



Salt Box, Bognor Regis

Foul & Surface Water Drainage Strategy

For LandLink Estates

Date: 11 October 2019

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DOCUMENT CONTROL SHEET

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Introduction

This report has been prepared by Hydrock Consultants Limited on behalf of our Landlink Estates, to be submitted to be Arun District Council for a new mixed-use development in Bognor Regis, West Sussex.

1. SCOPE

The intention of this report is to define the principles of the foul and surface water drainage for the whole development. Each phase or development unit will then be required to submit details of the foul and surface water drainage network which is in accordance with the principles defined in this report and agreed with Arun District Council through planning.

The development is to be brought forward in two phases. Each phase is split into unit plots along with the associated infrastructure required to bring those units into operation.

Mountford Pigott architects have produced a phasing plan **1744-P02-A** which can be found in **Appendix A** of this report.

Phase 1

- Associated foul and surface water drainage and infrastructure for Unit 2, Units 4-8, and Unit 9.
- Section 278 highways works to form new junction on existing roundabout off Shripney Road (A29)
- Main estate road including associated surface water drainage network.
- Foul water pumping station and rising main connection into public sewer.
- Flood compensation ground re-profiling works.

Phase 2

- Associated drainage and infrastructure for Unit 1 and Unit 3.

1.1 Planning

Arun District Council Planning Ref: **BE135/18**

"Hybrid application comprising a) Full planning application for erection of Class B8 warehouse with fuel island and car parking; 2 No Class B1/B8 employment units with associated parking and servicing; Class A1 retail food store with car parking and servicing; 2 No drive thru units with car parking and servicing; car showroom, workshops (including MOT testing) vehicle storage, external display areas, service areas and parking; together with access roads, associated ground and engineering works, landscaping and ancillary works; and b) Outline planning application for the development of employment units, parking and servicing areas, landscaping and associated works."

The intention is that planning will be approved for both the full and outline elements of the application and the foul and surface water drainage will be conditioned for each unit plot. As each unit plot comes forward the developer will be required to submit information to Arun District Council to gain partial discharge of the associated drainage conditions for their respective unit plot.

2. SITE INFORMATION

2.1 Site Referencing Information

Site Address	Shripney Rd (A29)
	Bognor Regis
	West Sussex
	PO22 9PB (nearest)

2.2 Existing Situation

The site is located to the north of Bognor Regis on the southern outskirts of Shripney on land adjacent to Shripney Road (A29).

2.3 Topography

A topographical survey was carried out by Shaw Colegate in December 2017. The existing site has been identified as 'greenfield' with no permanent or temporary hardstanding or buildings located within the boundary.

The site falls approx. 1.7m from southeast to northwest with a high point in the southeast corner of 3.23mAOD and the low point in the northwest corner of 1.50mAOD. In the northwest corner of the site there is a 'depression' which creates a basin where the levels at the lowest are around 1.23mAOD.

Shripney Road runs adjacent to the eastern boundary of the site and there is an 'informal' access to the site approximately half way up Shripney Road.

There is a watercourse running east to west across the north of the site which is classified as a 'main river'. It turns south along the western boundary and approx. half way down it meets a water course / ditch classified as an 'ordinary watercourse' that flows south to north which eventually meets up with the Aldingbourne Rife to the west.

Document Ref: **Topographical Survey** – Shaw Colgate (Dated December 2017) located in **Appendix A**.

2.4 Geotechnical Assessment

The following Geo-Environmental Assessment have been carried out on the site:

Phase 1 Geo-Environmental Desk Study by EPS – Dated 9th June 2017

Phase 2 Geo-Environmental Assessment by EPS – Dated 3rd January 2018

Supplementary Ground Investigation Report by EPS – Dated 11th January 2019

2.4.1 Ground Conditions

The Phase 2 Geo-Environmental Assessment summarises the general strata encountered as follows:

Geological Strata	Maximum Depth to Base of Strata (m bgl)	Strata Thickness (m)
Topsoil	0.6	0.4-0.6
River Terrace Deposits	4.0	2.6-3.4
Lewes Nodular Chalk Formation	>20.0	Not Proven

Table extracted from Phase 2 Geo-Environmental Assessment Report

2.4.2 Groundwater

The underlying superficial geology is classified as a Secondary Aquifer with the Lewes Nodular Chalk Formation classified as a more sensitive Principal Aquifer.

The groundwater levels recorded by EPS in both the Phase 2 Geo-Environmental survey and the subsequent Supplementary Ground Investigation report have been converted into mAOD and plotted onto drawing **SAL-HYD-00-ZZ-SK-C-7704 Ground Water Levels** located in **Appendix A** for easy reference.

Phase 2 Geo-Environmental Survey (January 2018)

- Groundwater was encountered at BH1, BH2, TP4 and TP5 at between 1.8m and 4.0m below ground level (BGL), and resting at around 2.0m BGL upon completion of the investigation. Noted in green on drawing **C-7500**.
- Two ground water monitoring standpipes were installed at BH1 and BH2. Monitoring was carried out in Winter for 5 weeks between 22nd November 2018 and 22nd December 2018. Groundwater is shown to have fluctuated between approx. 1.37m BGL and 2.17m BGL during this period.

Supplementary Ground Investigation Report (January 2019)

- Groundwater was encountered in all borehole locations (BH03-BH13) and in a number of trial pit locations (TP03, TP06 and TP14). Noted in blue on drawing **C-7500**. The level of the initial water strike at each location has been summarised in the table below (extracted from Ground Investigation Report):

Position	Approximate Water Strike (mbgl)	Position	Approximate Water Strike (m bgl)
BH03	6.0	BH10	1.9
BH04	5.9	BH11	4.0
BH05	5.0	BH12	4.0
BH06	4.0	BH13	4.0
BH07	5.0	TP03	2.1
BH08	7.0	TP06	2.3
BH09	2.0	TP14	2.5

Table extracted from Supplementary Ground Investigation Report

The highest recorded groundwater level mAOD across both geo-environmental assessments is **1.5mAOD (1.1m BGL)** located in **BH07** from the **Supplementary Ground Investigation Report** (January 2019)

2.4.3 Infiltration

Infiltration testing was carried out during both the Phase 2 Geo-Environmental Assessment and Supplementary Ground Investigation (both by EPS). The results have been summarised below:

Phase 2 Geo-Environmental Assessment (January 2018)

Soakaway tests were carried out within 3 no. trial pits and in general accordance with BRE 365. The results have been extracted from the original report in the table below.

Location & Depth (mbgl)	Indicative Infiltration Rate (m/s)		
	Test 1	Test 2	Test 3
SA1 (2.0)	4.71×10^{-7}	5.78×10^{-7}	Not Calculable
SA2 (1.5)	2.74×10^{-6}	2.57×10^{-6}	2.21×10^{-6}
SA3 (1.0)	Not Calculable	Not Calculable	-
SA4 (1.5)	1.58×10^{-6}	1.24×10^{-6}	-
SA5 (1.0)	1.51×10^{-6}	1.12×10^{-6}	-

Table extracted from Phase 2 Geo-Environmental Assessment Report

The report concluded that:

'The infiltration rates recorded are considered to be indicative of very low to practicably impermeable soils and are likely to have been influenced by the presence of both clay and groundwater'

Supplementary Ground Investigation Report (January 2019)

Soakaway tests were carried out within 2 no. trial pits and in general accordance with BRE 365. The results have been extracted from the original report in the table below.

Trial Pit Location & Depth (mbgl)	Indicative Infiltration Rate (m/s)	Comments
TP01 (1.6)	8.64×10^{-7}	Some extrapolation required as the effective depth was not reached within a period of 30 hours.
TP02 (1.6)	1.73×10^{-6}	Over the duration of the test (29 hours) the depth of the pit was noted to decrease due to silting of the base. The final depth has been used to calculate the infiltration rate.

Table extracted from Supplementary Ground Investigation Report

The Supplementary Ground Investigation Report concluded that:

'.....the use of infiltration drainage is not likely to be suitable for the proposed development, and alternative methods should be explored'

The report also advises that if infiltration to ground was to be utilised on this development, soakaways should be located a min 10m away from existing or proposed structures to mitigate against the risk of potential dissolution features within the chalk strata.

2.4.4 Summary

Due to the low permeability values recorded across the site, and the presence of high groundwater, infiltration to ground would not be viable as the primary method of surface water disposal for this development. It may be feasible to utilise SuDS techniques such as, permeable paving, porous asphalt etc. however, there must be an allowance within the drainage network to accommodate run-off from all surface finishes should ground water levels be high or infiltration rates low.

3. FLOODING / FLOOD RISK

Kirk Saunders Associates have produced a Flood Risk Assessment which takes into consideration the site-specific flood risk for the new development.

Document Ref: **Salt Box Site, Bognor Regis, Flood Risk Assessment** – Kirk Saunders Associates (Dated June 2017, Revision P8, July 2019)

The following is a summary of the report:

- Most of the site is located in Flood Zone 1. There is a small area of Unit 2 to the northwest and Unit 1 to the southwest located in Flood Zone 2. None of the development is shown to be in Flood Zone 3.
- The Environment Agency's modelled flood model indicates the following flood levels.
 - » 1% AEP (1 in 100 year) level @ **1.35 mAOD** (Flood Zone 3)
 - » 0.1% AEP (1 in 1000 year) level @ **2.1 mAOD** (Flood Zone 2)
 - » 1% AEP + 45% (1 in 100 year + 45% allowance for climate change) level @ **1.85 mAOD** (Flood Zone 2 + 45% Climate Change)

3.1 Flood Compensation

When the effects of climate change are considered a small area of the proposed development is shown to be within Flood Zone 2 and as such levels will need to be raised locally to ensure the development is protected from future flooding and safe access and egress is achievable in a flood event. Due to the loss in flood storage cause by raising the levels out of the flood zone, ground levels are to be re-profiled to provided flood storage elsewhere on the development.

The Environment Agency have advised that the 1% AEP + 45% allowance climate change level of **1.85 mAOD** should be used when assessing flood compensation requirements.

Document Ref: **SAL-HYD-00-XX-DR-C-7410 Flood Compensation Layout** located in **Appendix B**.

4. PRE AND POST DEVELOPMENT SURFACE WATER DRAINAGE

The pre-developed site is considered to be 'Greenfield' with no specific drainage system serving the site. Surface water run-off from the most frequent storm events is expected to infiltrate to ground locally with some evapotranspiration through vegetation also likely.

4.1 Pre-Development Flood Exceedance

When the capacity of the ground is exceeded surface water run-off is expected to flow overland towards the ditches around the perimeter of the site. There is a 'depression' to the northeast of the site where levels are lower and water is likely to be held until it is able to infiltrate into the ground.

Document Ref: **SAL-HYD-00-ZZ-SK-C-7703 Flood Exceedance Pre-development** located in **Appendix B**.

4.2 Rainfall Characteristics

An assessment has been made of the pre-development surface water flows and volumes based on the following rainfall and site characteristics for the site.

Site Characteristics

SAAR (mm)	849
Soil	0.470
Region	8

Rainfall Characteristics

M5-60	19.000
Ratio R	0.350
CV (Summer)	0.750
CV (Winter)	0.840

4.3 Pre-development surface water run-off catchments

Summary of Pre-Development Drainage Catchments

Pre-Development Catchment (ha)		
Phase 1	Phase 2	Total
8.618	3.386	12.004

Development areas have been taken from Mountford Pigott drawing **1744-P02-A** which can be found in **Appendix A** of this report.

Whilst the catchment areas noted above have been split into the post-development phases for reference, the existing site operates as a single catchment without any physical boundaries, such as hedges etc. and all surface water run-off is directed towards the existing ditches and watercourses around the perimeter of the site.

Document Ref: **SAL-HYD-00-XX-SK-C-9000 Pre-Development Catchment Areas** located in **Appendix C**.

4.4 Pre-development run-off rates

Pre-development greenfield run-off rates have been interpreted from the Kirk Saunders Flood Risk Assessment.

Greenfield Run-off Rates for Pre-Development Areas (interpreted from KSA FRA)

Storm Event	Rate (ltrs / sec / ha)	Phase 1	Phase 2	Total
1 in 1 Year	2.40	20.68	8.13	28.81
1 in 30 Year	6.50	56.02	22.00	78.02
1 in 100 Year	9.10	78.42	30.81	109.23
¹ QBar	2.90	24.99	9.82	34.81

¹QBAR is the mean annual flood flow from a rural catchment in l/s (approximately 2.3-year return period).

4.5 Post-development surface water run-off discharge destinations

The discharge of surface water run-off has been considered in accordance with the hierarchical approach:

Infiltration

The Geo-Environmental Assessment carried out by EPS concluded that due to the low infiltration rates and high seasonal ground water levels, infiltration to ground would not be feasible as the primary method of surface water disposal for the new development.

Surface water body

Surface water run-off from the pre-developed site currently discharges primarily into the ditch / watercourse on the western boundary during the more extreme storm events when the ground becomes saturated. Therefore, in order to mimic the existing situation, discharge to a surface water body is the preferred method of surface water disposal for the new development.

To dedicated surface water sewer (public, highways or otherwise)

Southern Water asset mapping information indicates that there are no dedicated surface water sewers in close proximity to the site.

To a combined sewer

N/A.

4.6 Post-development surface water run-off catchments

For the purpose of this drainage strategy the development has been split into 'Developed Impermeable Catchment' and 'Developed Permeable Catchment'.

Only the area noted as 'Developed Impermeable Catchment' has been considered within the drainage network calculations. The area noted as 'Permeable Developed Catchment' is considered to have the same infiltration characteristics as 'greenfield' and has therefore not been included.

Developed Impermeable Catchment	7.90 ha
Consists of: • All buildings and infrastructure for both Phase 1 and Phase 2.	
Developed Permeable Catchment	4.11 ha
Consists of: • 'Landscaped areas to the East, West and South. • Village 'buffer' area north of the development. • Area designated for Flood Compensation ground reprofiling (located within village 'buffer')	

Document Ref: **SAL-HYD-00-ZZ-SK-C-7701 Post Development Catchment Area** located in **Appendix C**.

The 'Developed Impermeable Catchment' has been split into three separate drainage networks as follows:

Surface Water Network 1
- Unit 2 - Unit 3 - Units 4-8
Description: Unit 3 and Units 4-8 will connect into Surface Water Network 1 on the western side of each of their respective plots. A carrier drain will then take flows northwards within the estate road, across the top of Unit 2, before out falling into the existing watercourse on the western boundary of the development. Unit 2 surface water will connect into Surface Water Network 1 at a location upstream of the outfall.
Surface Water Network 2
Main estate road including footpaths, verges and bell mouths to each unit / plot.
Description: Surface water run-off will be collected from the estate roads and associated footpaths to be discharged into Surface Water Network 2 located within the road which runs east to west across the development before out falling into the existing watercourse on the western boundary.
Surface Water Network 3
- Unit 1 - Unit 9
Description: Surface Water Network 3 collects run-off from Unit 9 into a carrier drain which runs along the south of Unit 1 before out falling into the existing watercourse/ditch on the western boundary.

The following table indicates the catchments for each surface water network based on the individual unit plots being 100% impermeable as noted above.

Network Ref:	Catchment (ha)
Surface Water Network 1	
Unit 2	1.33
Unit 3	0.49
Unit 4-8	1.24
Total	3.06
Surface Water Network 2	
Estate Road (inc Footpaths, verges, and bell mouths)	1.09
Surface Water Network 3	
Unit 1	2.90
Unit 9	0.85
Total	3.75
Developed Impermeable Catchment Total	7.90

Document Ref: **SAL-HYD-00-ZZ-SK-C-7702 Proposed Catchment Area** located in **Appendix C**.

4.7 Post-development run-off rates

In accordance with current guidance the peak runoff rate from the development for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event should be restricted to a rate which is as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event.

However, due to the increase in impermeable area it is expected that the volume of surface water run-off discharging from the site will increase from the pre-developed situation. And as such, the requirement is that flows must be restricted to a rate which does not adversely affect flood risk, this is considered to be QBAR.

The Kirk Saunders Flood Risk Assessment indicates that the Greenfield QBAR rate for this development is **2.90 ltr/sec/ha**.

Based on the QBAR rate for this development the following post-development flow rates for each unit plot catchment is noted in the following table.

Network Ref:	Post-development flow rate (l/s)
Surface Water Network 1	
Unit 2	3.86
Unit 3	1.42 (¹ 2.00)
Unit 4-8	3.59 (¹ 3.01)
Total	8.87
Surface Water Network 2	
Estate Road (inc Footpaths, verges, and bell mouths)	3.16
Surface Water Network 3	
Unit 1	8.41
Unit 9	2.46
Total	10.87

¹ Using the QBAR rate of **2.90 ltr/sec/ha** the Unit 3 post-development discharge rate will be **1.45 ltr/sec**. This has been increased to **2.0 ltr/sec** in order to mitigate the risk of blockage. Unit 4-8 discharge rate has been reduced to **3.01 ltr/sec** accordingly.

Each unit plot will be required to design a drainage system which limits surface water discharge in accordance with the flow rates noted in the table above.

4.8 Surface Water Drainage Strategy

A site wide foul and surface water drainage strategy drawing has been produced for the whole development.

Document Ref: **SAL-HYD-00-ZZ-DR-C-7000 Site Drainage strategy** located in **Appendix C**.

Each unit plot catchment is required to demonstrate that an appropriate level of surface water attenuation has been provided to ensure that:

- No flooding will occur during the 1 in 100-year rainfall event in any part of the building, or in any utility plant susceptible to water.
- Surface water for the 100-year rainfall event is contained within each catchment boundary.
- An allowance for **45%** climate change is incorporated into the surface water drainage design in accordance with local and national planning policy.

Based on 100% impermeable catchment areas the following preliminary estimates for attenuation have been calculated:

Network Ref:	Attenuation Requirements (m ³)
Surface Water Network 1	
Unit 2	1,112
Unit 3	380
Unit 4-8	1,330
Total	2,822
Surface Water Network 2	
Estate Road (inc Footpaths, verges, and bell mouths)	500
Surface Water Network 3	
Unit 1	2,850
Unit 9	712
Total	3,562

Indicative locations of attenuation for each catchment are shown on the site wide drainage strategy drawing in order to demonstrate that the volume of attenuation can practically be achieved within the constraints of the unit plot.

It is expected that the exact arrangement of each catchment's drainage network will change through detailed design but the principles will remain the same.

The three surface water drainage networks have been modelled and simulated using MicroDrainage. Each catchment has been modelled with an attenuation tank and flow control at the head of the run to demonstrate that the network has capacity for the extreme 100 year plus 45% climate change storm event.

Document Ref: **MicroDrainage Surface Water Calculations** located in **Appendix D**.

4.9 Surcharged Outfall

The surface water drainage network has been modelled to take into consideration the effects surcharge should an extreme storm event occur at the same time as high flood levels from the adjacent water course.

The 100 year plus 45% climate change flood level of **1.85 mAOD** has specified at the outfall of each network and rainfall simulated for all storm events up to and including the 100 year plus 40% climate change. The calculations demonstrate that all surface water can be retained within the development boundary.

4.10 Post-Development Exceedance routes

Should rainfall exceed the 1 in 100-year storm event or the system failure through lack of maintenance, surface water run-off is to be directed via designated exceedance routes away buildings and/or critical infrastructure.

Each unit plot is required to produce a specific flood exceedance plan that demonstrates that flows can be routed away without impacting on adjacent properties. It is envisaged that this would either be into the road and pick up by the road drainage system, or towards ditches around the perimeter of the site.

4.11 Water quality

Consideration will need to be given to post-development water quality treatment and ensure that water quality is not impacted by the new development.

4.11.1 Quality of Surface Water Run-off: Post-Development

Each plot catchment will need to make an assessment of the potential sources of pollution based on the anticipated usage and incorporate an appropriate level of treatment prior to discharge of surface water run-off into the watercourse.

The use of SuDS is strongly recommended where feasible and when designed appropriately in accordance with CIRIA C753, porous paving, swales, and filter strips etc. can provide treatment to surface water run-off.

It is recommended that catch pit manholes and gullies with silt traps are incorporated into the drainage design to capture silts. Where there is a risk of oil pollution from roads, hardstanding and yard areas, then interceptors should be specified where a sufficient level of treatment cannot be achieved by SuDS alone, or if treatment by way of SuDS techniques is not feasible due to site constraints.

Interceptors should be sized in accordance with Environment Agency Document PPG3 (withdrawn but still referenced). Where the risk of pollution is considered higher, Class I Full Retention interceptors are to be specified. Interceptors should have alarms which are either link to a kiosk or control panel located within a building.

5. PRE AND POST DEVELOPMENT FOUL WATER DRAINAGE

In the pre-developed situation, the site is considered to be 'greenfield' and as such it is anticipated not to have any existing foul drainage serving the site.

5.1 Post-development foul water drainage.

Foul water drainage from each unit plot will discharge into a new sewer located within the estate roads. Flows will be directed towards the north of the development where they will then be pumped from a new foul pumping station offsite via a rising main into the Southern Water Foul Sewer at Manhole ref 8801 to the north east in Shripney Road.

6. MAINTENANCE & OWNERSHIP

The key elements of the foul and surface water drainage system will require periodic maintenance to prevent failure of the system and/or a reduction in capacity of the networks as a whole.

Each unit catchment will be required to produce a schedule of maintenance tasks which sets out the various drainage items to be maintained, identifies whose is responsible and the frequency of maintenance.

It is anticipated that the drainage within each unit plot will be maintained privately by a management company appointed by the owner / occupier. Drainage which serves the wider development will be maintained by site wide management company.

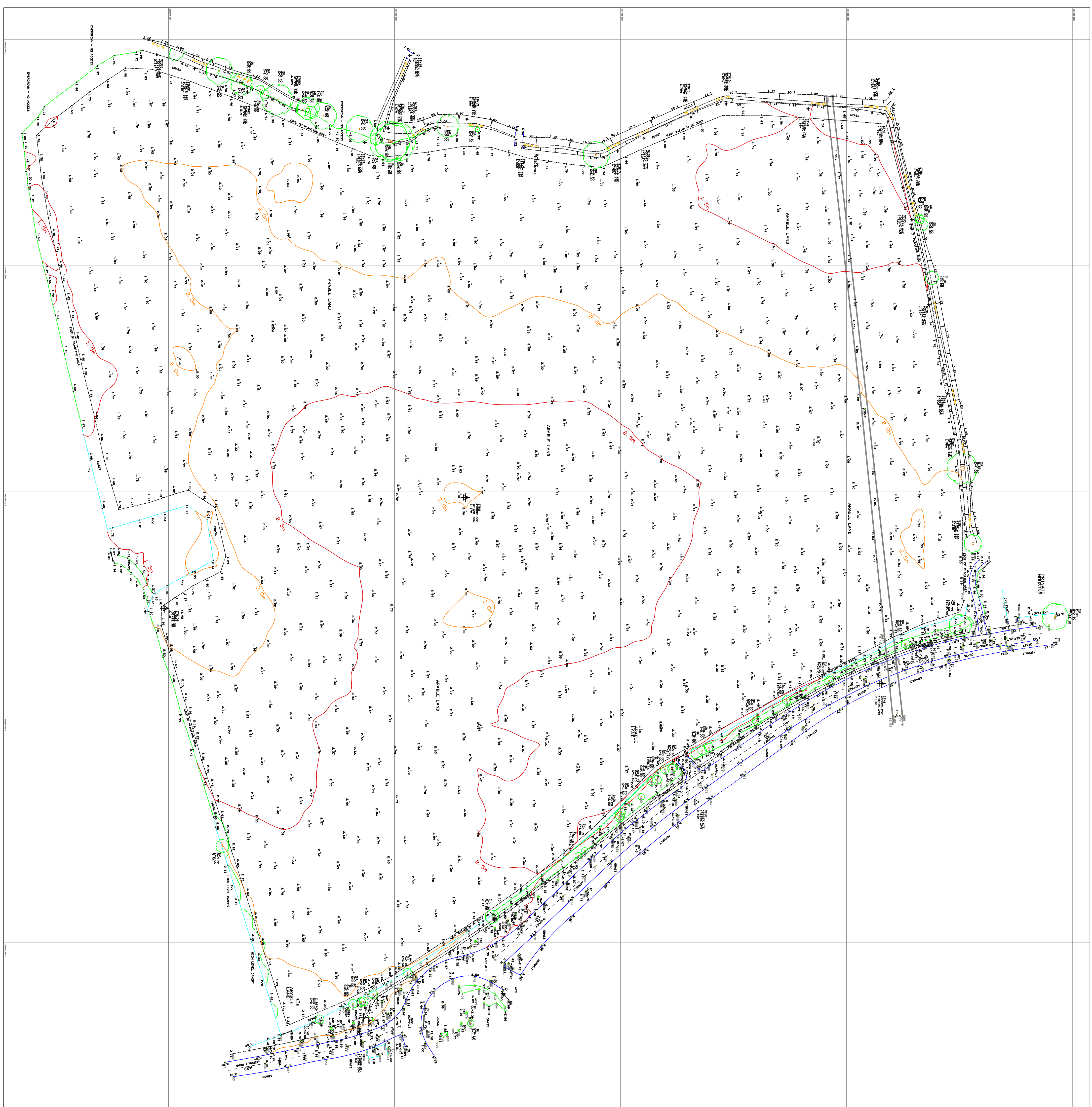
7. SUMMARY / CONCLUSION

This report concludes that the foul and surface water drainage strategy for the Salt Box development will be designed accordance with both national and local standards and best practice. The following key items have been summarised below.

- The loss of flood storage as a result of the development will be compensated elsewhere within the development boundary to ensure that the existing flood / flow characteristics of the adjacent water course remains the same in the post-development situation.
- The post-development surface water flow rates have been set at 'greenfield' so as to not adversely impact downstream flooding of the site as a result of the new development.
- All surface water run-off from storm events up to and including the 100 year plus 40% climate change will be retained within the site and each development catchment is required to provide sufficient attenuation for their respective unit plot.
- The effects of a surcharged outfall have been considered and it has been demonstrated that the surface water network has sufficient capacity in the unlikely event of the 100 year plus 40% climate change storm event occurs simultaneously with the 100 year plus 45% climate change flood level.
- The requirement for sufficient pollution control for each development plot has been identified and is to be specified in accordance with the risk of pollution for that individual catchment.

Appendix A Development Information

- Development Phasing Layout
- Topographical Survey
- Southern Water Sewer Map
- Ground Water Levels



NOTES:

ALL DATA RELATIVE TO U.S. DOM. & FOREIGN SLAVES SURVEYED AND ORIGINATED TO U.S. NATIONAL, AND HAVE ALL POSSIBLE EFFORTS BEEN MADE TO IDENTIFY SERVICES, AND DETERMINE THE DATE OF BIRTH, AND DATE OF DEATH, AND ALL OTHER DATA SHOULD BE CHECKED ON THE FRONT TO THE COMPLETION OF THIS CASE.

ALL WEIGHT AND DIMENSIONS SHOULD BE CHECKED ON THE FRONT TO THE COMPLETION OF THIS CASE.

ALL INFORMATION PERTAINING TO BEST & SUPERIOR QUALITY, SEEN, COMPANION & SERVICE, ORIGIN.

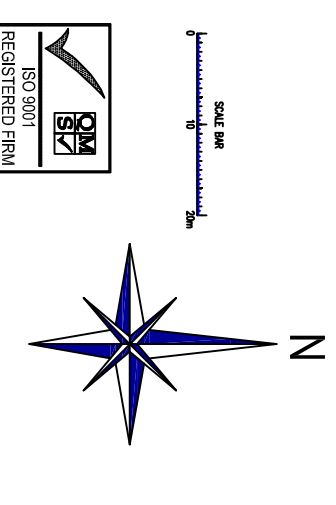
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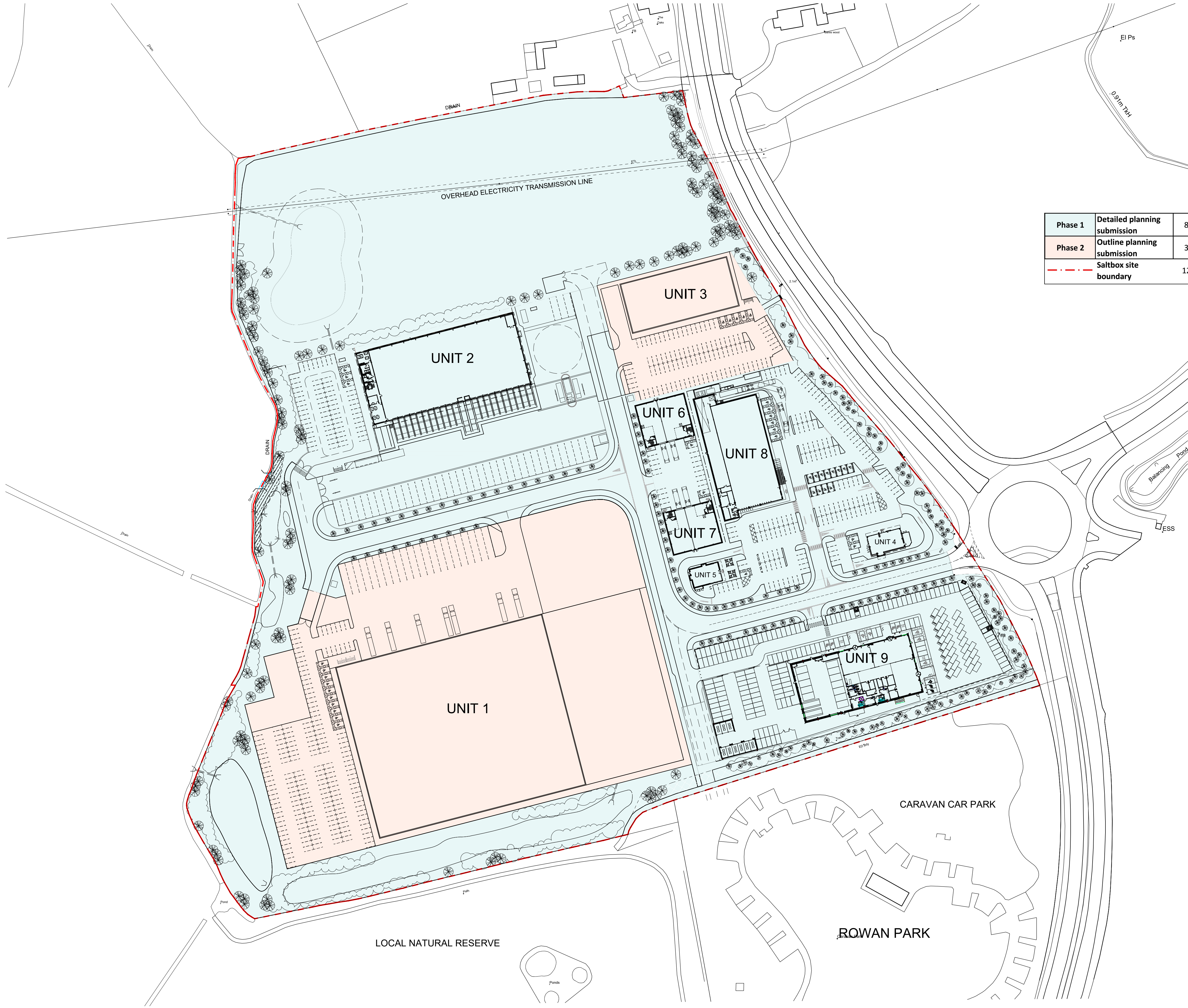
ALL DATA AND INFO ARE OBTAINED FROM PROPERTY IN ORDER TO DETERMINE THE DATE OF BIRTH, AND DATE OF DEATH, AND DATE OF THE SLAVE.

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REV A:
ADDITIONAL ROAD DETAIL



	
LANG & BUILDING SURVEYORS	
1817 1 st CO. BLDG. SURVEY 1410 1 st AVENUE, SUITE 200 SEASIDE, CA 94133 TEL: (415) 424-7474 FAX: (415) 424-7880 Web: www.shawcollege.com	
JOB NO.: 1817 1 st CO. BLDG. SURV. A Original Scale: 1:500 Surveyed By: AL OVERSIZE Drawn By: VARIOUS Date: DECEMBER 2017	TITLE: FIELDS AT SALTBOX SHIPYARD TOPOGRAHIC SURVEY
Client: Lang & Building Intern from: Matt Reed, Benjamin West, Susan - Proj 1817	



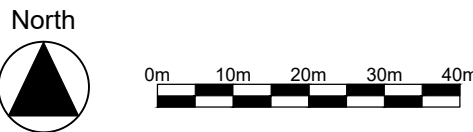
Phase 1	Detailed planning submission	8.618 hectares
Phase 2	Outline planning submission	3.386 hectares
Saltbox site boundary		12.004 hectares

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LIST OF INFORMANTS:
OS MAP
BOYLE & SUMMERS DRAWINGS

REVISIONS
UNITS 4 & 5 REVISED, UNIT 7 MOVED NORTH 2M
DATE
11.03.19
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A

This drawing contains critical information in colour. To ensure this information is legible, only print or copy this drawing in full colour.

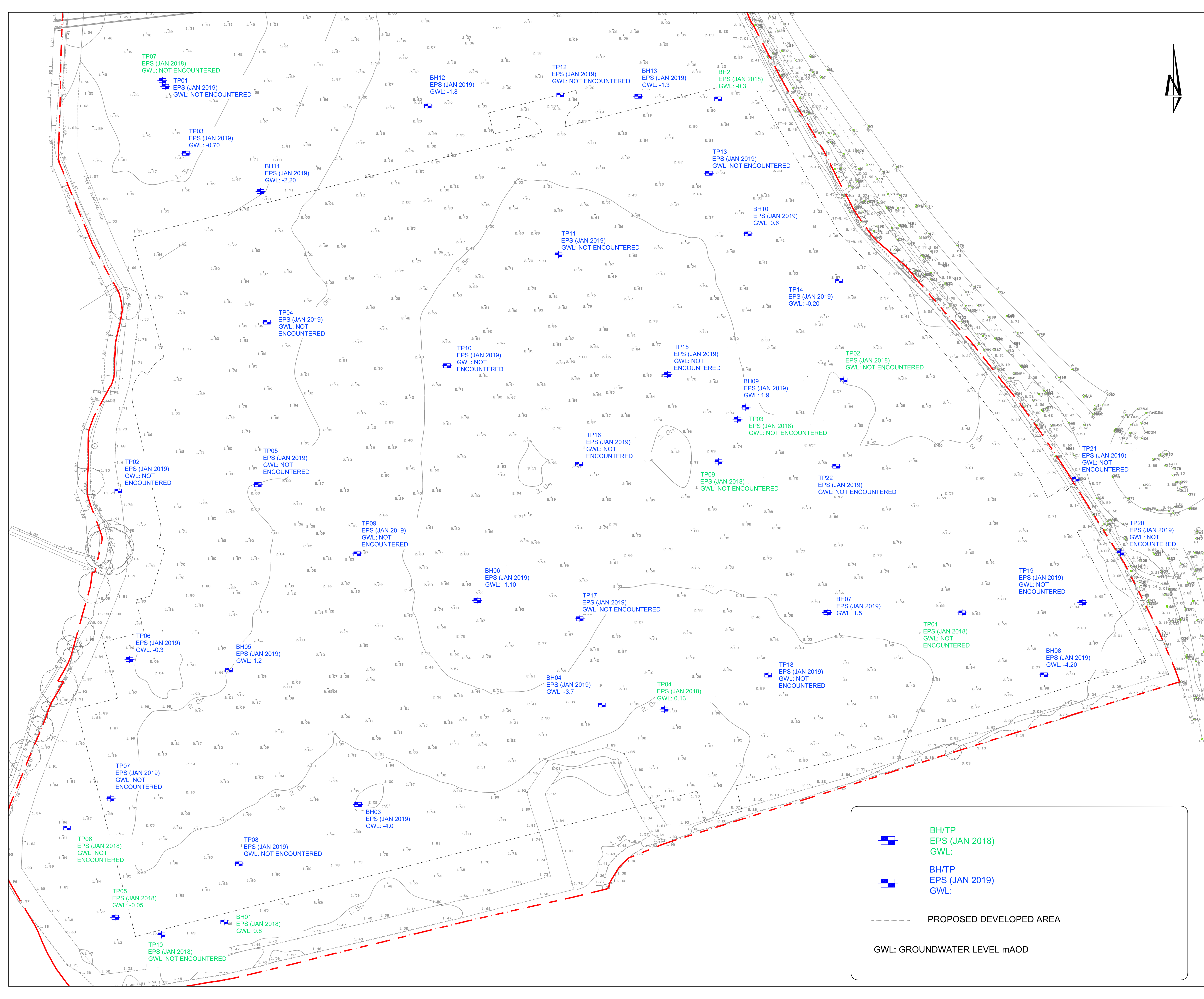
SALTBOX - BOGNOR REGIS



MountfordPigott
Architecture Masterplanning Design

SITE MASTERPLAN
PHASING PLAN
1744-P02-A

1:1000 @ A1
DRAWN BY MW
07.12.18



KEY PLAN

NOTES

ISSUED FOR INFORMATION				
P01	R.HUNT	11/10/19	M.GRIFFIN	11/10/19
REVISION NOTES/COMMENTS				
REV	DRAWN BY	DATE	CHECKED BY	DATE

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CLIENT

LANDLINK ESTATES

PROJECT

SALTBOX
BOGNOR REGIS

TITLE

GROUNDWATER LEVELS

HYDROCK PROJECT NO. C-13319-C		SCALE @ A1 NTS
STATUS DESCRIPTION INFORMATION		STATUS S2
DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER) SAL-HYD-00-ZZ-SK-C-7704		REVISION P01