



The drawings, information and data recorded in this document ("the information") is the property of Paul Basham Associates. This document and the information are solely for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purposes other than which it was supplied by Paul Basham Associates. Paul Basham Associates makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or the information.

GENERAL NOTES

- THIS DRAWING IS INTENDED TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS, SERVICES AND SPECIALIST DRAWINGS, DETAILS AND SPECIFICATIONS.
- 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.
- ALL FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DO NOT SCALE THIS DRAWING.
- PAUL BASHAM ASSOCIATES ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF BACKGROUND INFORMATION PRODUCED BY THIRD PARTIES - THIS MUST BE TREATED AS INDICATIVE ONLY.
 - TOPO SURVEY-17179-100-REV-B, RECEIVED 09.04.25
 - MASTERPLAN: P24-2029_DE_002_06, RECEIVED 12.09.25
- 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.

KEY PLAN @ 1:5000

0503 0502 0501

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

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

- LOW RISK
- MEDIUM RISK
- HIGH RISK

1:500 0m 25m

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
Rev	Description	Date	By	App'd

paul basham associates

Paul Basham Associates Ltd
 The Botley, Corns Hall Estate, Fareham, PO16 8UT
 01329 711 000
 info@paulbashamassociates.com www.paulbashamassociates.com

Client

WELBECK LAND

Project Name:

**SAYERS COMMON
 LAND AT COOMBE FARM**

Title

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

Project Phase:

PRELIMINARY

Date Created	Drawn By	Approved By	Suitability Code
05.10.2023	RL	RW	-
PBA Project Number	Scale		(AT A1)
145.5007	1:500		
PBA Drawing No:	Revision		
145.5007.0503	P02		