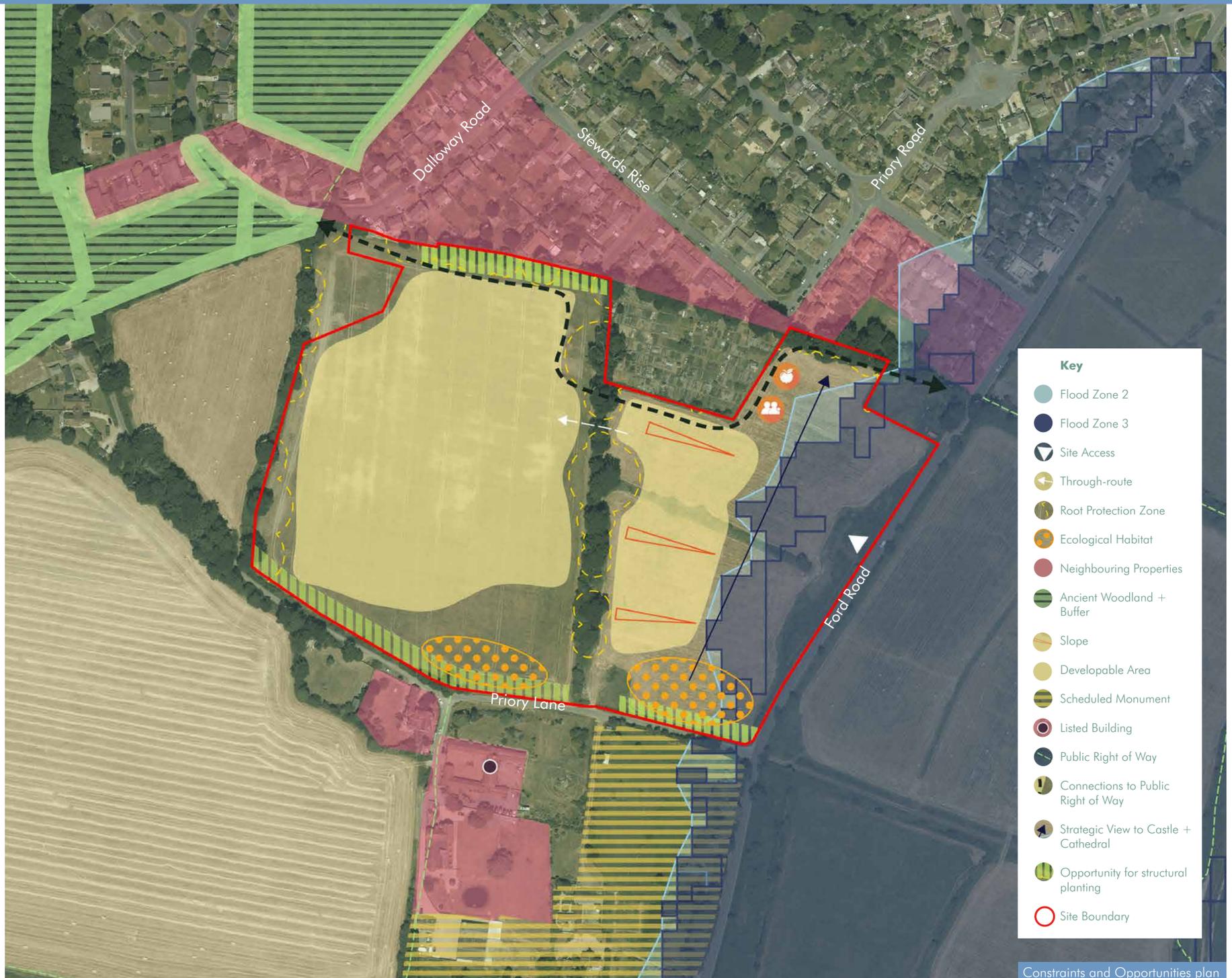


Drainage

Working to deliver much-needed new homes at Ford Road, Arundel



savills



Drainage

We have carefully considered both surface water and foul water drainage in the proposals to ensure that there is no impact on the surrounding area.

The site falls largely within Flood Zone 1 with the exception of the eastern section closest to Ford Road, which falls within Flood Zone 3 due to its proximity to the River Arun. This section of the site is less suitable for residential dwellings and has been excluded from the developable area. The area for residential development is deemed to have very low risk of flooding, even when accounting for climate change.

The proposed development will incorporate a Sustainable Drainage System (SuDS), which seeks to mimic the site's natural hydrology whilst offering biodiversity, recreational and water quality benefits. Surface water runoff from roads and rooftops will be collected and conveyed by use of green swales into a number of surface water ponds located in the proposed amenity green space.

The proposed ponds will provide temporary storage for rainwater, before discharging flows at a controlled rate to an existing watercourse along Priory Lane. The proposed drainage strategy regime will additionally consider utilising permeable paving within parking courts and shared surfaces which will provide additional storage and pollution control benefits.

These SuDS will also offer opportunities to deliver focal points of landscaping and wildlife enhancements in various areas of the site, which will boost the biodiversity on the site.

All SuDS features will be designed to cater for volumes generated by a 1 in 100-year storm event with an allowance for 40% Climate Change.

