DRAFT SCHEME SPECIFICS

Development at the former Midhurst Brickworks and WSCC Depot

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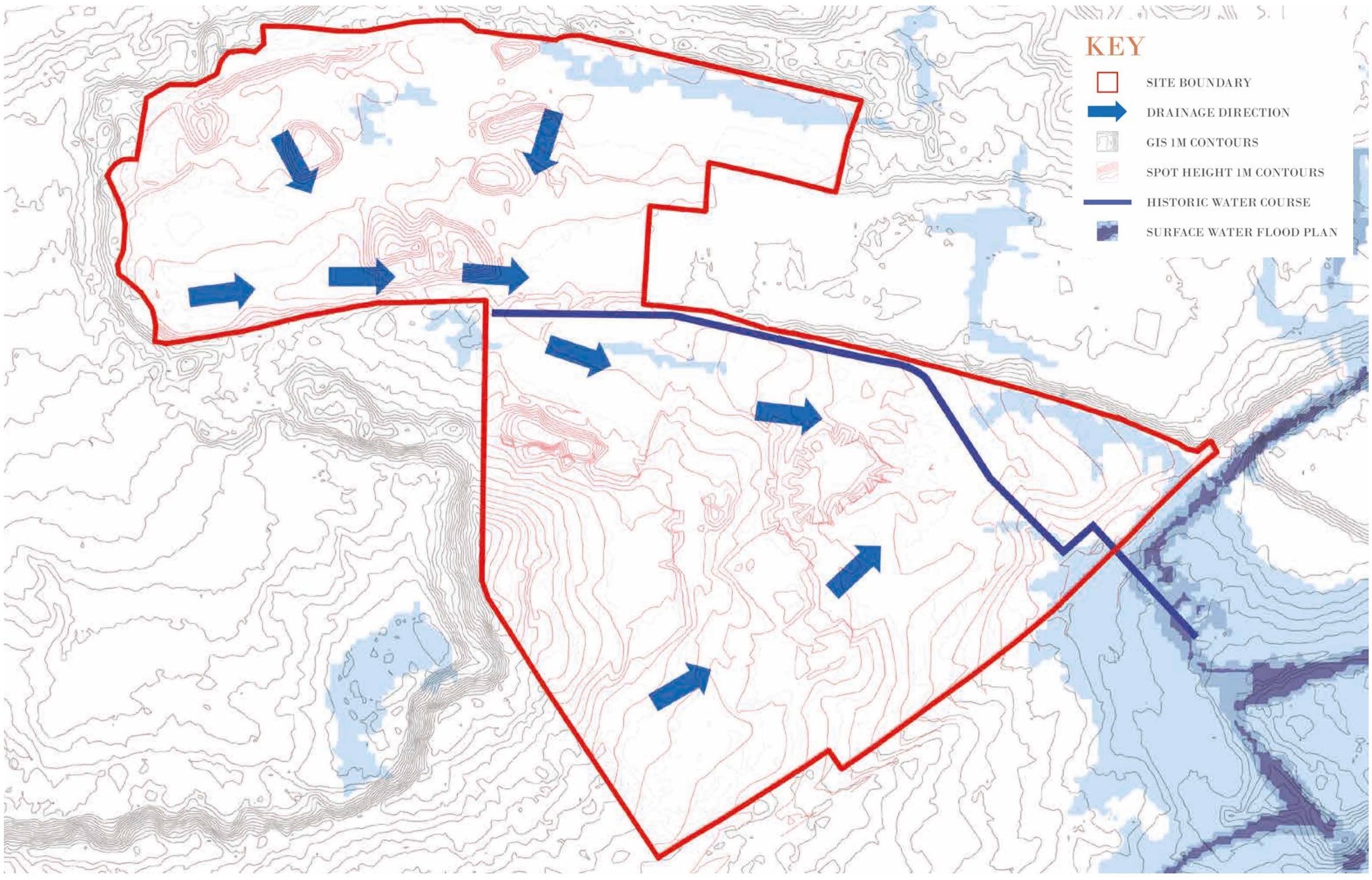

Drainage

Surface Water Drainage: The existing site falls from North to South from over 70m AOD on Midhurst Common to the North down to around 30m AOD for the existing depot access on to Bepton Road. The current depot infrastructure and brickworks sheds run-off to a series of surface water drains that outfall to the culverted watercourse running from the site beneath Bepton Road and issuing to the open section of stream channel on the far side of Bepton Road This has a confluence with the watercourse under Pitsham Wood and joining the River Rother about 1 Km to the East. The existing run-off rates from the site are high as there is no attenuation storage of the direct runoff. It is proposed that the redevelopment would seek to discharge as much of the run-off as possible into the ground, which generically comprises a permeable sand/ sandstone from the Folkestone Formation. A programme geotechnical assessment and investigation is underway to inform the capacity of the site soils in this respect. If the site soils cannot accommodate all the site run-off then excess run-off will be stored in a series of basins and other infrastructure within the site and released at a significantly reduced rate into the existing culverted watercourse running through the site. The culverted watercourse is also being investigated.

Flood Risk: The site is at low risk of flooding, but historical flooding has occurred to Bepton Road and Pitsham Wood from the watercourse passing beneath Pitsham Wood. Whilst the principal routine access in to the site will be at the location of the current depot access, in the event of future flood events to Bepton Road safe dry access via Wyndham Business Park will be available. As set out in respect of surface water drainage, the redevelopment of the site will not increase surface water discharge rates and it is anticipated that the redevelopment will generate a beneficial reduction in current discharge rates which would reduce the overall flow rates experienced adjacent the outfall of Pitsham Wood culvert.

Any Questions? Please get in touch with the project team via

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