

# Eddington

This 150ha site was granted permission in 2013. It has been developed to provide 3,000 dwellings, 2,000 student bed spaces, as well as a Community Centre, Indoor Sports Provision, Police Station, Primary Health Care, Primary School, Hotel and Energy Centre. A large scale SuDS scheme has been implemented featuring landscaping with varying depths to provide additional storage during high intensity rainfall events, a bridged watercourse running through the site to promote amenity and a large attenuation basin with large scale water re-use scheme.

A large scale attenuation basin has been incorporated into the natural landscape with water re-use systems, re-directing water back to homes for non-potable use. Other benefits include promotion of biodiversity, with recreational use for bird watching and amenities.

Stepped levels with varying depths and minor swales are used for the storage of surface water during storm events. This stored surface water is transported by a linked watercourse leading towards the attenuation basin, directing the surface water away from the residential area. This watercourse is incorporated into the development and bridged to promote amenity. The watercourse is easily accessible for maintenance and removal of debris.



Swales have been included to transport surface water to the attenuation basin at a controlled rate. This also provides a level of surface water treatment, filtering and trapping debris before it enters the attenuation basin.

The site then discharges surface water into Washpit Brook from 8 different outfalls using complex flow controls. This limits discharge to varying Greenfield runoff rates depending on the size of the storm event.

