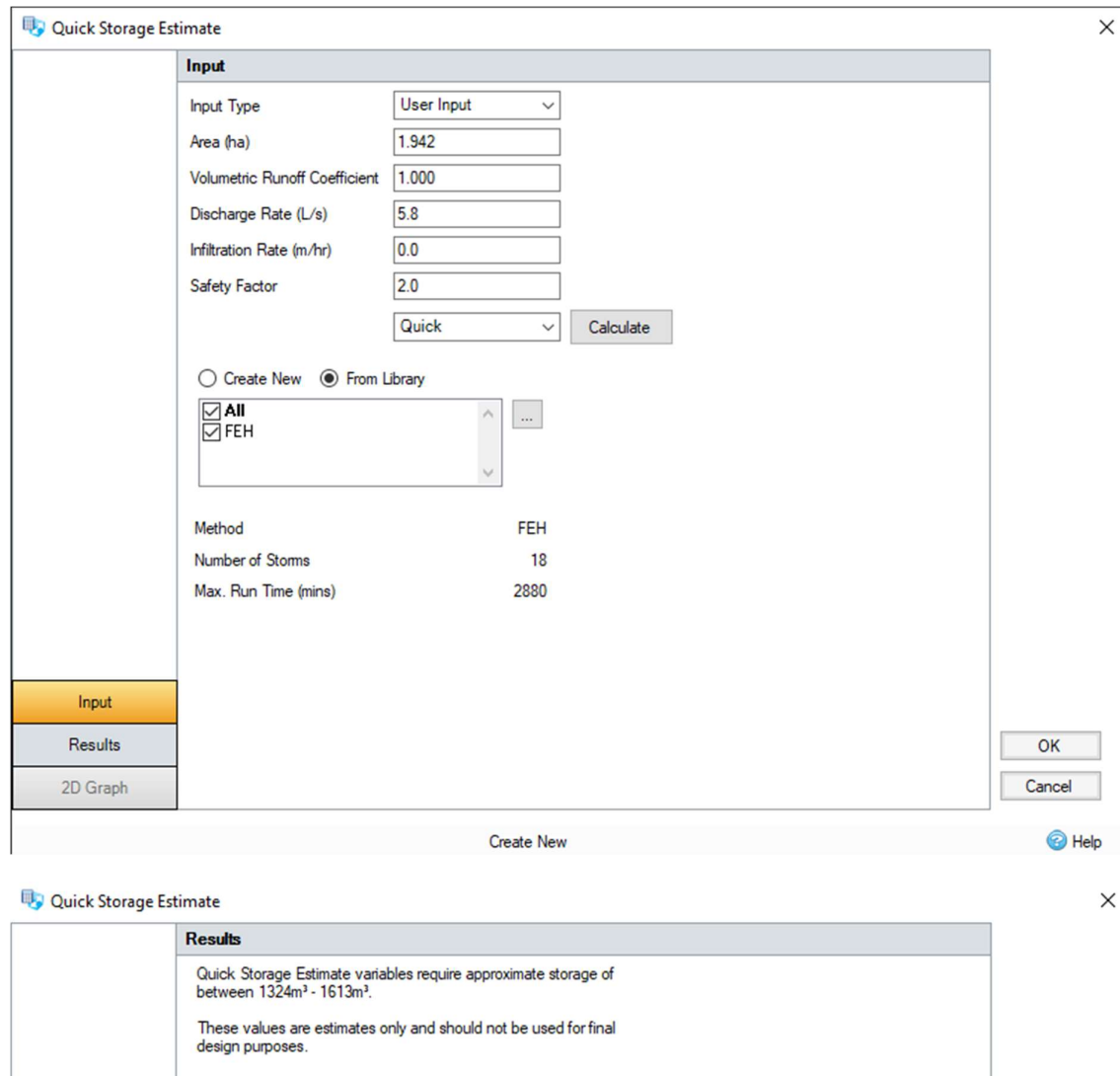
The screenshot shows the 'Quick Storage Estimate' software window with the 'Results' tab selected. The main area displays the calculated storage estimate and a disclaimer.

Results
Quick Storage Estimate variables require approximate storage of between 395m ³ - 568m ³ .
These values are estimates only and should not be used for final design purposes.

Average storage volume estimate = 481.5m³

Based on a maximum allowable surface water discharge rate of 5.8l/s which is the national standards for SuDs peak allowable discharge rate of 3l/s/ha.

For 1 in 30 years storm return period + 35% climate change:



The image shows two screenshots of the 'Quick Storage Estimate' software interface. The top screenshot displays the 'Input' tab, where various parameters are entered. The bottom screenshot displays the 'Results' tab, showing the calculated storage range and a disclaimer.

Quick Storage Estimate - Input Tab

Input	
Input Type	User Input
Area (ha)	1.942
Volumetric Runoff Coefficient	1.000
Discharge Rate (L/s)	5.8
Infiltration Rate (m/hr)	0.0
Safety Factor	2.0
	Quick
Calculate	
☐ Create New ☒ From Library	
☒ All ☒ FEH	
Method	FEH
Number of Storms	18
Max. Run Time (mins)	2880

Quick Storage Estimate - Results Tab

Results

Quick Storage Estimate variables require approximate storage of between 1324m³ - 1613m³.

These values are estimates only and should not be used for final design purposes.

Average storage volume estimate = 1468.5m³

Based on a maximum allowable surface water discharge rate of 5.8l/s which is the national standards for SuDs peak allowable discharge rate of 3l/s/ha.

For 1 in 100 years storm return period +40% climate change:

Quick Storage Estimate

Input

Input Type

User Input

Area (ha)

1.942

Volumetric Runoff Coefficient

1.000

Discharge Rate (L/s)

5.8

Infiltration Rate (m/hr)

0.0

Safety Factor

2.0

Quick

Calculate

☐ Create New
 ☒ From Library

☒ All
 ☒ FEH

...

Method

FEH

Number of Storms

18

Max. Run Time (mins)

2880

Input

Results

2D Graph

OK

Cancel

Create New

Help

Quick Storage Estimate

Results

Quick Storage Estimate variables require approximate storage of between 1807m³ - 2114m³.

These values are estimates only and should not be used for final design purposes.

Average storage volume estimate = 1960.5m³

H. Proposed Foul Water Drainage Calculations

Appendices

Kings Meadow View

Document Reference: WIE21855-100

21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS



Project Title: Kings Meadow View
Calculations Title: Proposed Foul Flow Estimate

(based on Squire Partner's 18111-250806-Area Schedule Export for resi units and Illustrative Scheme 18111-SQP-ZZ-ZZ-DR-A-SK300000 for retail)

Sheet No: 1 of 1 Project No: WIE21554
 By: H Bishop Date: 24/09/2025
 Checked: S Gunawan Date:

	Dry Weather Flow Rate (per day)	Source	Number of	Factor	Profile (hours)	Peak Flow Rate (litres/second)
Residential					6 24	
New property = 125 litres/person/day						
Occupancy = 1 persons	125.0		73 1B 1P			0.6
2 persons	250.0		350 1B 2P			6.1
3 persons	375.0 litres per unit	Thames Water Guidelines (2016)	2B 3P			0.0
4 persons	500.0		241 2B 4P			8.4
5 persons	625.0		29 3B 5P			1.3
Hotel	500.0 litres per room	British Water (2013)	0 rooms	6	24	0.0
Student Accommodation	200.0 litres per bed	Thames Water Guidelines (2016)	0 beds	6	24	0.0
Offices	750.0 litres per 100m ²	Jones (1992)	0 m ²	6	10	0.0
Retail	400.0 litres per 100m ²	Jones (1992)	2511 m ²	6	12	1.4
Cinema	10.0 litres per seat	Jones (1992)	0 seats*	6	8	0.0
Health Club/Sports Centre	50.0 litres per customer	British Water (2013)	0 customers**	6	16	0.0
Day School	90.0 litres per pupil	British Water (2013)	0 pupils	6	10	0.0
Boarding School	175.0 litres per pupil	British Water (2013)	0 pupils	6	24	0.0
Hospital	625.0 litres per bed	Jones (1992)	0 beds	6	24	0.0
Nursing Home	350.0 litres per bed	British Water (2013)	0 beds*****	6	24	0.0
Restaurant	30.0 litres per cover	British Water (2013)	0 covers****	6	8	0.0
Pub/Club	15.0 litres per customer	Butler and Davies (2004)	0 customers***	6	12	0.0
Warehouse	150.0 litres per 100m ²	Jones (1992)	0 m ²	6	12	0.0
Manufacturing	550.0 litres per 100m ²	Jones (1992)	0 m ²	6	12	0.0
Commercial	300.0 litres per 100m ²	Jones (1992)	0 m ²	6	12	0.0
Infiltration Percentage						1.7
TOTAL						19.5

* Foul flow rate needs to be calculated based on number of seats. An allowance of 4m² has been made for each seat.

Floor area = 0 m² 4 m² per person

** Foul flow rate needs to be calculated based on number of customers. An allowance of 4m² has been made for each customer.

Floor area = 0 m² 4 m² per person

*** Foul flow rate needs to be calculated based on number of customers. An allowance of 4m² has been made for each customer.

Floor area = 0 m² 4 m² per person

**** Foul flow rate needs to be calculated based on number of customers. An allowance of 4m² has been made for each customer.

Floor area = 0 m² 2 m² per person

*****Foul flow rate needs to be calculated based on number of customers. An allowance of 5m² has been made for each customer.

Floor area = 0 m² 5 m² per person

I. Proposed Drainage Layout

Appendices

Kings Meadow View

Document Reference: WIE21855-100

21855100-WAT-XX-XX-RP-N-930001-S3-P03-FRADS

LEGEND

- APPLICATION BOUNDARY
- EXISTING SURFACE WATER PUBLIC SEWER. SEE NOTE 8
- EXISTING FOUL WATER PUBLIC SEWER. SEE NOTE 8
- EXISTING FOUL WATER PUBLIC SEWER TO BE ABANDONED. SEE NOTE 8
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED FOUL WATER PUBLIC SEWER DIVERSION
- PUBLIC SEWER EASEMENT
- PROPOSED GREEN AREAS. REFER TO ARCHITECTS LAYOUT
- PROPOSED BLUE ROOF
 - TOTAL AREA = 2242m²
 - VOID RATIO = 95%
 - DEPTH = 0.108m
 - TOTAL VOLUME AVAILABLE = 230m³
 - PROPOSED PODIUM STORAGE
 - TOTAL AREA = 2540m²
 - VOID RATIO = 95%
 - DEPTH = 0.108m
 - TOTAL VOLUME AVAILABLE = 251m³
 - PROPOSED ATTENUATION TANK
 - TOTAL AREA = 1441m²
 - VOID RATIO = 95%
 - DEPTH = VARIES
 - TOTAL VOLUME AVAILABLE = 1176.5m³
 - PROPOSED PERMEABLE PAVING
 - TOTAL AREA = 400m²
 - VOID RATIO = 30%
 - DEPTH = 0.5m
 - TOTAL VOLUME AVAILABLE = 60m³
 - PROPOSED RAIN GARDENS
 - TOTAL AREA = 1747m²
 - VOID RATIO = 30%
 - DEPTH = 0.5m
 - TOTAL VOLUME AVAILABLE = 262m³



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- THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
- ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND REGULATIONS.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES
- THE PROPOSED ARCHITECTS LAYOUT IS BASED ON SQUIRE & PARTNERS ARCHITECTS', DRAWING NO. 18111-SQP-ZZ-ZZ-DR-A-SK20313 DATED 22/08/2025.
- THE EXISTING OS MAPPING INFORMATION IS BASED ON SQUIRE & PARTNERS ARCHITECTS', DRAWING NO. 18111-SQP-ZZ-ZZ-DR-A-SK20313 DATED 22/08/2025.
- THE EXISTING PUBLIC SEWER INFORMATION IS BASED ON THAMES WATER'S SEWER RECORD PLAN.
- CATCHMENT AREA FOR SURFACE WATER RUNOFF IS BASED ON ASSUMED IMPERMEABILITY COEFFICIENT OF 1 FOR IMPERMEABLE AREAS. THE APPROXIMATE OVERALL EFFECTIVE CATCHMENT AREA FOR THE SITE IS 19420m².
- THE MAXIMUM ALLOWANCE SURFACE WATER DISCHARGE RATE IS 5.8 L/s BASED ON THE NATIONAL STANDARDS FOR SUSTAINABLE DRAINAGE SYSTEMS PEAK ALLOWABLE DISCHARGE RATE OF 30/s/ha.
- THE PROPOSED OVERALL ATTENUATION STORAGE VOLUME OF 1961m³ (MIN.) IS SIZED BASED ON A MAXIMUM ALLOWABLE SURFACE WATER DISCHARGE RATE OF 5.8/s FOR THE 1 IN 100 YEAR CRITICAL STORM RETURN PERIOD WITH 40% ALLOWANCE FOR CLIMATE CHANGE. THE PROPOSED STORAGE VOLUME IS TO BE ATTENUATED THROUGH BELOWGROUND CELLULAR TANK, PERMEABLE PAVING, RAIN GARDENS AND BLUE GREEN ROOFS.
- LOCATION AND SIZE OF THE PROPOSED ATTENUATION STORAGE SYSTEMS ARE SUBJECT TO COORDINATION WITH THE LANDSCAPING PROPOSAL AND OTHER PROPOSED WORKS.
- THE PROPOSED SURFACE AND FOUL WATER DRAINAGE STRATEGY ARE SUBJECT TO FURTHER SITE INVESTIGATIVE WORKS AND THIRD PARTIES APPROVAL.
- THE PROPOSED OUTFALL CONNECTION POINTS ARE SHOWN INDICATIVELY. NEW CONNECTION TO THE EXISTING SEWERS ARE SUBJECT TO THIRD PARTIES APPROVAL.

P01	30.09.25	FIRST ISSUE	CM	GJ
Rev	Date	Description	By	Chk
Amendments				

Project
KINGS MEADOW VIEW

Title
PROPOSED DRAINAGE LAYOUT

Client
ABRDN PROPERTY INCOME TRUST



Pickfords Wharf Clink Street London SE1 9DG
1 020 7928 7888
mail@watermangroup.com www.watermangroup.com

Work Stage	STAGE 2		RIBA
	Concept design		
Subsidiary	REVIEW & COMMENT		S3
Designed By	CM	Director	SG
Drawn By	CM	Date	SEP 2025
Project	Originator	Functional	Spatial
Discipline	Form	Discipline	Number
Revision	21855-WAT-XX-XX-DR-D-920001		
	P01		

LEGEND

- APPLICATION BOUNDARY
- EXISTING SURFACE WATER PUBLIC SEWER.
SEE NOTE 8
- EXISTING FOUL WATER PUBLIC SEWER.
SEE NOTE 8
- EXISTING FOUL WATER PUBLIC SEWER TO BE
ABANDONED. SEE NOTE 8
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED FOUL WATER DRAINAGE
- PROPOSED FOUL WATER PUBLIC SEWER
DIVERSION
- PUBLIC SEWER EASEMENT
- PROPOSED ATTENUATION TANK
- EXCEEDANCE FLOW ARROW
- +39.0m

+39.0m

PROPOSED LEVELS
EXISTING LEVELS



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- ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND REGULATIONS.
- ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES
- THE PROPOSED ARCHITECTS LAYOUT IS BASED ON SQUIRE & PARTNERS ARCHITECTS', DRAWING NO. 18111-SQP-ZZ-ZZ-DR-A-SK20313 DATED 22/08/2025.
- THE EXISTING OS MAPPING INFORMATION IS BASED ON SQUIRE & PARTNERS ARCHITECTS', DRAWING NO. 18111-SQP-ZZ-ZZ-DR-A-SK20313 DATED 22/08/2025.
- THE EXISTING LEVELS INFORMATION IS BASED ON MICHAEL GALEE TOPO SURVEY, DRAWING REF. 9812-02B Empty site - Topo DATED DEC 2020
- THE EXISTING PUBLIC SEWER INFORMATION IS BASED ON THAMES WATERS SEWER RECORD PLAN.
- LOCATION AND SIZE OF THE PROPOSED ATTENUATION STORAGE SYSTEMS ARE SUBJECT TO COORDINATION WITH THE LANDSCAPING PROPOSAL AND OTHER PROPOSED WORKS.
- THE PROPOSED SURFACE AND FOUL WATER DRAINAGE STRATEGY ARE SUBJECT TO FURTHER SITE INVESTIGATIVE WORKS AND THIRD PARTIES APPROVAL.
- THE PROPOSED OUTFALL CONNECTION POINTS ARE SHOWN INDICATIVELY. NEW CONNECTION TO THE EXISTING SEWERS ARE SUBJECT TO THIRD PARTIES APPROVAL.

P01	30.09.25	FIRST ISSUE		CM	GJ
Rev	Date	Description		By	Chk
Amendments					

Project
KINGS MEADOW VIEW

Title
PROPOSED EXCEEDANCE PLAN

Client
ABRDN PROPERTY INCOME TRUST



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Work Stage	STAGE 2 Concept design		RIBA
Suitability	REVIEW & COMMENT		S3
Designed By	CM	Director	SG
Drawn By	CM	Date	SEP 2025
Project	Originator	Functional	Spatial
Form	Discipline	Number	Revision
21855-WAT-XX-XX-DR-D-920002			
P01			

