

OUTLINE DRAINAGE STRATEGY

Site: Land adjacent to 1A West Street, Worsbrough Bridge

Proposal: Residential development (outline application – access and layout)

1. Introduction

This statement has been prepared in support of an outline planning application. It provides a drainage strategy to demonstrate that the site can be adequately serviced in terms of foul and surface water drainage.

This document is intended to address drainage in principle only. Detailed drainage design, calculations and construction details will be developed at the reserved matters stage.

2. Site Context

The site is located within an established residential area and is surrounded by existing highway and utility infrastructure. It is understood that public sewer infrastructure is present within the surrounding road network, and the site is therefore considered capable of being connected to the local drainage system, subject to detailed design and statutory approvals.

3. Drainage Strategy Overview

The proposed development will be served by separate systems for foul and surface water drainage.

The strategy has been developed to ensure that:

- the site can be adequately drained;
- there is no increase in flood risk on or off site; and
- sustainable drainage principles are incorporated where feasible.

4. Foul Water Drainage

Foul water generated by the proposed dwellings will discharge to the existing public foul sewer network in the vicinity of the site.

The exact point of connection will be confirmed through detailed design and agreed with Yorkshire Water under the relevant statutory approval process (Section 106 of the Water Industry Act 1991).

Given the site's location within an established residential area, there are no known constraints that would prevent an appropriate foul water connection being achieved.

5. Surface Water Drainage

Surface water will be managed in accordance with the drainage hierarchy set out in national planning policy and guidance:

1. Infiltration to ground
2. Discharge to a watercourse
3. Discharge to a surface water sewer
4. Discharge to a combined sewer (as a last resort)

At this outline stage, site-specific infiltration testing has not yet been undertaken. The final drainage design will be informed by ground investigations and site conditions.

However, the development will prioritise sustainable drainage systems (SuDS), and potential measures may include:

- permeable paving;
- soakaways (subject to infiltration testing);
- on-site attenuation (such as cellular storage or oversized pipes); and
- controlled discharge via flow control devices.

Surface water discharge rates will be restricted to an appropriate rate (greenfield or equivalent), ensuring that the development does not increase flood risk elsewhere.

Where discharge to the public sewer network is required, this will be agreed with Yorkshire Water and subject to their approval.

6. Detailed Design

A detailed drainage scheme will be prepared at the reserved matters stage. This will include:

- infiltration testing and site investigations;
- drainage calculations;
- pipe layouts, levels and gradients;
- attenuation and flow control design;
- exceedance flow routing; and
- confirmation of discharge points.

Any necessary agreements with Yorkshire Water (including Section 104 and/or Section 106 agreements) will be secured as part of the development process.

7. Conclusion

This statement demonstrates that the site can be appropriately drained in principle.

There are no known constraints that would prevent the delivery of a suitable foul and surface water drainage solution. Full details can be secured through planning conditions and subsequent technical design.