



Drainage Statement **Land off Wesley Avenue**

1. Introduction

Haigh Huddleston Associates have been requested by Heywood Developments to investigate and provide design information in relation to the proposed drainage for the development off Wesley Avenue, Netherthong.

2. Existing Drainage Arrangements

The existing site is greenfield with no watercourses. Dean Brook lies approximately 30m to the north of the development site on the opposite side of Miry Lane.

There are no current adopted foul/combined or surface water sewers crossing or serving the site. There are adopted public sewers located in Wesley Avenue and Miry Lane to the North and East of the development.

The site lies within a Yorkshire Water catchment area and any new drainage constructed on site will be put forward for adoption by Yorkshire Water.

3. The Proposed Drainage Arrangement

In accordance with our drawing No. E22/7931/004 our current drainage scheme proposals may be summarised as follows:

i. Foul Water Drainage

In accordance with the Yorkshire Water Pre-Planning Enquiry dated 24th February 2022 it is proposed that the development will discharge to the existing 150mm Diameter combined public sewer in Miry Lane.

Levels dictate that the existing sewer in Miry Lane be re-laid at greater depth up to Dean Brook Road to facilitate a gravity connection. These works should be carried out under a Section 185 Agreement with Yorkshire Water.

ii. Surface Water Drainage

The normal hierarchy for surface water discharge in accordance with current planning and SUDS policies is as follows:

1. The use of infiltration systems such as Soakaways.
2. Discharge to nearby rivers or watercourses with the use of attenuation.
3. Discharge to existing public sewer network with the use of attenuation.

The Phase 2 Site Investigation report Ref: E22/7931/R001 dated August 2022 established that infiltration methods would be unsuitable for surface water disposal which is supported by the LLFA.

Dean Brook lies approximately 30m to the north of the development site on the opposite side of Miry Lane. Dean Brook also lies within third party land and as such the developer has no rights to construct an outfall.

In addition, there is a significant level difference between Miry Lane and Dean Brook which is estimated to be in the region of 15m in places. This would pose significant challenges during construction and during future maintenance as both machine and man access would be very limited.

Following consultation with the LLFA, it is therefore proposed that the development should discharge to the existing 225mm Diameter surface water sewer in Dean Brook Road. Records indicate that the existing sewer discharges to Dean Brook approximately 260m to the East.

The development discharge rate should be restricted to 3.5l/s with attenuation provided to cater for storm events up to and including 1 in 100 year with 30% climate change.