

Peter Smith

From: Peter Smith
Sent: 17 February 2014 09:28
To: 'Bell , Derek'
Cc: James Eaton; Andrew Carr
Subject: Lundwood - Barnsley

Tracking:	Recipient	Delivery	Read
	'Bell , Derek'		
	James Eaton		
	Andrew Carr	Delivered: 17/02/2014 09:29	Read: 17/02/2014 13:27

Good morning to you Derek I trust that you are well.

Many thanks for meeting us today it was a very useful first meeting for us and gives us both a few things to consider.

I thought it best that I summarise our discussions below so that we all remember from our busy days what we discussed.

In addition to that I have enclosed below a web link that will allow you to download our site investigation data, latest site layout plan and the flood risk assessment report that have been completed to support our imminent planning application.

1. DB confirmed that an allowable discharge rate of 5L/sec/hect to the water course adjacent the site is allowable although the location of the outfall would be some 150m or so downstream of the site boundary.
2. DB confirmed that while BMDC do not have an active adoption policy of SUDS systems they are looking into this due to the imminent arrival of the flood and water management act and their upcoming duties as an SAB.
3. DB raised concerns over the location of the POS on site as it had been moved from the lowest portion of the site to the highest point, this is an issue for all sorts of drainage reasons and therefore suggested he will be taking this up with the planner. PS confirmed that Gleeson agree the best location for the POS is in the lowest part of the site as originally plotted but were forced to move it due to policy reasons. (Derek just to confirm the planner we have been dealing with Steve Kirkham)
4. PS enquired as to the possibility of carrying out a re-profiling exercise on the existing watercourse/ditch system running parallel to the trans Pennine trial that will allow the ditch to be made deep enough for an outfall from the site and provide sufficient storage capacity from the sites SW run off. JE provided a plan to DB which identified a similar solution on another Gleeson site in Barnsley (Goldthorpe). PS confirmed this may not be an only solution but could be used in combination with on-site balancing should it not work for the entirety of the SW from the development. PS confirmed any re-profiling of existing ditches would most likely generate a maintenance commuted sum payment to the council based on any possible saving from an underground storage solution.
5. IG is initially concerned about the proposals in 4. due to the ditch being higher than adjacent properties on Parkland View. PS confirmed that any re-profiling would be done with sufficient storage for both the existing catchment and any discharge from the proposed site installed with relevant flow control i.e. v notch weirs etc.
6. JE would need the details of the catchment for this section of drain to assess the proposals in 4.
7. DB agreed to review the proposals in 4. as a possible solution and come back to Gleesons if he agrees this could be considered as an option.
8. PS confirmed that Gleeson would be prepared to draft up any re-profiling proposals for consideration prior formally accepting this.

9. PS offered to have a site walkover with DB and IG following their internal discussions with the planning department on the POS location.

I hope that is about what we agreed please let me know if I have missed anything.

As discussed we are encountering delays due to site access issues however we have been instructed by our MD to prepare and submit the planning application regardless of that issues therefore I would appreciate if you could please come back to us on the points raised in the next 2 weeks.

Many thanks and kind regards

Peter

Regards,

Peter Barraclough-Smith

Technical Manager

The logo for Gleeson Homes, featuring the word "gleeson" in a bold, green, sans-serif font. Above the "son" part of "gleeson", the words "homes by" are written in a smaller, green, sans-serif font.

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