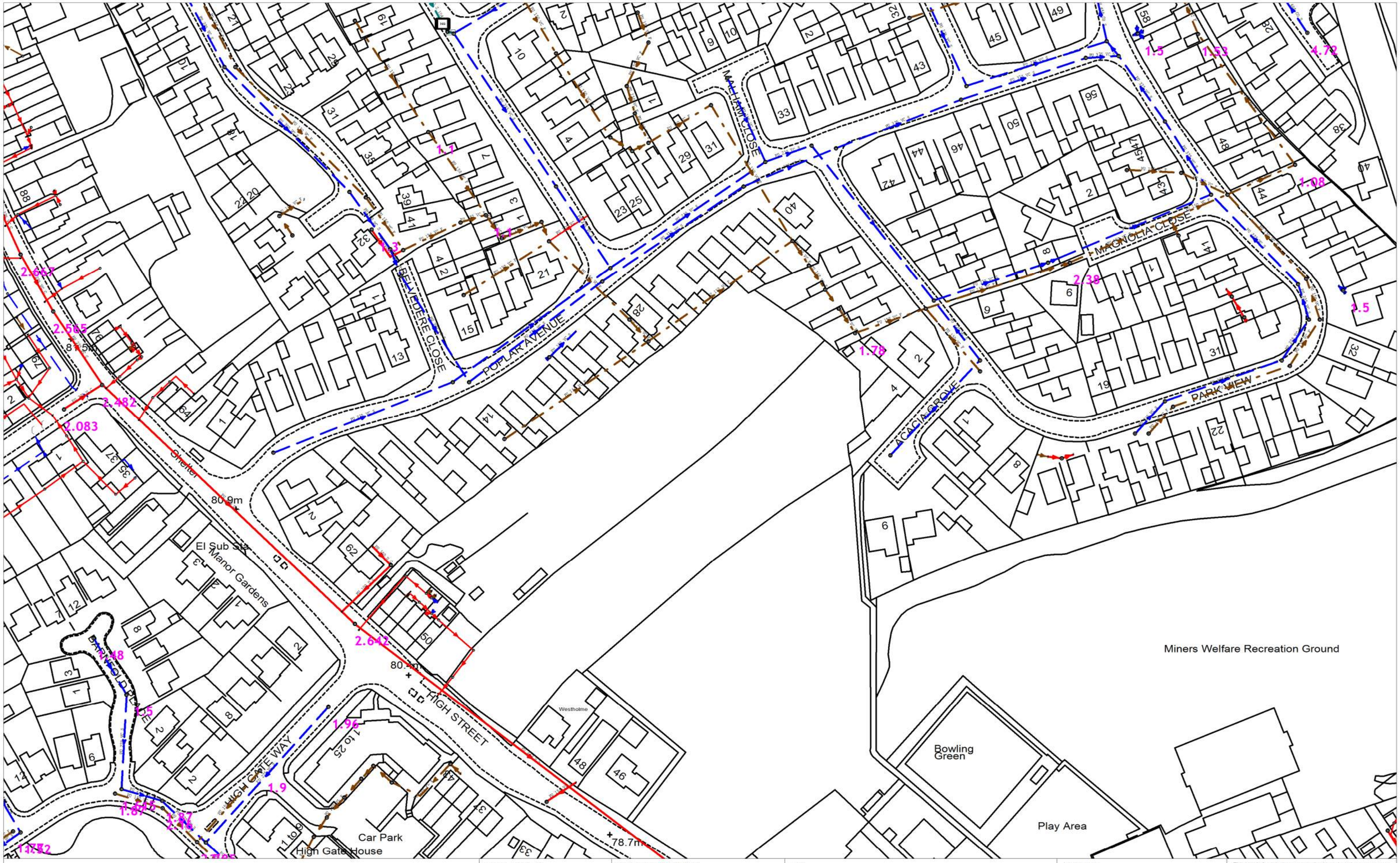


439185 : 410773	Map Name : SE3910NW	Title	Partial Key Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS
Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : YorMap Advisor C ROBERTS Contact Tel : 87 2582		Notes	This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.
		(Ody) COPYRIGHT STATEMENTS: Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database 2014. All rights reserved Ordnance Survey Licence number 100022432	Date Req : 18/08/2017, 10:46:45 Source : Sewer Network Enquiry Date Gen : 18/08/2017, 10:47:45

UPN: Undefined Originator: C ROBERTS, YorMap, 87 2582

YorkshireWater

Mr J Brown
WYG Engineering
Geneva Building
Lake View Drive
Sherwood Business Park
Annesley
NG15 0ED

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482
Fax: (01274) 372 834

Email:
Technical.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
Chris Roberts on 0345 120 8482

Your Ref:
Our Ref: T013133

18th August 2017

Dear Mr Brown,

High St, Shafton, Barnsley S72 8NF - Pre Planning Sewerage Enquiry on R661557- RESIDENTIAL

Thank you for your recent enquiry. Our charge of £153.00 (plus VAT) will be added to your account with us, reference WYG074. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months.

Existing Infrastructure

There is a small diameter public sewer recorded crossing the site. In this instance, building-over may take place under the control of Part H4 Building Regulations 2000.

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul water domestic waste should discharge to the 150 mm diameter public foul sewer recorded in Park View, at a point to the north east of site.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

YorkshireWater

As the proposal site is currently undeveloped no surface water is known to have previously discharged to the public sewer network

As such, the local public sewer network does not have capacity to accept any surface water from the proposed site. If SuDS are not viable, the developer is advised to contact the Environment Agency/local Land Drainage Authority/Internal Drainage Board with a view to establishing a suitable watercourse (if for discharge.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0345 120 84 82) for further information.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours sincerely

Chris Roberts
Sewerage Technician
Developer Services

YorkshireWater

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anna.cuanalo

From:	colin.davidson
Sent:	28 November 2017 12:02
To:	'Technical.Sewerage@yorkshirewater.co.uk'
Subject:	High Street, Shafton - Pre Planning Sewerage Enquiry T013133
Attachments:	roberts4_rad7974C.PNG; HIGH.pdf; A090070-332 - High Street, Shafton - Soakaway Letter Report.pdf

Dear Sirs,

We are in receipt of your Pre-Planning Sewerage Enquiry Letter for the High Street, Shafton site (copy attached) and would appreciate your assistance with the following queries.

The proposed point of connection stated is the 150mm foul sewer within Park View, located to the north east of the site. With reference to the sewer record plan provided the point of connection would require sewer laying through third party garden land, and it is not clear that this will be feasible. Is there a more suitable alternative?

There are no sewer levels provided on the sewer record plans, so it is impossible to determine whether a gravity connection or pumped connection will be required. Please could you advise?

Your comments in relation to surface water connection are noted and are in line with our expectations. We have however recently undertaken some infiltration testing on site and determined that SuDS relying on infiltration will not work (see attached report). There are no watercourses on site or within close proximity to the site. A connection to either an existing or new offsite surface water sewer, at attenuated rate of flow, will be required if the site is to be developed. In light of the new information, please could you reconsider our enquiry to discharge an attenuated surface water flow into a public off-site sewer?

Regards,

Colin Davidson **BEng (Hons) CEng MICE**
Principal Engineer

For more information about WYG Engineering, please have a look at our brochure

WYG
Geneva Building, Lake View Drive, Sherwood Business Park, Annesley, Nottingham, NG15 0ED
Tel: +44 1623 684 585

www.wyg.com

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Registered Office: Arndale Court, Otley Road, Headingley, Leeds, West Yorkshire LS6 2UJ VAT No: 431-0326-08.

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anna.cuanalo

From: Chris.Roberts@yorkshirewater.co.uk on behalf of technical.sewerage@yorkshirewater.co.uk
Sent: 10 December 2017 11:09
To: colin.davidson
Subject: High Street, Shafton - Pre Planning Sewerage Enquiry R661557
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; roberts4_rad7974C.PNG; HIGH.pdf; A090070-332 - High Street, Shafton - Soakaway Letter Report.pdf

Dear Mr Davidson.

Thank you for your email.

Foul Water

We have very limited depth information on the sewers in this area. All known inverts are shown on the plan I sent in pink. In regards to alternate connection locations I would not have any objections to you connecting to any of the foul / combined sewers in the area.

Surface Water

It is accepted that soakaways will not be feasible for this development and there are no recorded watercourses close to the site.

I can agree to surface water discharging to the 225 mm surface water sewer in Acacia Grove at a maximum rate of 3.5 l/s.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

Kind Regards

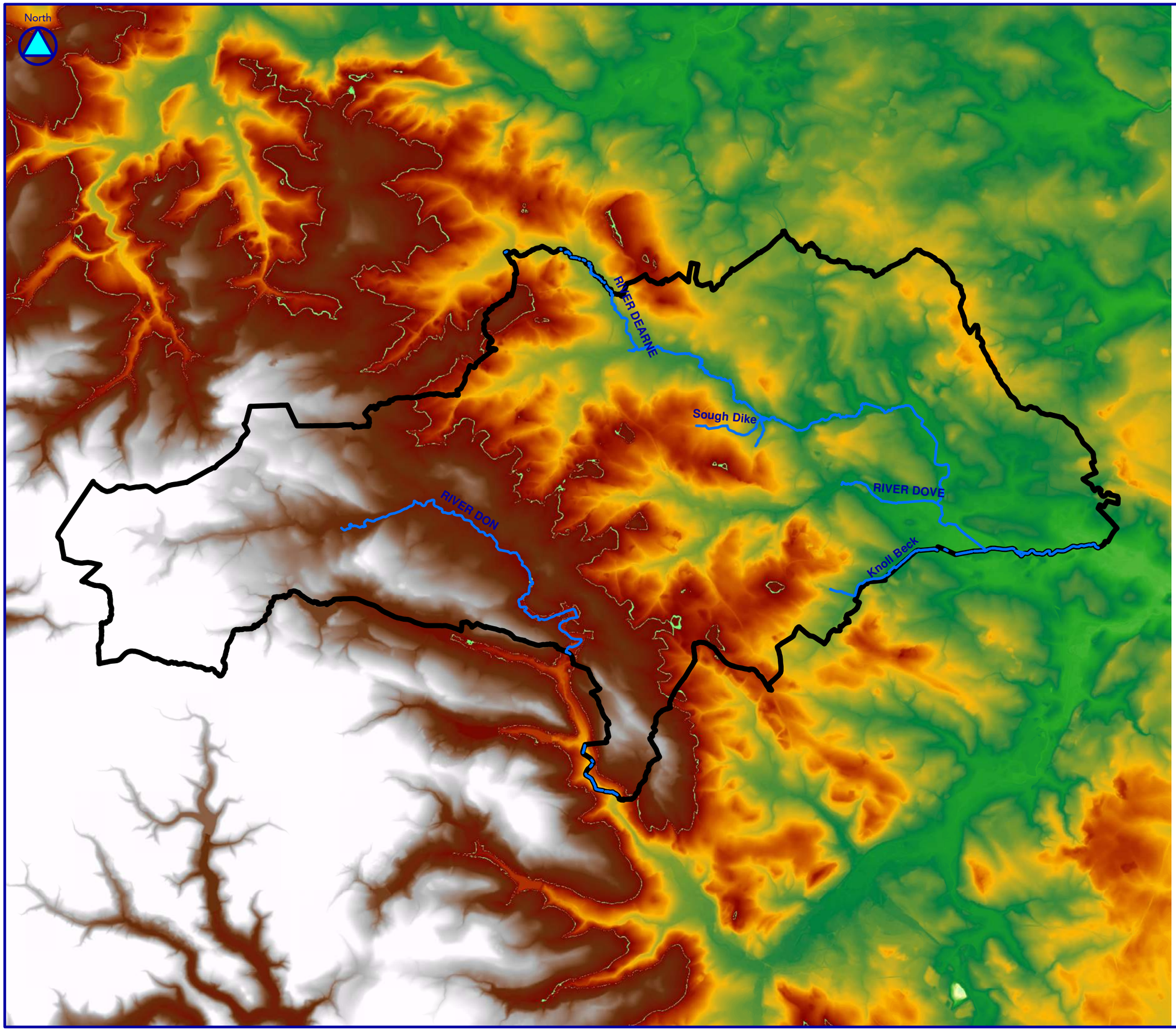
Chris Roberts
Sewerage Technician
Yorkshire Water

*** Please note, all correspondence must be sent to technical.sewerage@yorkshirewater.co.uk and will be responded to within 10 working days ***

|---------->
| From: |
|---------->
>----------|
|"colin.davidson" <colin.davidson@wyg.com>
|
>----------|
|---------->
| To: |
|---------->
>----------|

Appendix D

SFRA and PFRA Maps



1:126,172

LEGEND

Main River

Barnsley MBC Boundary

Topoghraphy (NextMap)

Elevation (m)

High : 1080.1

Low : -92

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MAP 1

STUDY AREA

North

1:126,172

LEGEND

Barnsley MBC Boundary

Main River

Historical Flood Extents

June 2007

Autumn 2000

January 1982

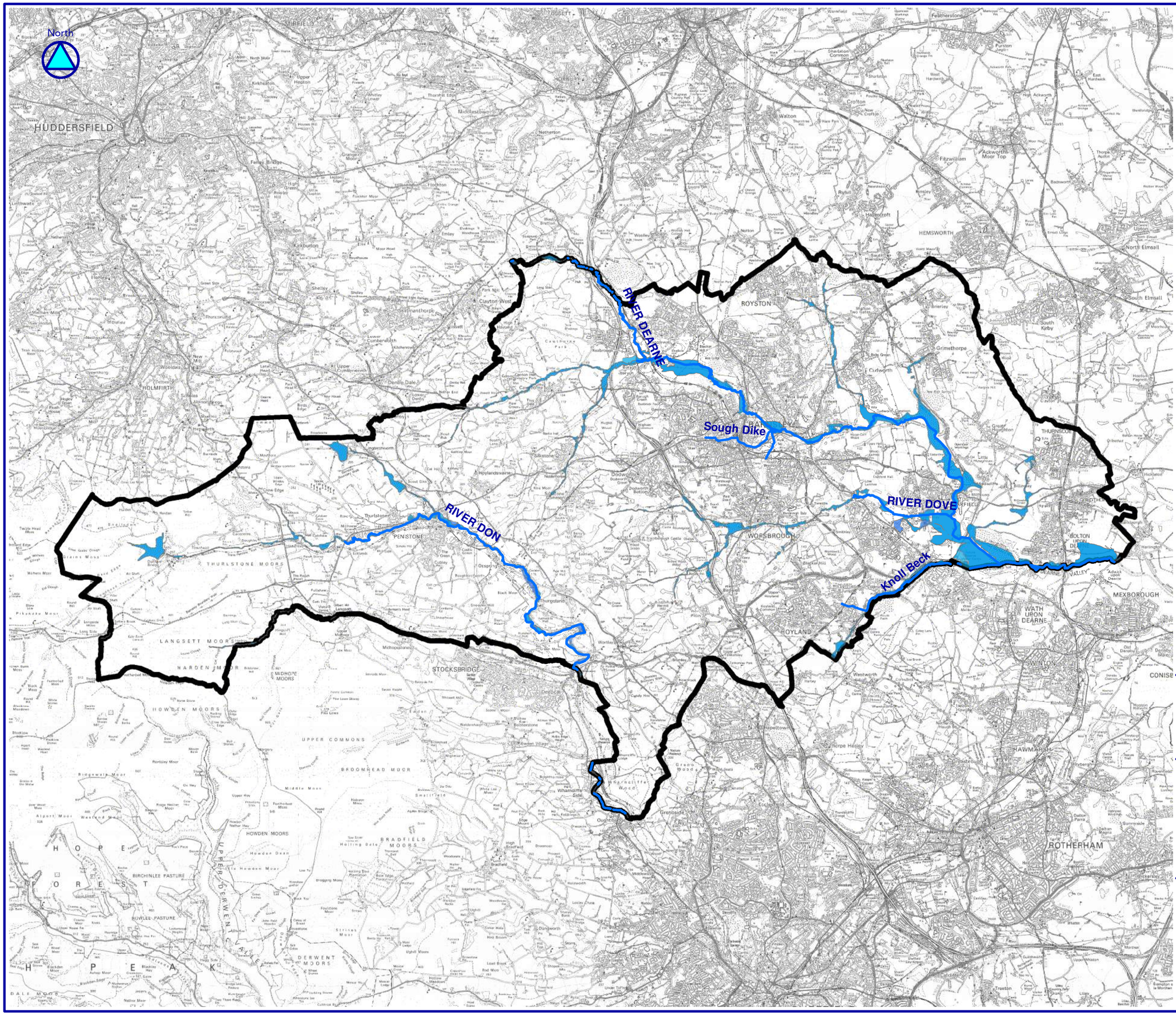
March 1947

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MAP 2

HISTORICAL FLOOD EVENTS



LEGEND

1:120,000

- Main River
- Flood Zone 3
- Barnsley MBC Boundary

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MAP 3

FLOOD ZONE 3