

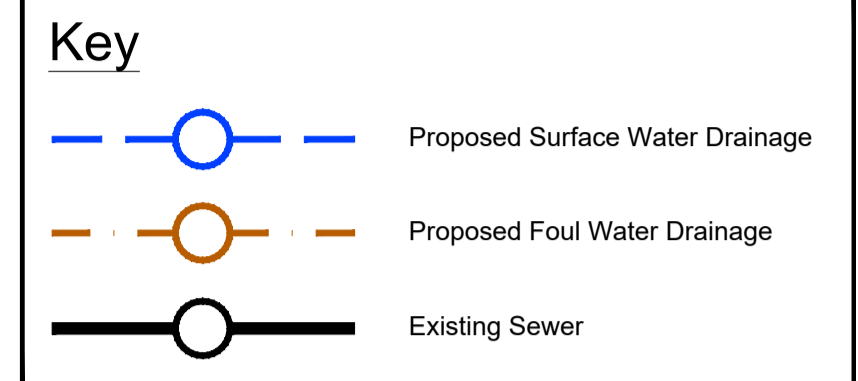
Drainage Strategy
 Scale (1:200)

RWP AND SVP/FOUL CONNECTIONS ARE SUBJECT TO FINAL CONFIRMATION BY ARCHITECT

COVER LEVELS TO BE CONFIRMED FOLLOWING CONFIRMATION OF SITE LEVELS PRIOR TO CONSTRUCTION.

This drawing is copyright of Topping Engineers LTD and must not be copied or reproduced in anyway without written consent.
 DO NOT SCALE OFF THIS DRAWING

- Notes:**
1. This drawing is to be read in conjunction with all relevant architect's and engineer's drawings.
 2. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.



Drainage Strategy

Surface Water

NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

The national planning policy guidance sets out the hierarchy of drainage to promote the use of sustainable drainage systems. The aim of the hierarchy is to drain surface water run-off as high up the drainage hierarchy as reasonably practical.

1. Into the ground (Infiltration).
2. A surface water body.
3. To a surface water sewer.
4. To a combined sewer.

Consideration has been given to the use of infiltration as a drainage solution. Percolation tests were carried out on 14th May 2025. Refer to Topping Engineers Report 25156-PTR-001 Rev A the testing concluded that infiltration was not viable.

There are no watercourses within a viable vicinity of the site. Therefore draining to the Yorkshire Water Combined sewer flowing in Boothroyd Lane appears to be the most appropriate means of draining the site subject to a S106 agreement with YW.

The existing site consist of hard standing areas together with an access road. The existing catchment area measures 1215.5m². Based on brownfield run off rates of 140L/Sec/Ha the existing run off rate is 17.02 L/Sec. Current guidance for small brownfield sites is for the flows to be reduced by 30% in any storms up to and including the 1in100 year storm with an allowance for climate change.

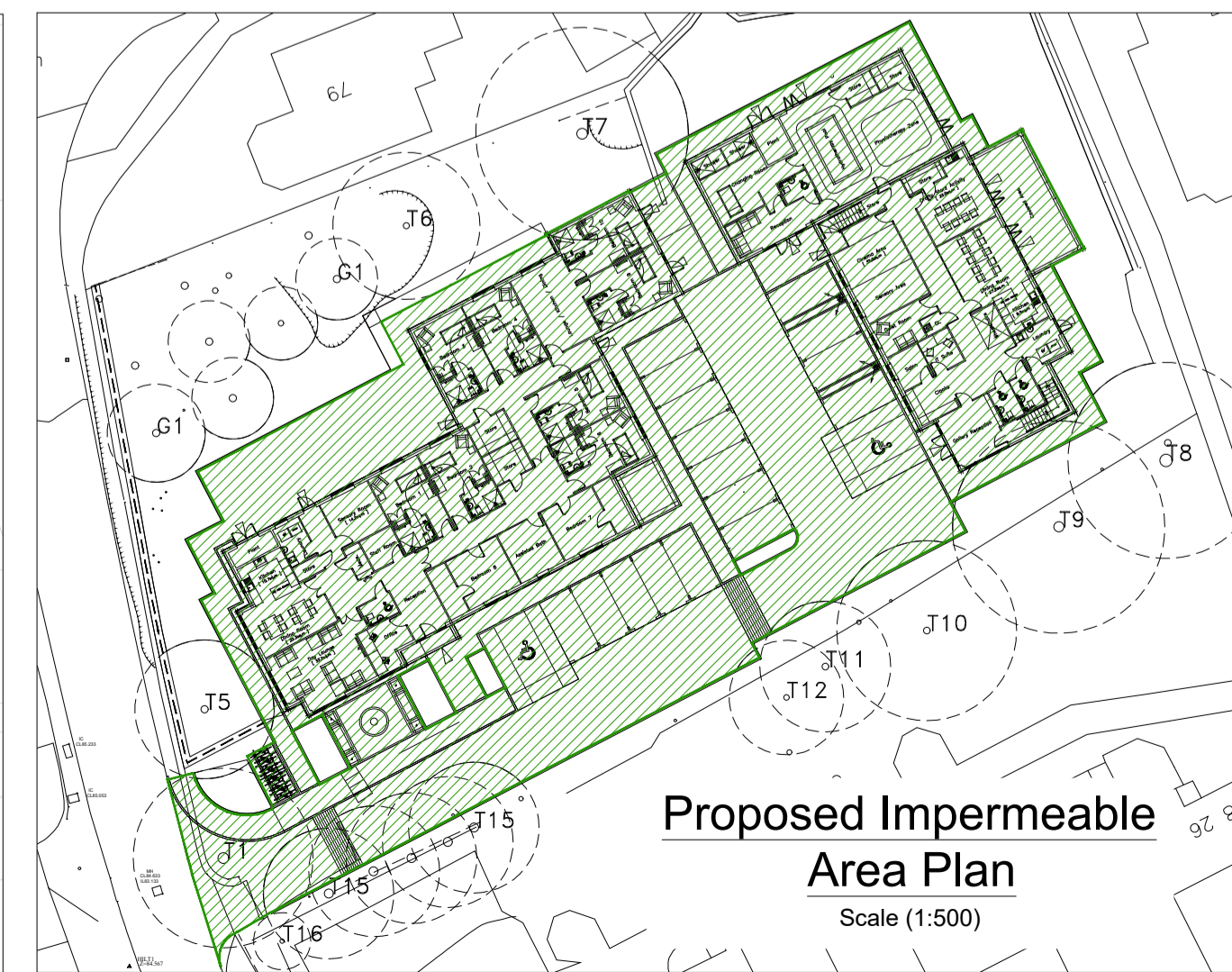
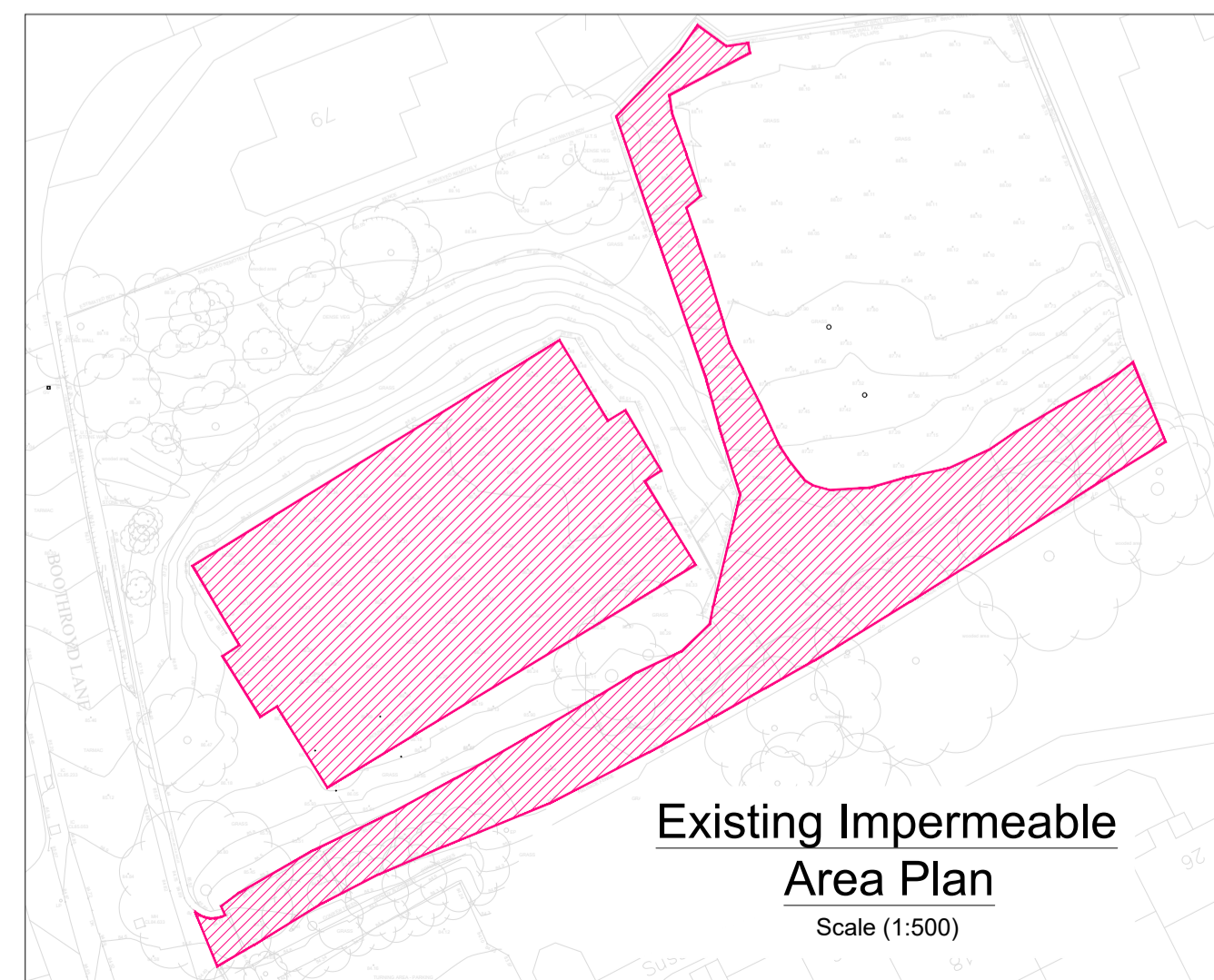
The proposed impermeable area is 2250m², urban creep has not been included due to the majority of the site being developed.

A 30% reduction in existing flows gives an allowable discharge rate of 11.9 L/Sec. This flow rate can be achieved using a Hydrobrake Optimum MD-SHE-0115-5700-0827-5700 control device and providing a Geo-Cellular storage tank 4m x 15m x 1.2m deep (69.6m³). To cater for the 1in100 year +40% climate change storm event. (See MicroDrainage calculations 23207-CAL-001 Rev A)

This will ensure the proposed development has no detrimental impact on the downstream infrastructure.

Foul Water:

Foul water from the proposed new site will connect into the existing Yorkshire Water Combined sewer, subject to a S106 agreement with Yorkshire Water.



P1	First Issue	19/06/25	OG
No.	Revision	Date	Drwn

Status: Preliminary

Aire House, 12 Victoria Avenue
 Harrogate HG1 1ED
 T: 01423 522 293
 www.topping-engineers.com
 info@topping-engineers.com

Client: Horizon Healthcare Homes

Project: Proposed Care Home & Day Centre
 Boothroyd Lane Dewsbury

Drawing title: Drainage Strategy

Drawn	OG	Chkd	PB	Date	June 2025	Scale	As Shown @A1
Contract No.	25156	Drig No.	DR-C-0100	Revision			P1