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Flood Risk Assessment

Proposed residential development at

**Land at Pound Nursery, Roundstone Lane
Angmering**

On behalf of

Barratt David Wilson Southampton

March 2015

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1 Non Technical Summary

- 1.1 This Flood Risk Assessment has been prepared on behalf of Barratt David Wilson Southampton in support of a Planning Application for a residential development comprising a mix of 46 two to four bedroom houses on land at Pound Nursery on the east side of Roundstone Lane, Angmering.
- 1.2 The Environment Agency classifies the site as being within Flood Zone 1 with an annual risk of flooding of less than 1:1000 from fluvial or tidal sources.
- 1.3 The site is not at risk of flooding from overland flows or from groundwater sources.
- 1.4 Arun District Council, West Sussex County Council and Southern Water have been consulted in respect of flooding in the vicinity, none of whom hold any historic records.
- 1.5 Surface water will be drained to ground as part of a sustainable urban drainage system and foul water will be discharged to the existing local public sewers.
- 1.6 This Assessment concludes that the Sequential Test is passed, there is no requirement for the Exception Test and that the proposed development is suitable at this location.

2 Planning Policy Context

2.1 National Planning Policy Framework

2.1.1 National Planning Policy Framework aims to reduce flood risk through development opportunities. The policy framework aims to ensure flood risks and the predicted effects of climate change have been taken into account and appropriate measures put in place to ensure that:

- The development is safe
- Where possible the flood risk overall is reduced
- Increased flood risk does not occur elsewhere
- Appropriate mitigation measures are employed to deal with these effects and risks.

2.2 Local Planning Policy

2.2.1 Arun District Council Emerging Local Plan 2011 – 2031

2.2.1.1 The Arun Local Plan 2011 – 2031 (Publication Version) is the most recently version of the emerging Local Plan. It is yet to be formally adopted and will undergo statutory consultation between Thursday 30th October and Thursday 11th December 2014.

2.2.1.2 The site is identified on the Proposals Map as within an area allocated for residential development.

2.2.1.3 Until the Local Plan is adopted by the District Council the statutory development currently consists of:

- The saved policies within the Arun District Local Plan (2003)
- The Arun District Proposals Map
- The saved policies within the West Sussex Minerals Local Plan (2003)

2.2.2 Arun District Council Local Plan (2003)

2.2.2.1 The following policies of the currently adopted Local Plans relevant to this development are as follows:

2.2.2.2 **POLICY GEN9** Foul and Surface Water Drainage states that *'planning permission for development which will materially increase foul and/or surface water discharges will be refused unless the Local Planning Authority is satisfied that either adequate drainage capacity exists or appropriate drainage capacity can be provided as part of the development. Consideration should also be given to the*

use of Sustainable Urban Drainage Systems (SUDS) as alternatives to conventional drainage where appropriate.'

- 2.2.2.3 **POLICY GEN10** Tidal Flooding and Coastal Defence states that *'planning permission will be refused for development which would be at an unacceptable risk of tidal flooding and/or where proposals are detrimental to the integrity of tidal defences or the ability to maintain or improve them.'*

It continues *'within the built-up areas, planning permission will only be granted where the local planning authority is satisfied that appropriate flood and coastal defence and mitigation measures have been provided so that the development will not itself be at unacceptable risk and furthermore does not pose an unacceptable risk to existing development in the area.'*

- 2.2.2.4 **POLICY GEN11** Inland Flooding states that *'permission for development which would be at risk from flooding and/or materially decrease the capacity of a floodplain to store or pass flows of floodwater, will be refused unless the Local Planning Authority is satisfied that compensatory flood storage/waterway areas can be provided as part of the development and the function and effectiveness of existing watercourses, or their replacements, are not adversely affected.'*

2.2.3 Strategic Flood Risk Assessment

- 2.2.3.1 Capita Symonds produced a Strategic Flood Risk Assessment on behalf of Arun District Council in February 2008.

- 2.2.3.2 The SFRA has been reviewed and is referenced within this Assessment.

2.3 Lead Local Flood Authority

- 2.3.1 West Sussex County Council became a Lead Local Flood Authority under the Flood and Water Management Act 2010 and was given a series of new responsibilities to coordinate the management of local flood risk.

- 2.3.2 As part of their role the County Council have produced a Preliminary Flood Risk Assessment and a Local Flood Risk Management Strategy both of which are referred to within this Assessment.

3 Existing Site

3.1 Site Location

- 3.1.1 The proposed residential development is located at ordnance survey grid reference TQ075039 on the eastern side of Angmering Village on land to the east of Roundstone Lane, to the west of the Angmering Bypass and 700m to the north of the A259 Roundstone Bypass.
- 3.1.2 The nearest watercourse to the development is a tributary of the Black Ditch stream located approximately 700m north of the site.
- 3.1.3 There is a tributary of the Ferring Rife located approximately 1.1km to the south.
- 3.1.1 The site is not within a Groundwater Source Protection zone and is located above a Major Aquifer which is classified by the Environment Agency as being of Intermediate vulnerability.
- 3.1.2 A site location plan is located in Appendix 1 at the rear of this report.

3.2 Site Description

- 3.2.1 The site is approximately 1.57ha in area and comprises horticultural nursery greenhouses and an access track from Roundstone Lane.
- 3.2.2 The site is bounded on its north side by Pound Place, by a public footpath and Worthing Rugby Football Club to the south, agricultural land to the east and Roundstone Lane to the west.
- 3.2.3 Vehicular and pedestrian access to the site is currently available from the existing vehicular access onto Roundstone Lane.
- 3.2.4 The site is entirely unpaved and permeable.
- 3.2.5 Existing ground levels are between 14.6m and 13.6m AOD sloping to the south at a gradient of approximately 1:85.
- 3.2.6 A copy of the existing site layout plan is located in Appendix 2 at the rear of this report.

3.3 Local Geology

- 3.3.1 Site investigation has been undertaken on the site by Wilson Bailey Geotechnical and Environmental and included groundwater monitoring between October 2011 and November 2012.
- 3.3.2 The report dated December 2012 confirms that *'the monitoring of the installed groundwater monitoring standpipes during the winter period*

from October 2011 to November 2012 has not indicated the presence of groundwater to a depth of at least 4.00 m below ground level.'

3.3.3 The ground conditions are silty clay down to a depth of around 2m below which is a silty clayey gravel layer.

3.3.4 A copy of the borehole records is located in Appendix 3 at the rear of this report.

3.4 Site Drainage and Local Drainage Infrastructure

3.4.1 There is no existing surface water or foul water drainage infrastructure or discharge on the site and surface water currently drains to ground by infiltration

3.4.2 There are public surface water and foul sewers beneath Nursery Road approximately 65 m to the west of the site.

3.4.3 A copy of Southern Water's sewers records are located in Appendix 4 at the rear of this report.

4 Flood Zone and Flood History

4.1 Flood Zone

- 4.1.1 The Environment Agency's online mapping shows that the entire site is located in Flood Zone 1 with less than a 1:1000 annual chance of tidal or fluvial flooding.

4.2 Flood History

4.2.1 Arun District Council

- 4.2.1.1 The Strategic Flood Risk Assessment prepared for Arun District Council by Capita Symonds in February 2008 includes a map of historic flood incidents in the District.

- 4.2.1.2 The SFRA does not identify any historic instances of flooding from any source affecting the site.

4.2.2 West Sussex County Council

- 4.2.2.1 The Preliminary Flood Risk Assessment prepared by West Sussex County Council in May 2011 does not identify any specific flood incidents at the proposed development site.

- 4.2.2.2 West Sussex County Council does not hold any further record of flooding having affected the site.

4.2.3 Southern Water

- 4.2.3.1 Southern Water have confirmed that there is sufficient capacity within the existing foul sewer system to accommodate the proposed development and have confirmed that there are no historic flooding issue related to the foul sewers.

- 4.2.4 Copies of flood maps and correspondence are located in Appendix 5 at the rear of this report.

5 Flooding Potential

5.1 Tidal and Fluvial Flooding

- 5.1.1 The site is located in Flood Zone 1 and is not at risk of flooding from tidal or fluvial sources.

5.2 Groundwater Flooding

- 5.2.1 The site investigation undertaken on the site by Wilson Bailey Geotechnical and Environmental confirms that groundwater does not rise at any point during the year to within at least 4m of ground level.
- 5.2.2 There are no documented cases of groundwater flooding in the vicinity of the site and the risk to the site is considered low.

5.3 Overland Flow

- 5.3.1 The Environment Agency's online surface water flood map confirms that no part of the site is affected by overland flows.
- 5.3.2 West Sussex County Council as Lead Local Flood Authority have produced a map of Angmering as part of their Local Flood Risk Management Strategy showing 1:200 year pluvial wet spot predictions as well as 1:100 year tidal and fluvial flooding predictions.
- 5.3.3 The site is unaffected by predicted overland flows.

5.4 Flooding from Sewers and Drains

- 5.4.1 Flooding from the local sewers and private drains has not historically been recorded in the vicinity of the site and given the confirmation that the foul sewers can accept flows from the proposed development is not anticipated to become a significant risk.

6 Proposed Development

6.1 Description

- 6.1.1 The development proposals are for the construction of 46 houses comprising 11 two bedroom houses, 20 three bedroom houses and 15 four bedroom houses together with on site highways, parking, gardens and other communal space and landscaping.

6.2 Drainage Strategy

- 6.2.1 The development proposals will incorporate a sustainable urban drainage system (SuDS) comprising the use of soakaways which will be designed to ensure that surface water is stored on site and discharged to ground at a naturally attenuated rate and may also include other suitable SuDS drainage systems that are defined in CIRIA document C697 The SuDS Manual.
- 6.2.2 The soakaways will discharge to the gravel layer and will provide sufficient storage to accommodate a 1:100 year storm event plus an additional 30% to account for the predicted effects of climate change.
- 6.2.3 Foul water will be discharged by gravity to Southern Water's sewers beneath Nursery Road 110m to the west of the site at manhole 2901.
- 6.2.4 The new onsite foul drainage will also accept the foul flows from the proposed residential development to the north and the east of the site known as Swanbourne Park which is the subject of a separate planning application.
- 6.2.5 Southern Water have confirmed that there is sufficient capacity within the existing foul sewer system to accommodate the proposed development.
- 6.2.6 A copy of the site layout plan which also shows the preliminary drainage strategy drawing is located in Appendix 6 at the rear of this report together with preliminary soakage calculations based on an assumed soakage rate of $1 \times 10^{-6} \text{m/s}$ which is typical of silty clayey gravels.

7 The Sequential and Exception Tests

7.1 The Sequential Test

7.1.1 The Sequential Approach is a risk based approach outlined within Technical Guidance to the National Planning Policy Framework to be adopted at all levels of planning.

7.1.2 The Sequential Test as part of the sequential approach has been applied to the site to indicate if development in this location is appropriate and whether an Exception Test is required.

7.1.3 The site has been sequentially tested and is identified on the Proposals Map of the Arun District Council Emerging Local Plan 2011 – 2031 as within an area allocated for residential development.

7.1.4 In addition the proposed development site is within Flood Zone 1 and in terms of flood risk the Sequential Test is passed.

7.2 The Exception Test

7.2.1 The proposed development is entirely within Flood Zone 1 and there is no requirement for the Exception Test to be applied.

8 Conclusions

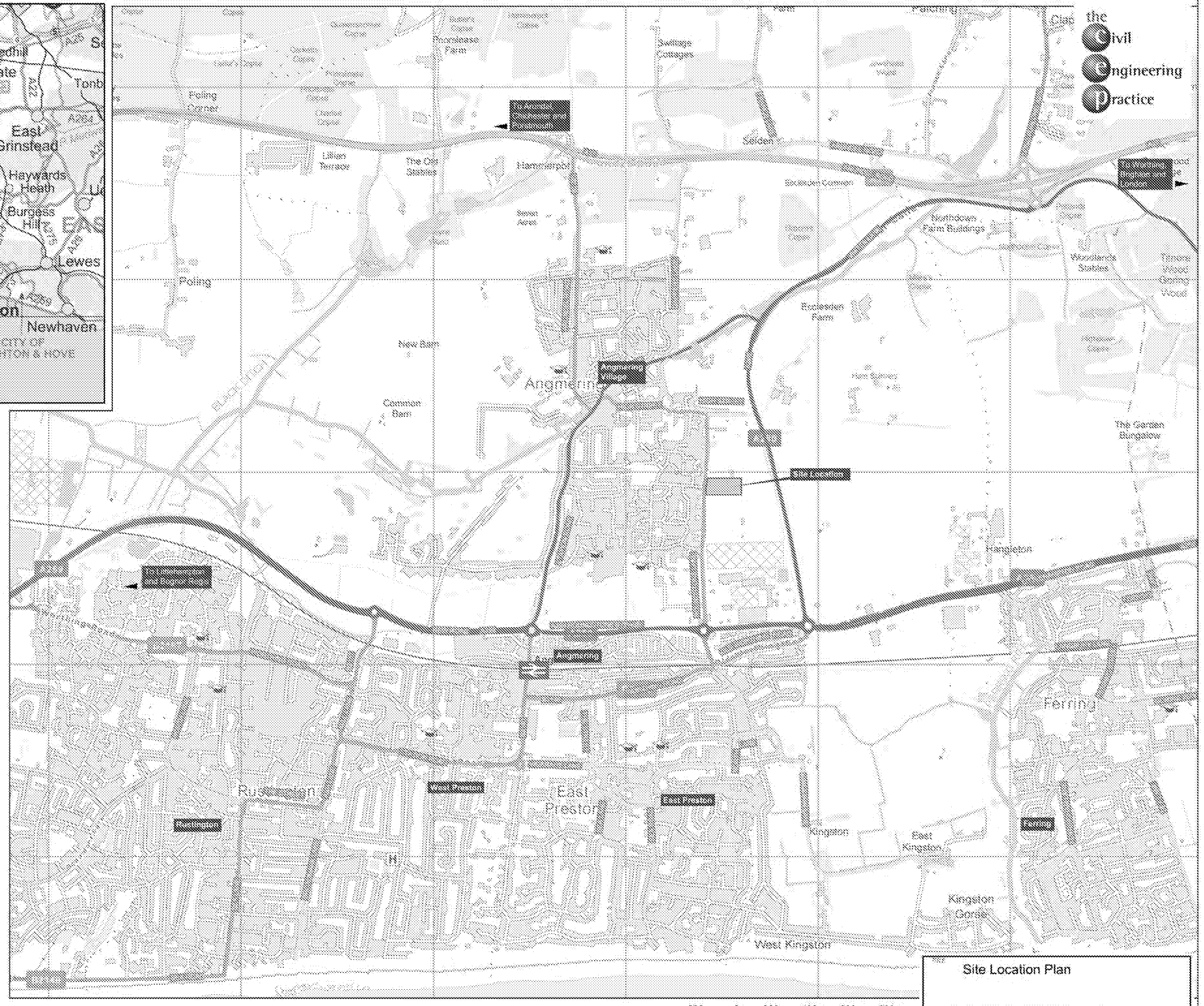
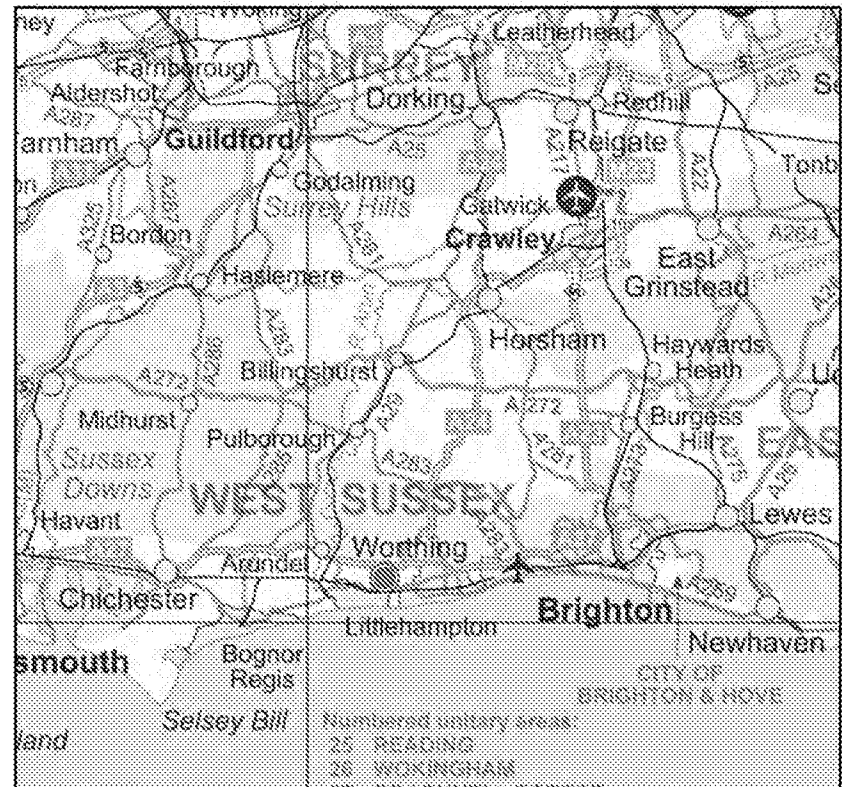
- 8.1 The Environment Agency's Flood Risk Map shows the site to be entirely within Flood Zone 1.
- 8.2 The site is not at risk of flooding from fluvial sources, overland flows or groundwater sources.
- 8.3 Neither Arun District Council, West Sussex County Council nor Southern Water hold any records of flooding of the site or its immediate vicinity.
- 8.4 There are no records of historic flooding affecting the site or its immediate vicinity in either the Strategic Flood Risk Assessment produced by Capita Symonds on behalf of Arun District Council or the Preliminary Flood Risk Assessment produced by West Sussex County Council.
- 8.5 Surface water runoff from the development will be discharged to ground via soakaways with sufficient storage to accommodate a 1:100 year pluvial event including an allowance for the predicted effects of climate change.
- 8.6 Foul drainage will be discharged by gravity to the exiting public foul sewer beneath Nursery Road 110m to the west of the site.
- 8.7 The site is at low risk of flooding. The Sequential Test is passed, there is no requirement for the Exception Test and the development proposals are appropriate at this location.

9 List of Appendices

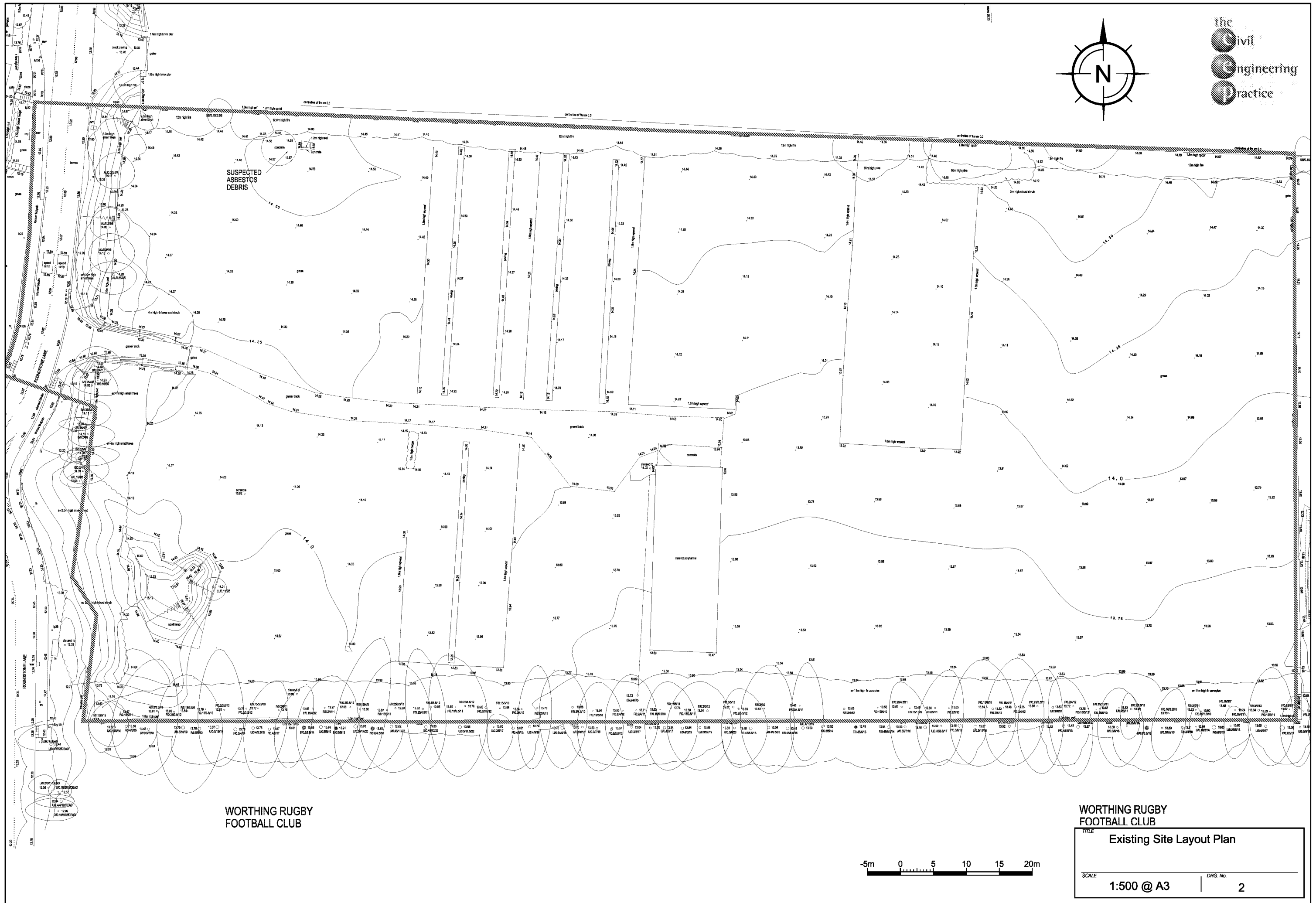
Appendix 1	Site Location Plan
Appendix 2	Existing Site Layout Plan
Appendix 3	Geological Borehole Records
Appendix 4	Southern Water Sewers Records
Appendix 5	Flood Maps and Correspondence
Appendix 6	Proposed Site Layout and Preliminary Drainage Strategy Plan and Calculations

Appendix 1

Site Location Plan



Appendix 2
Existing Site Layout Plan



Appendix 3

Geological Borehole Records

Project Name
 Land adjacent to Roundstone Lane

 Project No.
 J10161

Co-ords: -

 Hole Type
 WLS

Location: Angmering

Level: -

 Scale
 1:50

Client: JV Plants

Dates: 22/12/2010

 Logged By
 DPB

Well	Water Strikes	Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.30			(dark brown silty sandy clay under shingle)	
		0.50	D					Low strenght dark brown silty CLAY with occasional rootlets	
		1.00	D		1.20			Medium strength pale yellow orange brown silty CLAY with scattered fine flint gravel	1
		1.50	D						
		2.00	D		1.90			Pale brown very clayey GRAVEL with flint	2
		2.50	D						
		3.00	D		2.80			Clayey GRAVEL slightly sandy	3
		3.50	D						
					4.00			End of Borehole at 4.00 m	4
									5
									6
									7
									8
									9

Remarks: Borehole terminated in hard strata. Groundwater not encountered.



Project Name
Land adjacent to Roundstone Lane

Project No.
J10161

Co-ords: -

Hole Type
WLS

Location: Angmering

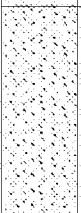
Level: -

Scale
1:50

Client: JV Plants

Dates: 22/12/2010

Logged By
DPB

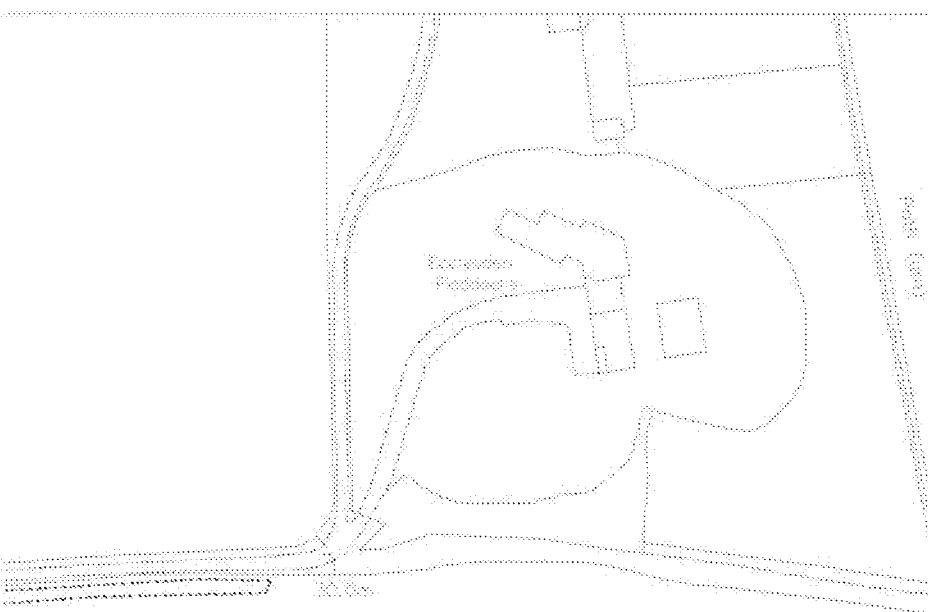
Well	Water Strikes	Samples & In Situ Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.30	D		0.40			MADE GROUND (topsoil with brick)		
		0.50	D					Low strength dark brown CLAY		
								Medium strength yellowish brown sandy CLAY		
		1.00	D		1.60				1	
		1.50	D							
		1.80	D					Orange-brown sandy GRAVEL with sandy gravel		
					3.00				2	
		3.00	SPT	N=23 (4,4,5,5,6,7)				End of Borehole at 3.00 m	3	
									4	
									5	
									6	
									7	
									8	
									9	

Remarks:



Appendix 4

Southern Water Sewers Records



Node	Cover	Invert	Size	Material	Shape	Node	Cover	Invert
2001X	14.48	10.85	150	VC	CIRC			
2002X	14.21	10.37	150	VC	CIRC			
2003X	14.37	12.78	150	VC	CIRC			
2004X	14.29	12.64	150	VC	CIRC			
2005X	14.22	12.47	150	VC	CIRC			
2006X	14.16	10.9	150	VC	CIRC			
2007X	14.42	12.33	150	VC	CIRC			
2008X	14.3	12.22	150	VC	CIRC			
2009X	14.908	12.748	150	VC	CIRC			
2010X	14.871	12.908	150	VC	CIRC			
2050X	14.37	12.15	150	VC	CIRC			
2051X	13.32	11.91	150	VC	CIRC			
2052X	14.21	11.7	150	VC	CIRC			
2053X	14.18	10.89	450	CO	CIRC			
2054X	14.31	11.04	450	CO	CIRC			
2055X	15.031	13.4	300	VC	CIRC			
2056X	14.816	14.061	150	VC	CIRC			
2057X	14.21	11.49	150	VC	CIRC			
2102X	14.46	10.79	150	VC	CIRC			
2103X	14.76	12.43	150	VC	CIRC			
2104X	14.93	12.78	150	VC	CIRC			
2105X	15.08	12.88	150	VC	CIRC			
2150X	14.78	13.08	300	CO	CIRC			
2151X	14.6	11.36	450	CO	CIRC			
2152X	15.14	13.54	225	VC	CIRC			
2153X	14.93	13.43	300	VC	CIRC			
2154X	14.911	13.301	300	VC	CIRC			
2155X	14.743	13.204	300	VC	CIRC			
2202X			UNK	UNK	UNK			
2210X			UNK	UNK	UNK			
2220X	14.47		100	VC	CIRC			
2230X	14.46	13.48	100	VC	CIRC			
2240X	14.57	14.15	100	VC	CIRC			
2301X	13.56	10.97	175	VC	CIRC			
2302X	13.66	11.58	150	VC	CIRC			
2303X	13.87	11.25	175	VC	CIRC			
2304X			100	VC	CIRC			
2305X			100	VC	CIRC			
2306X			175	VC	CIRC			
2310X			175	VC	CIRC			
2320X			100	VC	CIRC			
2502X	10.97	8.8	150	VC	CIRC			
2503X	10.79	7.57	150	VC	CIRC			
2550X	11.02	9.56	225	VC	CIRC			
2551X	10.95	8.48	225	VC	CIRC			
2552X	10.8	9.28	225	VC	CIRC			
2601X	11.14	7.87	150	VC	CIRC			
2602X	10.91	7.68	150	VC	CIRC			
2603X	11.03	7.48	150	VC	CIRC			
2604X	11.19	7.28	150	VC	CIRC			
2605X	11.36	9.61	150	VC	CIRC			
2606X	11.19	8.16	150	VC	CIRC			
2650X	11.18	8	525	CP	CIRC			
2651X	10.96	8.94	525	CP	CIRC			
2652X	11.055	8.85	525	CP	CIRC			
2653X	11.18	8.8	525	CP	CIRC			
2654X	10.99	8.27	225	VC	CIRC			
2655X	11.39	12.11	225	VC	CIRC			
2656X	11.258	9.254	375	CO	CIRC			
2701X	11.878	9.556	150	VC	CIRC			
2702X	11.771	10.146	150	VC	CIRC			
2703X	11.872	10.355	150	VC	CIRC			
2704X	12.126	10.757	150	VC	CIRC			
2752X	11.801	9.866	150	VC	CIRC			
2753X	11.894	10.377	150	VC	CIRC			
2754X	12.051	10.308	150	VC	CIRC			
2801X	13.71	10.83	150	VC	CIRC			
2802X	13.29	11.19	150	VC	CIRC			
2850X	13.6	11.74	225	VC	CIRC			
2851X	13.41	11.91	225	VC	CIRC			
2852X	13.24	11.99	150	VC	CIRC			
2853X	13.47	12.28	150	VC	CIRC			
2854X	12.94	11.5	225	VC	CIRC			
2855X	12.74	11.69	150	VC	CIRC			
2856X	13.22	10.67	375	CO	CIRC			
2901X	13.98	8.84	150	VC	CIRC			
2902X	14	9.68	150	VC	CIRC			
2903X	13.66	9.37	150	VC	CIRC			
2904X	13.82	9.28	150	VC	CIRC			
2905X	14.47	12.04	150	VC	CIRC			
2906X	14.45	12.97	150	VC	CIRC			
2907X	13.61	8.5	150	VC	CIRC			
2908X	13.75	10.8	150	VC	CIRC			
2909X	13.6	10.09	150	VC	CIRC			
2950X	13.98	10.43	600	CP	CIRC			
2951X	14.078	10.4	600	CP	CIRC			
2952X	13.88	10.22	675	CP	CIRC			
2953X	14.44	12.58	225	VC	CIRC			
2954X	14.43	12.42	150	VC	CIRC			
2955X	13.71	11.05	225	VC	CIRC			
2956X	13.78	10.58	375	CO	CIRC			
3001X	14.71	12.84	150	VC	CIRC			
3002X	15.121	13.058	150	VC	CIRC			
3003X	15.276	13.22	150	VC	CIRC			
3004X	15.128	13.33	150	VC	CIRC			
3050X	14.51	13.01	150	VC	CIRC			
3051X	14.58	13.23	150	VC	CIRC			
3052X	15.216	14	150	VC	CIRC			
3053X	15.276	13.75	225	VC	CIRC			
3054X	15.141	13.895	150	VC	CIRC			
3100X			UNK	UNK	UNK			
3110X			UNK	UNK	UNK			
3180X	15.07	13.81	225	VC	CIRC			
3301X	13.68	11.48	175	VC	CIRC			
3501X			UNK	UNK	CIRC			
3502X			UNK	UNK	CIRC			
3504X			UNK	PE	CIRC			

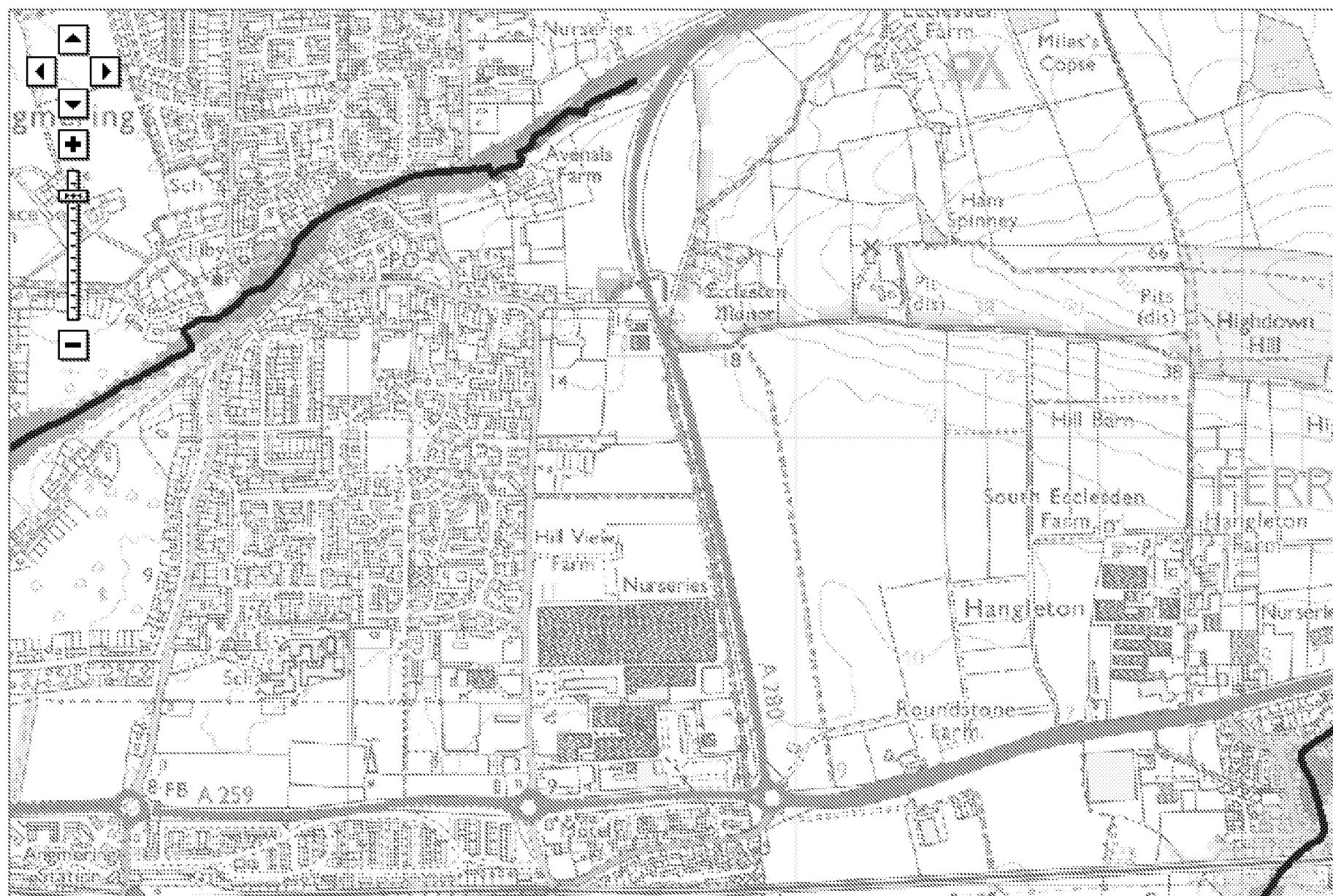
Appendix 5

Flood Maps and Correspondence

Flood Map for Planning (Rivers and Sea)

Angmering, West Sussex

 Main rivers
  Flood Zone 2
  Flood Zone 3



Risk of Flooding from Surface Water

Map of X: 507,762; Y: 103,976

Very Low Low Medium High





Notes:

The Arun SFRA is a strategic assessment of flooding. Users of the SFRA should be aware of this when interpreting the information presented. The user is directed to the SFRA reports which outline the uncertainties associated with the studies. Particular attention is drawn to the following:

- Flood extent boundaries are not considered definitive. Land adjacent to these areas may also be at risk.
- Some flooding mechanisms have not been included in the assessment. The 'coastal risk area' is based on advice from LA Engineers and requires further assessment.

Arun District Council SFRA

Map H - Historic Flood Events



CAPITA SYMONDS

Legend

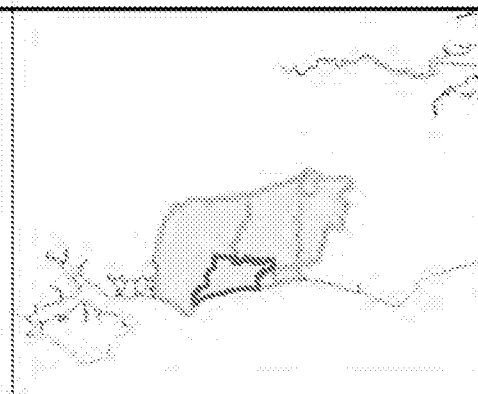
— Arun District Boundary

Historic Flood Events - Points

- Coastal
- Tidal
- Fluvial
- Surface Water
- Sewer
- Failure
- Unknown

Historic Flood Events - Areas

- Coastal
- Tidal
- Fluvial
- Surface Water
- Unknown



0 2 4
Kilometres

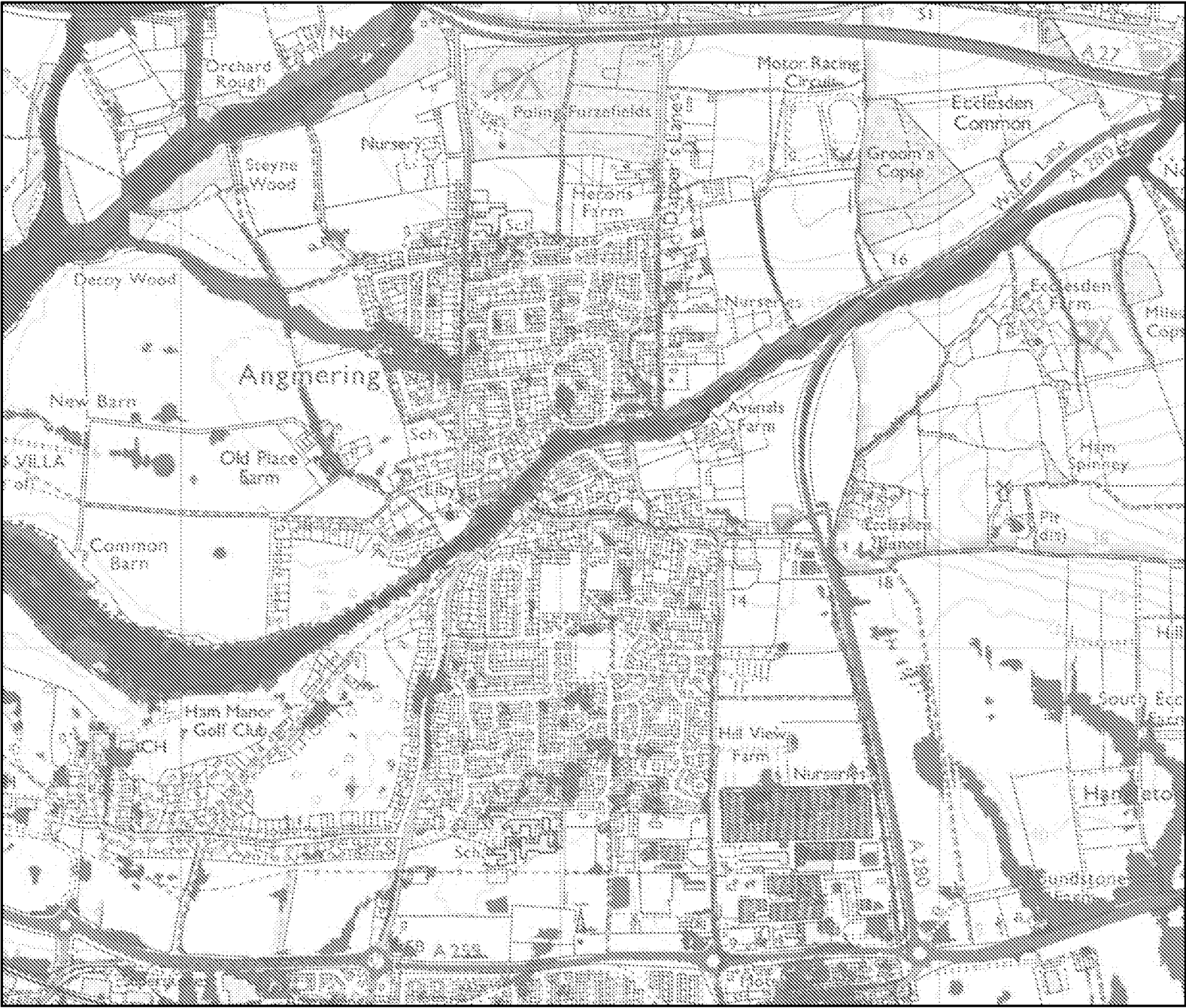
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Date: 31/01/2008

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Map_H.wor

Angmering Wet Spot



Legend

- Surface Water Flood Map
1 in 200 yr rainfall event
- Rivers and Sea Flood Map
1 in 100 year river event,
1 in 200 year sea event

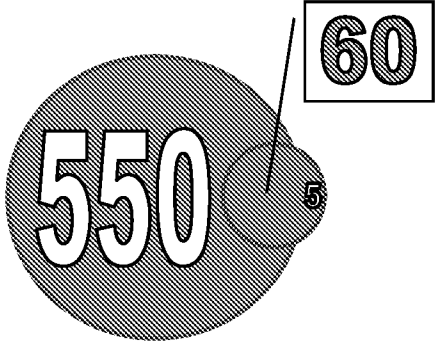
River obstructions

- ARTIFICIAL
- NATURAL
- UNKNOWN

River network

- Primary River
- Secondary River
- Tertiary River
- D/S of High Water Mark
- D/S of Seaward Extension
- Lake / Reservoir
- Canal
- Extended Culvert (> 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)

Numbers of properties at risk from
surface water vs. rivers and sea





THE CIVIL ENGINEERING PRACTICE

28 JUL 2014

RECEIVED

The Civil Engineering Practice
Unit 11
Tungsten Building
George Street
Fishergate
West Sussex
BN41 1RA

p	[REDACTED]
Project No:	
Engineer:	
Action By:	
Action Date:	

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119

Email: developerservices@southernwater.co.uk

Your Ref:

AMF/CS/22411

Our Ref:

CC/002287

Date:

21 July 2014

F.A.O: Mr. Andy French ,

Site: Vestbirk Land, Roundstone Lane, Angmering, Littlehampton, Hampshire, BN16 4AP.

Dear Sirs,

I am now in receipt of the results of the capacity check you requested for the above development site.

FOUL WATER

Following initial investigations, there is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1.7 l/s at manhole reference TQ07033901. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system.

SURFACE WATER SYSTEM

As a surface water capacity check has not been requested it is assumed that Surface Water will be disposed of by alternative means i.e. Soakaway or any local drainage watercourses, subject to all interested parties approval.

Should you require any further information, please contact us at the above mentioned phone number or address.

Steve Doughty

From: [REDACTED]
Sent: 27 October 2014 15:59
To: SW Customer Services
Subject: Historic flooding enquiry

Dear Sirs,

Thank you for your recent email regarding historic flooding in the Roundstone Lane, Angmering BN16 4FJ area.

Southern Water have had no reported incidents of sewer flooding here.

I hope this has been of assistance to you, but if you have any further queries, please do not hesitate to contact our Technical Centre on 0845 278 0845.

Yours sincerely,

Penny Eley

Customer Advisor

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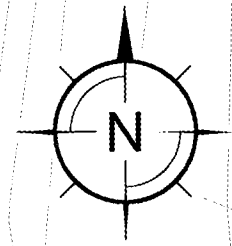
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Appendix 6

**Proposed Site Layout and Preliminary Drainage
Strategy Plan**



- Precast concrete ring highway soakaway
 - Highway drainage
 - Private gravel filled soakaway
 - Existing foul sewer from Swanbourne Park
 - Proposed foul sewer
 - Existing water main and easement
- All private driveways to drain to soakaways in rear gardens

Pound Place

Incoming connection from
Swanbourne Park Residential
Development

-2.5m 0 2.5m 5.0m 7.5m 10m

**Proposed Site Layout
and Preliminary Drainage Strategy Plan**

SCALE 1:500 | DRG. No. 3