HILL RISE
ARCHITECTURE

09th November 2026
Ref 2026/165 CL

Cover Statement/ Drainage Implementation Programme

52 Rotherham Road, Monk Bretton, Barnsley – Condition 22

We write on behalf of our client, N3xt Generation Developments, in support of the accompanying application to discharge Condition 22 of outline planning permission 2020/0477.

Our client has recently taken ownership of the site and is committed to progressing and completing the approved residential development to a high standard. As part of this process, further technical investigations and detailed engineering design work have been commissioned to ensure that the proposed drainage arrangements are appropriate for the site and satisfactorily address the outstanding planning requirements.

Drainage Investigations and Proposed Strategy

The submitted drainage strategy has been developed following extensive site investigations, including infiltration testing undertaken in accordance with BRE 365, CCTV surveys of the existing drainage infrastructure and dye testing to establish existing drainage connections and flow arrangements.

These investigations have informed the detailed foul and surface water drainage design, including the proposed infiltration soakaways, associated drainage infrastructure and foul water pumping arrangements.

The submitted information has been specifically developed to address the requirements of Condition 22 of the original outline planning permission, together with the matters previously raised by Yorkshire Water and the Council's drainage consultee during consideration of the subsequent reserved matters application.

In particular, the revised drainage information identifies the existing public sewer locations, flow directions and connections, responding to the concerns previously raised by Yorkshire Water.

Surface water from the development is proposed to be managed through infiltration soakaways within the site, with no positive surface water discharge to the public sewerage network or watercourse. Accordingly, the requirement for a 30% reduction in surface water discharge is considered not applicable to the proposed infiltration-based drainage strategy.

The submitted BRE 365 testing results and supporting soakaway calculations provide the technical basis for the proposed surface water drainage arrangements.

Drainage Implementation Strategy

Following approval of the submitted drainage details by the Local Planning Authority, the developer intends to progress the installation of the foul and surface water drainage infrastructure as part of the development's groundworks and construction programme.

The drainage works will be undertaken generally in the following sequence:

RIBA Chartered Practice

Establish drainage routes, soakaway locations and connection points in accordance with the approved engineering drawings, with appropriate protection of existing drainage infrastructure.

Undertake the necessary excavations and install the foul and surface water drainage systems, including soakaways, associated pipework and the proposed foul water pumping station, in accordance with the approved engineering details.

Implement and maintain appropriate measures to prevent silt, sediment and construction debris entering the soakaway systems. Particular care will be taken to protect the infiltration surfaces and storage crates during construction, with temporary silt protection maintained as necessary.

Upon completion of the drainage installation, the systems will be inspected, tested and commissioned as appropriate to ensure satisfactory operation.

The approved foul and surface water drainage scheme will be fully implemented and operational prior to first occupation of any dwelling, in accordance with Condition 22.

Any necessary applications for connection to the public foul sewerage network, together with associated technical approvals and consents, will be progressed separately with Yorkshire Water prior to undertaking the relevant connection works. These approvals will be coordinated with the implementation of the proposed drainage scheme.

Following completion, the drainage infrastructure will be retained and maintained in accordance with the approved details for the lifetime of the development.

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James Fearnley RIBA
Director
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For & on behalf of Hill Rise Architecture Ltd.