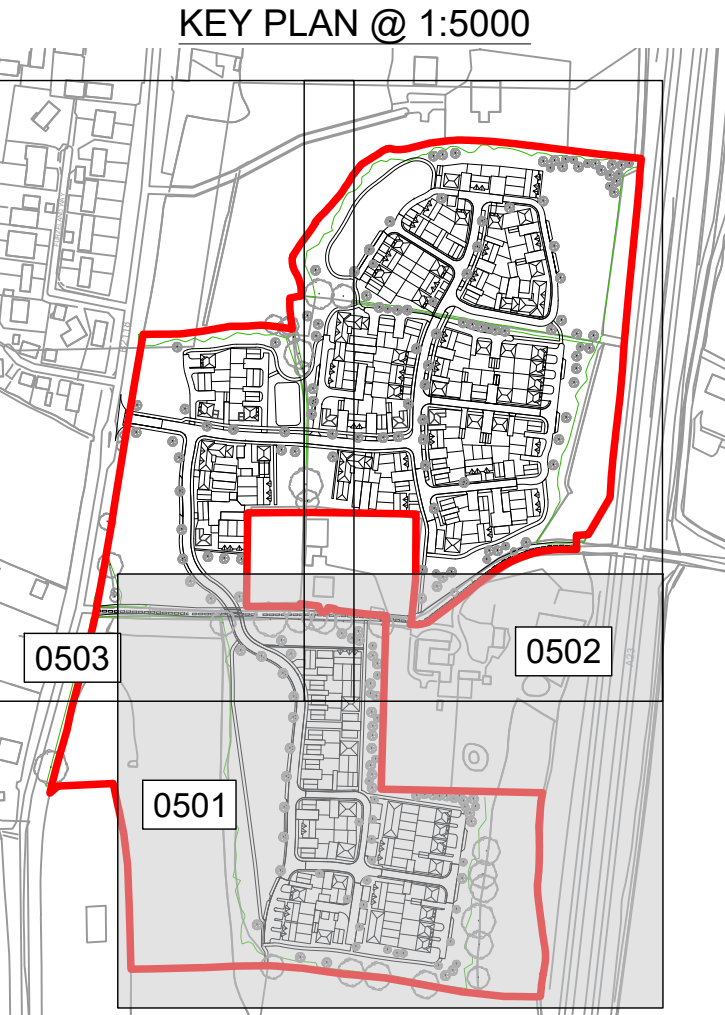


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- GENERAL NOTES
1. THIS DRAWING IS INTENDED TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS.
  2. ANY VARIATIONS OR DISCREPANCIES BETWEEN THESE DRAWINGS IN TERMS OF DIMENSIONS OR DETAILS SHOULD BE DRAWN TO THE ATTENTION OF THE ARCHITECT AND/OR THE ENGINEER FOR CLARIFICATION.
  3. ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
  4. PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY.
    - 4.1. TOPO SURVEY: 17179-100-REV.B, RECEIVED 09.04.25
    - 4.2. MASTERPLAN: P24-2029\_DE\_002\_06, RECEIVED 12.09.25
  5. THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION IF THE PROJECT PHASE IN THE TITLE FRAME BELOW IS SHOWN AS "CONSTRUCTION". PAUL BASHAM ASSOCIATES TAKE NO RESPONSIBILITY FOR CONSTRUCTION WORKS UNDERTAKEN TO DRAWINGS WHICH ARE NOT MARKED UNDER THIS PHASE.



- LEGEND
- APPLICATION BOUNDARY
  - SURFACE WATER SEWER
  - SURFACE WATER MANHOLES
  - SURFACE WATER FLOW CONTROL
  - SURFACE WATER OUTLET
  - PROPOSED FOUL WATER SEWER
  - PROPOSED FOUL WATER MANHOLES
  - ATTENUATION BASIN
  - INDICATIVE SEDIMENT FOREBAY
  - DISPLACED FLOOD AREA
    - CATCHMENT 1 - TOTAL AREA: 4.933ha
    - EFFECTIVE AREA: 3.874 ha
    - CATCHMENT 2 - TOTAL AREA: 1.994ha
    - EFFECTIVE AREA: 1.556 ha
  - EXCEEDANCE FLOW PATH
  - ROOT PROTECTION AREAS

**PRELIMINARY**

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT'  
YOU ARE ADVISED TO MAKE DUE ALLOWANCE

|     |                                    |            |    |     |
|-----|------------------------------------|------------|----|-----|
| P02 | UPDATED TO LATEST ARCHITECT LAYOUT | 26.09.2025 | SF | COH |
| P01 | FIRST ISSUE                        | 09.10.2023 | RL | RW  |

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Client

**WELBECK LAND**

Project Name  
**SAYERS COMMON  
LAND AT COOMBE FARM**

Title  
**SITE LAYOUT DRAINAGE STRATEGY  
SHEET 1 OF 3**

|                   |          |             |                  |
|-------------------|----------|-------------|------------------|
| Project Phase     |          |             |                  |
| PRELIMINARY       |          |             |                  |
| Date Created      | Drawn By | Approved By | Suitability Code |
| 5.10.2023         | RL       | RW          | -                |
| BA Project Number |          | Scale       | (AT A1)          |
| 145.5007          |          | 1:500       |                  |
| BA Drawing No:    |          |             | Revision         |
| 145.5007.0501     |          |             | P02              |

RISK OF FLOODING FROM SURFACE WATER  
(YEARLY CHANCE OF FLOODING BETWEEN  
2040 TO 2060)

- LOW RISK
- MEDIUM RISK
- HIGH RISK