

**KEY**

- Existing surface water manhole
- Existing surface water drain
- - - Existing perforated land drain
- Existing foul water manhole
- - - Existing foul water drain
- Existing combined manhole
- Existing combined drain
- Existing public sewer manhole
- Existing public combined sewer
- Proposed surface water sewer manhole
- Proposed surface water sewer manhole
- Proposed foul water sewer manhole
- Proposed foul water sewer manhole
- Existing drainage to be abandoned

- Notes**
- Do not scale from this drawing.
  - Drainage runs and manhole positions shown are approximate based on the topographic survey locations. The exact position of buried chambers may alter slightly from those shown on this drawing.
  - All levels and pipe sizes are approximate and have been informed from the Jet Aire Drainage Survey information, April 2025. Any queries or discrepancies should refer back to the Jet Aire Survey information.
  - Where existing chambers covers are either buried or seized, drainage levels have been interpolated from upstream and downstream chambers and pipe diameters. Actual depths and diameters may vary.
  - Drainage runs shown are approximate and are subject to change at detailed design stage.
  - No trees to be planted within 5m of drainage.
  - All levels and pipe sizes are approximate and may vary at detailed design stage.
  - No service records have currently been obtained. The presence of private utilities should be checked prior to any construction works taking place.
  - Refer to Jet Aire Drainage Survey, April 2025 for full existing drainage details.

**Drainage Design Criteria**

Design parameters are based on the latest information available and may be subject to change at detailed design and planning approval stage.

|                              |           |
|------------------------------|-----------|
| Climate Change Allowance (%) | 45%       |
| Urban Creep (%)              | 0%        |
| CV Values (Summer/Winter)    | 0.75/0.84 |

|     |    |          |   |      |
|-----|----|----------|---|------|
| C   | CR | 11.03.26 | Boundary embankment added for flood routing         | MI   |
| B   | MD | 13.10.25 | Updated drainage strategy following LFA comments    | MI   |
| A   | MD | 10.06.25 | Updated drainage strategy following client comments | MI   |
| /   | MD | 22.05.25 | Issued for approval                                 | MI   |
| Rev | By | Date     | Revision  | Apvd |

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TITLE **DRAINAGE STRATEGY**  
**PROPOSED – NETWORK B**  
**SHEET 1 OF 1**

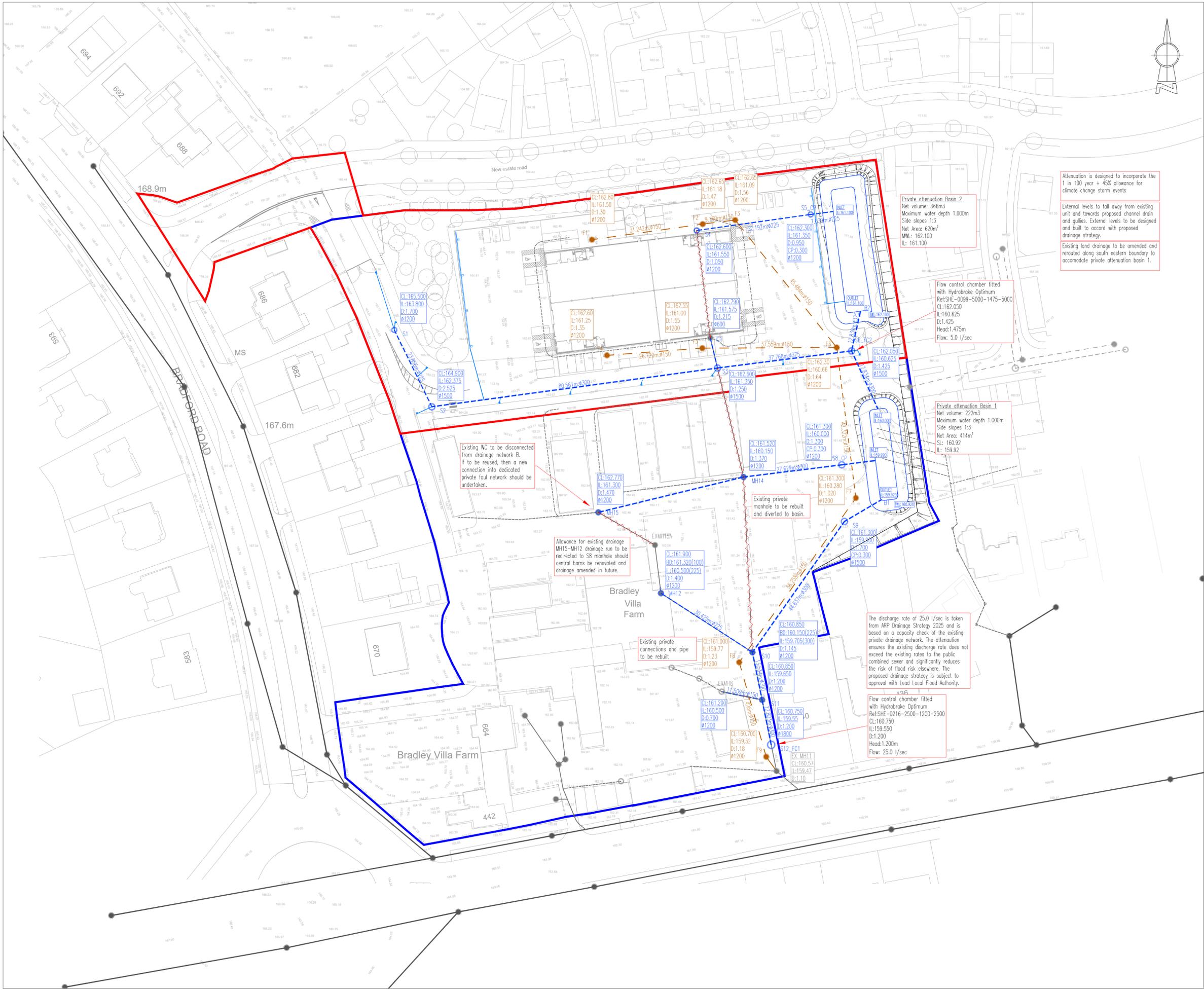
PROJECT  
**BRADLEY VILLA FARM**

CLIENT  
**MR R KERSHAW**

DRAWING STATUS  
**PRELIMINARY**

|            |        |       |    |
|------------|--------|-------|----|
| Scale      | Date   | Drawn | MD |
| 1:500 @ A1 | MAY 25 | Chk.  | MI |

Dwg. No. **2489/01/SK01.02** Rev **C**



Attenuation is designed to incorporate the 1 in 100 year + 45% allowance for climate change storm events

External levels to fall away from existing unit and towards proposed channel drain and gullies. External levels to be designed and built to accord with proposed drainage strategy.

Existing land drainage to be amended and rerouted along south eastern boundary to accommodate private attenuation basin 1.

**Private attenuation Basin 2**  
 Net volume: 366m³  
 Maximum water depth 1.000m  
 Side slopes 1:3  
 Net Area: 620m²  
 MWL: 162.100  
 IL: 161.100

Flow control chamber fitted with Hydrobrake Optimum  
 Ref: SHE-0099-5000-1475-5000  
 CL: 162.050  
 IL: 160.625  
 D: 1.425  
 Head: 1.475m  
 Flow: 5.0 l/sec

**Private attenuation Basin 1**  
 Net volume: 222m³  
 Maximum water depth 1.000m  
 Side slopes 1:3  
 Net Area: 414m²  
 SL: 160.92  
 IL: 159.92

The discharge rate of 25.0 l/sec is taken from ARP Drainage Strategy 2025 and is based on a capacity check of the existing private drainage network. The attenuation ensures the existing discharge rate does not exceed the existing rates to the public combined sewer and significantly reduces the risk of flood risk elsewhere. The proposed drainage strategy is subject to approval with Lead Local Flood Authority.

Flow control chamber fitted with Hydrobrake Optimum  
 Ref: SHE-0216-2500-1200-2500  
 CL: 160.750  
 IL: 159.750  
 D: 1.200  
 Head: 1.200m  
 Flow: 25.0 l/sec

Existing WC to be disconnected from drainage network B. If to be reused, then a new connection into dedicated private foul network should be undertaken.

Allowance for existing drainage MH15-MH12 drainage run to be redirected to S8 manhole should central barns be renovated and drainage amended in future.

Existing private connections and pipe to be rebuilt