



TABLE 1: Landscaping Bund Geometrical Properties				
Bund Reference	Plan Area (m²)	Maximum Height (m)	Slope	Topsoil Volume (m³)
1	540	2.1	1:3	295
2	105	0.9	1:3	40
3	775	2.1	1:3	690
4	165	1.1	1:3	80
5	300	1.5	1:3	170
6	930	3.8	1:3	1420
Total	2,815			2,695

Topsoil Strategy

Topsoil Strip

The site red line boundary is approx 4.64ha. Based on the level / earthworks drawings 0600 & 0630, the earthwork extents is anticipated to be approximately 4ha.

The existing site is farmland/arable in nature, therefore a topsoil strip will be required. Based on the site investigation report it is expected the average topsoil thickness is approx. 0.3m.

This could therefore generate a site strip in the region of: 40,000m² x 0.3m = 12,000m³ topsoil".

*a small element of this may not be topsoil due to the made ground area to the east.

Topsoil Bunds

Some of the material generated from the site strip could potentially be used within topsoil bunds as shown. These could accommodate approx 2.695m³. It is assumed the topsoil for these bunds is placed directly over existing ground i.e. no topsoil strip.

To maximise screening, gradients up to 1:3 have been incorporated. Long term stability of topsoil is variable and therefore future maintenance/slippage should be considered.

As topsoil isn't an engineered material it may be difficult to build an acoustic fence on top of the bunds (settlement/foundation issues). If this is an issue a subsoil core may be required however this would affect both subsoil & topsoil volumes, alternatively the fence foundation will need to be planted lower in competent ground / potentially piled.

Future Landscaping

Following the bulk earthworks, topsoil from the site strip may be able to be used for the future soft landscaping areas subject to suitability.

Over an area of 3,300m² and assuming a depth of 0.45m this could accommodate a further 3,300m² x 0.45m = 1,485m³ of topsoil.

Topsoil Summary

The topsoil strip could generate 12,000m³. If 2.695m³ of topsoil was used to form the bunds and a further 1,485m³ was reused for the future soft landscaping areas this would leave a surplus of 7,820m³ which would need to be reused elsewhere or removed from site.

It may be possible to lose some additional topsoil over the western easement area. This could accommodate approx 300m³ based on a 150mm overlay.

Notes

- Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
- This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
- All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
- Any discrepancies noted on site are to be reported to the engineer immediately.
- Existing Ground Levels have been taken from Maptec surveys topographical survey: Oldhams Farm Industrial Estate dated November 2023.
- Masterplan has been taken from UMC site layout: 23361-UMC-ZZZZ-SI-M2-A-0601.P01 dated 15/10/24.
- This drawing is to be read in conjunction with BWB drawings: 243912-BWB-EXT-XX-D-C-0600_Finished Levels & 243912-BWB-EXT-XX-D-C-0630_Earthworks Strategy

Legend

- Site Boundary (4.64ha)
- Minor Contour at 0.1m intervals
- Major Contour at 0.5m intervals
- Main Site Earthworks Model Boundary (4ha)
- Topsoil Bunds Earthworks Model Boundary
- Area of future soft landscaping 0.33ha
- Area of future hardstanding 3.67ha
- Gas 10ft easement
- Western easement area 0.2ha
- Approx extents of made ground
- Potential Acoustic Fence

Important CDM / H&S Notes

- For more information of specified hazard refer to BWB Designers Risk Assessment: 243912-BWB-EXT-XX-HS-C-0001
- Any construction personnel including operatives intending to construct the designs shown on this drawing should ensure that they have been regularly and thoroughly briefed by the principal contractor on all health and safety matters and have had sight of:
- The full Designers and Contractors risk assessments and risk registers.
 - The developed construction health and safety plan.
 - The Contractors construction method statements.
- Hazards that are obvious to a competent Contractor are not shown, as are every day and low risk hazards.

P01	18.10.24	Preliminary Issue	JJA	T&J
Rev	Date	Details of issue / revision	Dw	Rev

Issues & Revisions

- ☐ Birmingham | 0121 233 3322
- ☐ Leeds | 0113 233 8000
- ☐ London | 020 7407 3879
- ☐ Manchester | 0161 233 4260
- ☐ Nottingham | 0115 924 1100
- www.bwbconsulting.com

Client

PANATTONI

Project Title

Newlands Road, Bognor Regis

Drawing Title

Topsoil Strip Strategy

Drawn:	J.Arnold	Reviewed:	T.Jones
BWB Ref:	243912	Date:	18.10.24
Scale@A1:	1:500	Status	Rev
PRELIMINARY			
Project - Originator - Zone - Level - Type - Role - Number			
243912-BWB-EXT-XX-D-C-0631			
S1 P01			