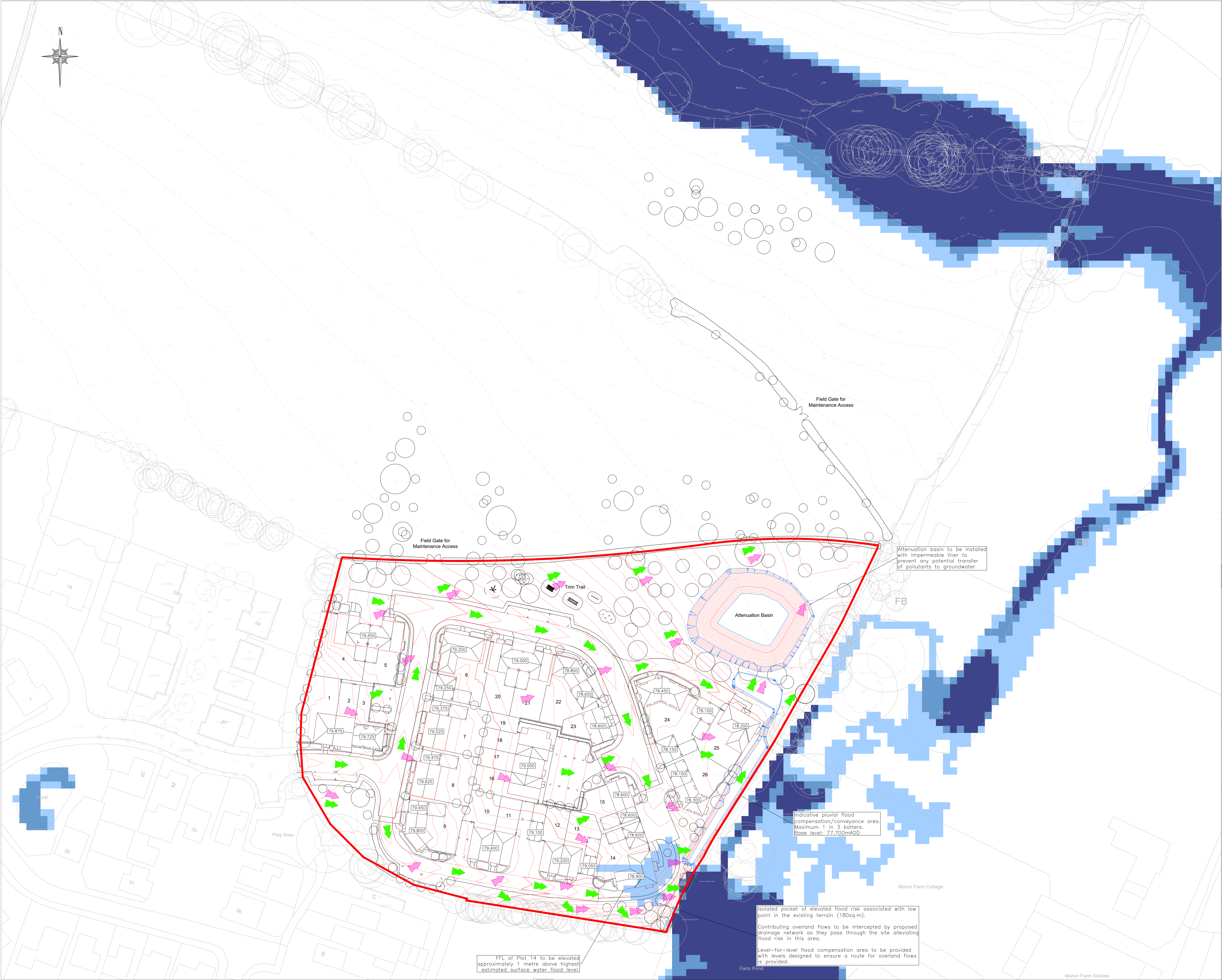




- General Notes**
- The purpose of this drawing is to illustrate notional overland flow directions and to show the extent of surface water flooding (climate adjusted) in relation to the proposed site layout.
 - Do not scale. All dimensions shown are in metres unless noted otherwise.
 - This drawing is not provided as a design for construction nor is it to be used for setting out purposes until all Client and Regulator approvals have been obtained and it has been subject to all necessary co-ordination.
 - Existing information has been reproduced from Survey Solutions Topographical Survey undertaken in January 2025 (ref. 74301BWL-S-01).
 - Proposed information is reproduced from B.Yond Homes Ltd site layout drawing dated May 2026 (reference H0123-FA-02).
 - This drawing is to be read in conjunction with Architects, Engineers & Specialist Contractors details. Should there be any discrepancy between details indicated on this drawing and those indicated on other drawings, the Engineer should be informed PRIOR to construction on site.
 - The information shown and which originates from others may have been simplified for clarity. Refer to the originators details for additional information.

- Key to Proposals**
- Application boundary
 - Existing contours (mAOD)
Reproduced from topographical survey
Shown in 0.5m intervals
 - Notional proposed landform
Based on Architect's outline levels
Shown in 0.1m intervals (1m prominent)
 - Notional Finished Floor Levels
To be confirmed at detailed design stage
 - Indicative direction of existing watershed
 - Indicative direction of proposed watershed
 - Risk of Flooding from Surface Water Map
Yearly chance of flooding between 2040 and 2060
 - High Chance
More than 3.3% chance each year
 - Medium Chance
Between 1% and 3.3% chance each year
 - Low Chance
Between 0.1% and 1% chance each year

- Overland Flow Notes**
- The information shown has been generalised for illustration purposes. Localised low points will be present; for example within access roads/driveways which will be serviced by gullies.
 - Existing
 - 2.1 The trend in the existing terrain is for a fall from west to east/northeast towards an existing ditch which runs along the eastern site boundary.
 - 2.2 The terrain is reasonably regular. However, a depression exists in the southeast corner.
 - 2.3 Exceedance flows are expected to enter the site from an existing housing estate to the west. Drainage infrastructure is evident within the estate roads.
 - Proposed
 - 3.1 The (indicative) contours shown are generalised and have been produced based upon finished floor levels and road levels provided by the Architect. This indicates that the current landform trend will be maintained.
 - 3.2 The potential for standing water within the site cannot be eliminated. However, in outline terms, watershed will be directed away from the proposed building entrances.
 - 3.3 The layout offers potential for flow between structures.
 - 3.4 It is considered unlikely that exceedance events will impact upon the proposed structures.
 - In addition to the above, the following summarises objectives for overland flow routing which should be delivered during the detailed design process:
 - 4.1 All doorways are to be elevated above the adjacent surroundings.
 - 4.2 Flow to be directed away from doorways.
 - 4.3 Preferential routes directing water away from buildings should be incorporated.
 - 4.4 Localised low spots to be avoided where practicable. Where present, the depth of water should be relatively shallow before 'over spilling' away from dwelling entry points.

E	CJ	01.06.26	Tree positions amended to suit flood compensation area	PD
D	CJ	28.05.26	Floodplain compensation area revised to avoid RPAs	PD
C	CJ	25.03.26	Finished floor levels revised	PD
B	CJ	18.03.26	Finished floor levels revised	PD
A	CJ	06.02.26	Indicative finished floor levels revised	PD
-	CJ	17.11.25	First Issue	PD
REV	BY	DATE	DETAILS	CKD

STATUS S2 - INFORMATION

CLIENT

B.Yond Homes Ltd

PROJECT

Land at Cranesfield
Sherborne St John
Basingstoke

TITLE

Overland Flow Plan



Lawrence House, 6 Meadowbank Way, Eastwood, Nottingham, NG16 3SB
Tel: 01773 535555 www.hspsconsulting.com

SCALE 1:500	PROJECT NO. C3701	SHEET SIZE A1
DATE 17.11.2025	DRAWN CJ	CHECKED PD

DRAWING NO. C3701-DS002 REV E