



Report: 3322/FRA1

Date: August 2010

**FLOOD RISK ASSESSMENT-ADDENDUM REPORT
FOR PROPOSED DEVELOPMENT**

at

**FORMER YORKSHIRE TRACTION DEPOT,
UPPER SHEFFIELD ROAD, BARNLEY**

Prepared for

PERSIMMON HOMES (WEST YORKSHIRE)

**MMi Civils
The Stables
Aske Hall
Richmond
North Yorkshire
DL10 5HG**

TABLE OF CONTENTS

1. **Introduction**
2. **Background**
3. **Summary of Encia Report 5967/FR1A**
4. **Regulatory Guidance**
5. **Proposed Changes to Development Plans and impact**
6. **Mitigation Measures Review**
7. **Summary**

APPENDICES

- A Proposed Engineering Layout
- B Encia FRA Report

**FLOOD RISK ASSESSMENT – ADDENDUM REPORT
FOR PROPOSED DEVELOPMENT
at
YORKSHIRE TRACTION, UPPER SHEFFIELD ROAD, BARNSELEY**

1 INTRODUCTION

- 1.1 MMi Civils (MMi) have been appointed by Persimmon Homes West Yorkshire to prepare a Flood Risk Assessment (FRA) for the proposed residential development at the former Yorkshire Traction Depot, Upper Sheffield Road, Barnsley.
- 1.2 This report will take the form of an addendum report to the original site FRA which was undertaken by Encia Consulting in October 2006. A copy of the original report is included in appendix B. This addendum report reviews the original and clarifies material changes in the development proposals and the relevance of the original report recommendations given the changes in the development plans.

2 BACKGROUND

- 2.1 Persimmon Homes were granted approval for the construction of 200 new dwellings on the site of the former Yorkshire Traction depot in 2007. The approval was granted by Barnsley Metropolitan Borough Council. As part of the original approval, a Flood Risk Assessment (Encia : 5967/FR1A) was submitted to support the planning application process. The original FRA was considered acceptable by the Environment Agency and BMBC land drainage department.
- 2.2 Construction work on the original approved scheme did not commence due to the poor housing market at the time. Site demolition works and remediation was finally commenced in Spring 2010 based on the original approvals. Following a review of market conditions and reconsideration of the original scheme in current market context, a revised layout proposal was drawn up for discussion with the planners in July 2010. Following the initial pre development discussions amendments to the sketch scheme were made and a formal planning submission is to be submitted for the revised development mix on 9th August 2010.
- 2.3 As part of the pre application discussions, BMBC has confirmed that an updated Flood Risk Report will be required to support the application and to enable the Environment Agency to comment on the proposals. This addendum report has been provided on that basis.
- 2.4 MMi have undertaken a review of the original Encia report, considered the engineering recommendations and have also undertaken preliminary engineering design for the proposed scheme. Approvals to the original Encia engineering drawings, which were not secured at the time of the original planning consent have recently been obtained by MMi following discussion with BMBC Highways and Yorkshire Water.

3 SUMAMRY OF ENCIA FLOOD RISK ASSESSMENT

- 3.1 A tabular summary of the Encia report and recommendations is presented below. The full text of the report is presented in appendix B.

Summary of Encia FRA Report

Site Description	Located 1.5KM SE of Barnsley centre at NGR SE 353051 Site Area 5.6 Ha Site formed as series of plateaus with retaining walls Original site cc 90% impermeable Measborough Dyke runs to the east of site in land owned by BMBC
Flood setting	Site within EA Flood Zone 1 (low risk) Measborough dyke discharges to Swanne Pond which is a sensitive receptor Measborough Dyke is managed by the EA as a 'critical ordinary watercourse'. Development not at risk of flooding from Dyke due to elevated position.
Flooding from Sewers	Yorkshire Water confirmed that the development foul water could discharge to combined sewer network. The local waste water treatment works has limited capacity. Existing surface water entering the combined system is to be separated out to create additional capacity, which enables the development foul drainage to be treated without upgrade of the works. The removal of surface water flows from the combined system reduced flood risk in the sewer network.
Flooding from flows entering the site	Due to natural land contours the only risk of water entering the site is from the Upper Sheffield road corridor. New development access and drainage will reduce the risk of flooding from this source and residual risk is considered low.
Flooding from run off from the site to adjacent land	The site currently falls towards open land to the east. The development proposed will feature a system of adoptable drainage designed to current standards and will also greatly reduce the overall impermeable area of the site, thereby reducing flood risk to adjacent land.
Surface Water Drainage proposals	Currently some surface water enters the combined system crossing the site. YW require the separation of SW from the combined to ease capacity issues at the WWTW. Surface water for the proposed development should be drained to the watercourse at Greenfield run-off rate. Maximum discharge rate of 24 l/s recommended. Due to topography and site phasing a 2 tank system is recommended. The storage is to be designed with an allowance for climate change and

	capacity to cater for a 1 in 100 year event.
Summary	The site is in Flood Zone 1 and is at low risk of flooding from Fluvial and Pluvial sources. Risk of overland flooding onto the site is considered low, and the risk of flooding from the site to surrounding land can be reduced and is considered low. Surface water flow from the existing site to the Dyke has been reduced, therefore the site will have a beneficial impact on the sensitive downstream watercourse/pond.

4 REGULATORY GUIDANCE

- 4.1 **Planning Policy Statement 25 (PPS25)** provides the regulatory framework and guidance for planning authorities in relation to Flood Issues for new developments. The guidance within PPS25 superseded the previous guidance (PPG25) in December 2006.
- 4.2 The Environment Agency are a statutory consultee to the Planning Authority in relation to flood risk issues. In addition, many local authorities have their own internal Land Drainage department which would advise on drainage issues and work with the EA on strategic issues. The Land Drainage Act 1991 provides a regulatory framework for this issue.
- 4.3 The agency has produced a matrix for local planning authorities, which provides advice in terms of the requirements for risk assessment. 'Environment Agency Standing Advice – Development and Flood Risk' tabulates the requirements relative to the scale of the development and the applicable Flood Zone.
- 4.4 The Environment Agency have undertaken a national study of flood risk across England and published flood maps covering the country. The maps can be viewed on the agency web site at www.environment-agency.gov.uk. Specific locations can be studied by searching either using postcode or address.
- 4.5 The EA flood maps identify 3 zones. Zone 1 being the area where risk of flooding from fluvial or tidal sources is lowest and Zone 3 being the area of greatest potential risk. PPS 25 provides guidance to local authorities with respect to the assessment of proposed development within the 3 flood zones, and the allocation of different development, dependant on their associated risk, in areas of potential flooding.
- 4.6 The level of detail and complexity of a Flood Risk Assessment can vary considerably, dependant on the scale, nature and location of the planned development. EA guidance sets out the criteria for the level of information which should be included within the FRA.
- 4.7 PPS25 has been designed to assist planning authorities in steering development away from areas of flood risk. The aims of PPS25 are laid out clearly in para 5 "ensure flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is exceptionally necessary in such areas policy aims to make it safe without increasing flood risk elsewhere and if possible reducing flood risk overall".
- 4.8 The proposed development at Upper Sheffield Road complies with the principles of PPS25. It is within Flood Zone 1, and the form of use is suitable in accordance with Table D2.

5 PROPOSED CHANGES TO DEVELOPMENT AND IMPACTS

- 5.1 The original planning consent allowed for the construction of 200 dwellings. The layout featured a mix of dwelling styles and types based around a conventional estate road/cul de sac arrangement.
- 5.2 The proposed development re plan retains the highway pattern previously approved with the exception of minor modifications to the cul de sac turning arrangements. The total number of dwellings is retained at 200, and the overall plotting of the unit layout and unit types are very similar. The proposals remove some previously approved split level units in favour of more conventional types, however the overall impermeable area remains almost identical to the previously approved design.
- 5.3 The combined sewer which crosses the site is to be diverted as per the previous scheme and the site will still require 2 separate surface water outfalls to Measborough Dyke, as discussed in the Encia report. With the exception of the eastern 'scrap yard' area the previous technical approvals still stand as relevant to the layout.
- 5.4 As discussed in the Encia report, the net affect of development of the site is to greatly reduce the overall impermeable catchment. Prior to development in the region of 5 Ha of impermeable catchment drained to either the combined system or to the dyke. Following development this area is reduced to cc 2.5Ha, resulting in a positive impact on the receiving watercourse in terms of reductions in flow. This impact is unaffected by the new application and the recommendations of the Encia report still apply and meet contemporary guidance.

6 REVIEW OF MITIGATION MEASURES

- 6.1 The Encia report recommended a series of design mitigation measures to address any impact on downstream watercourses and also on the treatment works, as summarised below.

Summary of Encia Mitigation Recommendations

No	Encia Recommendation	Comment
1.	Remove surface water flows from Combined sewer crossing site	This proposal can be accommodated within the new application.
2.	Reduce run off rate to Greenfield levels	This proposal can be accommodated within the new application.
3.	Provide attenuation to surface water flows to allow retention of water from 1 in 100 year event (plus climate change)	This proposal can be accommodated within the new application.

- 6.2 Technical approvals obtained to date reflect the recommendations made and comply with PPS25. The development is therefore considered to positively reduce the risk of pluvial flooding in the combined system and also reduce the risk of flooding downstream by reducing the rate of discharge to the watercourse.

7 SUMMARY

- 7.1 The proposed design changes do not have a significant impact on the recommendations made in the original Flood Risk Report produced by Encia Consulting. The recommendations comply with the requirements of PPS25.
- 7.2 The development at Upper Sheffield Road has a positive impact on the receiving watercourse and sewer network, resulting in a reduction of flows to the system.

Report No. 5967/FR1A
Date: October 2006

**FLOOD RISK ASSESMENT
REPORT FOR LAND
AT
YORKSHIRE TRACTION
UPPER SHEFFIELD ROAD
BARNLEY**

**Prepared for
PERSIMMON HOMES
(SOUTH YORKSHIRE) LTD**

**ENCIA CONSULTANTS LIMITED
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Audby Lane
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West Yorkshire
LS22 7RD**

**Tel: 01937 589955
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TABLE OF CONTENTS

1	INTRODUCTION	1
2	SITE DESCRIPTION.....	1
3	HISTORICAL FLOODING/FLOOD MECHANISMS.....	2
4	FLOODING FROM SEWERS	2
5	FLOODING FROM FLOWS ONTO THE SITE	3
6	FLOODING FROM RUNOFF ONTO ADJACENT LAND AND PROPERTIES	3
7	PROPOSALS FOR DISCHARGING SURFACE WATER RUN OFF.....	3
8	CONCLUSIONS	4

APENDICES

Appendix A – Site Location Plan

Appendix B – Environment Agency Flood Maps

Appendix C – Drainage Authorities Correspondence

Appendix D – Existing Topographical Survey

Appendix E – Proposed Drainage Layout Plan

FLOOD RISK ASSESSMENT REPORT
For land of
UPPER SHEFFIELD ROAD, BARNSELY

1 INTRODUCTION

- 1.1 Encia Consulting Limited (Encia) was commissioned by Persimmon Homes(South Yorkshire) Ltd to carry out a Flood Risk Assessment of Yorkshire Traction, Upper Sheffield Road, Barnsley
- 1.2 It is understood that the site is to be redeveloped for a residential development of 200 new dwellings.
- 1.3 The Government published Planning Policy Guidance Note 25: Development and Flood Risk (PPG25) in July 2001. PPG 25 recommends the use of sustainable urban drainage techniques for controlling surface water runoff from the development. The purpose of this report will be to undertake a proper assessment of the impact of the proposals in terms of flood risk and drainage.
- 1.4 The conclusions and recommendations made in this report are limited to those which can be made based on the findings of this study. Encia reserve the right to alter their conclusions and recommendations in the light of further or more detailed information that may become available.

2 SITE DESCRIPTION

- 2.1 The site is located off the A61 Upper Sheffield Road approximately 1.5km southeast of the centre of Barnsley (NGR SE 353 051), and comprises a single parcel of land of approximately 5.6 hectares currently in use as a bus depot and scrap yard area.
- 2.2 The site is accessed off the A61 Upper Sheffield Road to the west.
- 2.3 The site is generally level on a number of plateaux, with surrounding ground falling away to the east; much of the site being retained by retaining walls up to about 3m in height.
- 2.4 The site comprises five main workshop and office buildings with associated smaller buildings and areas of concrete/tarmac hard standing. Buildings and hard standing areas currently occupy approximately 90% of the total site area.
- 2.5 A single area of rough grassland of approximately 0.5ha, which appears to be a former playing field, is located at the south eastern end of the site.
- 2.6 The site is surrounded by housing to the north, south and west, although the filling station is located immediately adjacent to the site to the north. The A61 runs along the western boundary.
- 2.7 To the east and southeast is generally open land which slopes down to the Measborough Dyke. To the northeast of the site this open land was formerly the site of Pinder Oaks Maternity Home which has now been demolished.

- 2.8 A scrap yard, which appears to deal mainly with electrical transformers, is located in the eastern area of the site, with the Measborough Dyke beyond.

3 HISTORICAL FLOODING/FLOOD MECHANISMS

- 3.1 From the Environment Agency web site the indicative 1 in 100 year flood plain map shows that the site does not lie within the 1 in 100 year indicative flood plain. A copy is attached in Appendix B
- 3.2 Measborough Dyke runs along the North Eastern Boundary of the site within Land owned by Barnsley Metropolitan Council where it then discharges into Swanne pond.
- 3.3 Following correspondence from Mr S Kilner at Barnsley Metropolitan Council it is understood that Measborough Dyke downstream of the site has been defined as a Critical Ordinary Watercourse, which is understood should now be under the control of the Environment Agency.
- 3.4 The proposed development is not at any potential risk of flooding from Measborough dyke due to the level of the site been considerably higher than the surrounding area.
- 3.5 As it is proposed for the development to be restricted to agricultural runoff it is considered that there will be no increase risk of flooding to any downstream areas on Measborough Dike.
- 3.6 A copy of Barnsley Metropolitan Councils Correspondence are attached in Appendix C.

4 FLOODING FROM SEWERS

- 4.1 Enquiries were made to Yorkshire Water Services Ltd and their response dated 23rd October 2003 stated that foul water from the proposed development can be discharged to the existing 300mm public combined sewer crossing the development site.
- 4.2 It is understood however that the Local Waste Water Treatment Works at Lundwood may only have limited spare capacity if any available.
- 4.3 The existing site currently discharges some surface water flows into the existing public combined sewer crossing the site. Proposed surface water flows from the development are been directed to Measborough Dyke to the East of the development which will remove surface water flows from the existing public combined sewer.
- 4.4 In doing this, this will reduce the impact on Lundwood Water Water Treatment Works and reduce any potential concerns over the capacity of the Lundwood Works. The proposed flows to the combined sewer are been considerably reduced.
- 4.5 Yorkshire Water have confirmed in their letter dated 3rd November 2004 that this in principle is acceptable.
- 4.6 It is therefore considered that the proposed scheme is reducing the potential risk of flooding from Sewers.

- 4.7 Copies of Yorkshire Waters correspondence are attached in Appendix C.

5 FLOODING FROM FLOWS ONTO THE SITE

- 5.1 As the site is currently falling from Upper Barnsley Road towards the open land to the East, the only potential flows of surface water into the site are from Upper Barnsley Road itself.
- 5.2 New access roads are been provided into the development which will be positively drained as part of the proposed drainage scheme with gullies which will collect any surface water flows discharging into the site.
- 5.3 It is considered that the site is not at risk of flooding from flows entering the site.

6 FLOODING FROM RUNOFF ONTO ADJACENT LAND AND PROPERTIES

- 6.1 The site currently falls from Upper Barnsley Road to the open land to the east.
- 6.2 The new access roads will be positively drained with gullies which will be connected into the proposed surface water system to restrict surface water flows from the site.
- 6.3 The impermeable areas of the site are been vastly reduced from its present use and the areas around the boundary of the site will generally become garden areas from hardstanding areas.
- 6.4 It is therefore considered that any potential flood risk from surface water runoff onto adjacent land is been reduced.

7 PROPOSALS FOR DISCHARGING SURFACE WATER RUN OFF

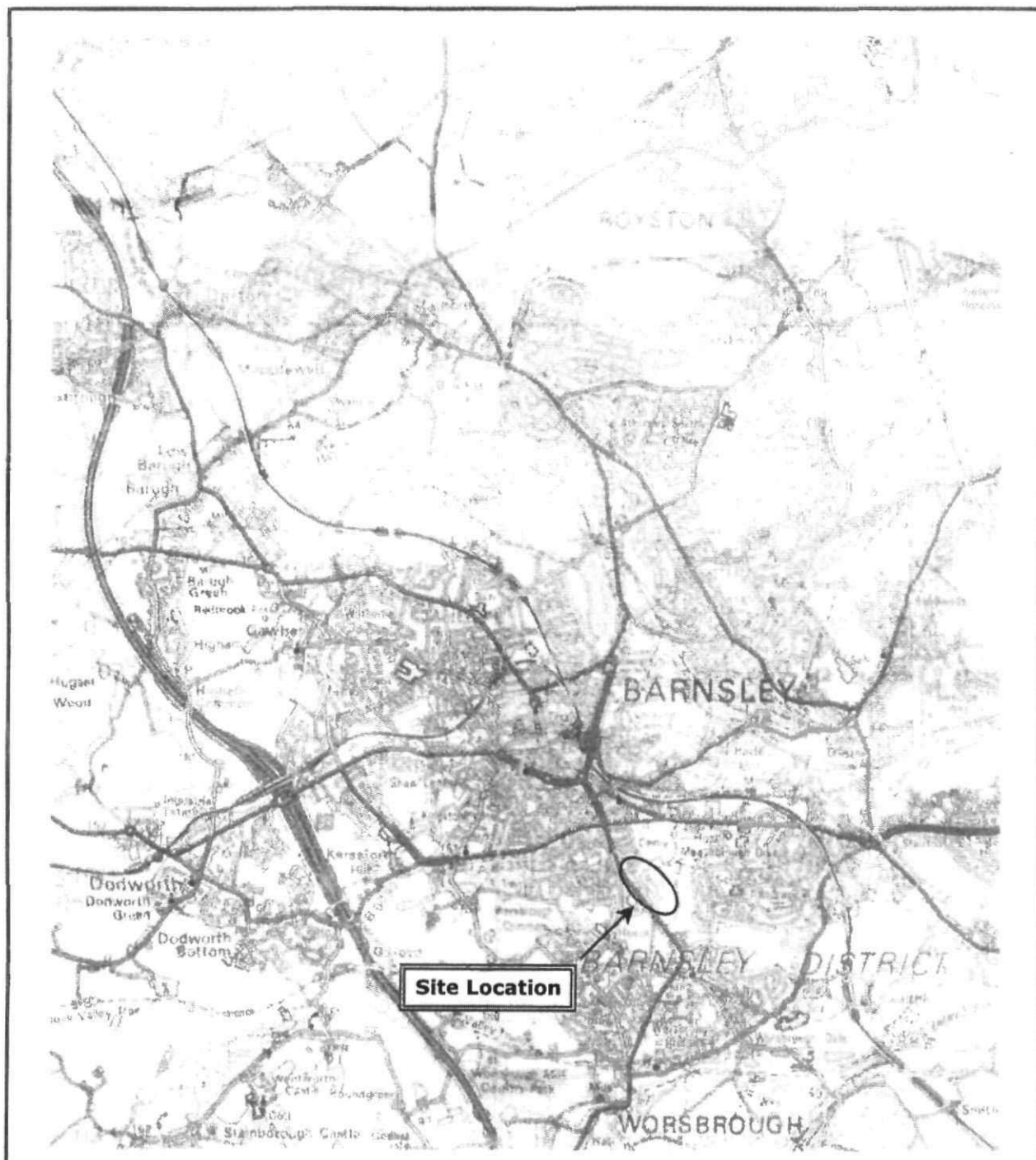
- 7.1 It is considered that some existing surface water and foul drainage currently discharges to the existing public combined sewer crossing the site.
- 7.2 There are three main ways in which proposed surface water can be disposed of.
- Use sustainable urban drainage systems (SUDS)
 - Connection to an existing watercourse
 - Connection to the public sewer network.
- 7.3 Soakaway testing was not carried out as part of the Geotechnical Site investigation undertaken by Encia Consulting due to access. However, soakaways may prove to be a viable means for surface water disposal on this site where sandstone exists at shallow depth. The percentage of the site area where sandstone is likely to remain at shallow depth will depend on the final site levels adopted.
- 7.4 Measborough Dyke is located to the North East of the site and it is proposed to discharge surface water flows to this watercourse at a restricted agricultural rate of 5 litres per second per hectare. This will result in a maximum discharge of 24 litres per second with online storage been provided.

- 7.5 Due to the existing capacity problems at the Waste Water Treatment Works at Lundwood it is expected that Yorkshire Water will be against any discharge of surface water to the combined sewer, which could cause them further problems downstream.
- 7.6 It is therefore proposed not to discharge any surface water flows to the existing public combined sewer.
- 7.7 In doing this, this will reduce the impact on Lundwood Water Water Treatment Works and reduce any potential concerns over the capacity of the Lundwood Works. The proposed flows to the combined sewer are been considerably reduced.
- 7.8 Due to site levels it will be difficult to provide 1 storage system and it is therefore proposed to provide 2 storage tanks both with restricting discharges to Measborough dyke which will total 24 litres per second.
- 7.9 An increase of 20% in rainfall rates has been provided within the design to account for climate change and the proposed surface water sewers are design to ensure a 1 in 100 year storm event is contained within the development area and will not cause any potential flooding within or around the proposed development.

8 CONCLUSIONS

- 8.1 The proposed development is not at any potential risk of flooding from Measborough dyke due to the level of the site been considerably higher than the surrounding area.
- 8.2 As it is proposed for the development to be restricted to agricultural runoff it is considered that there will be no increase risk of flooding to any downstream areas on Measborough Dike.
- 8.3 Due to capacity problems at the Lundwood Waste Water treatment works it is proposed not to discharge any proposed surface water flows to the existing public combined sewer crossing the site. It is therefore considered that the proposed scheme is reducing the potential risk of flooding from Sewers.
- 8.4 It is considered that the site is not at risk of flooding from surface water flows entering the site.
- 8.5 It is considered that any potential flood risk from surface water runoff onto adjacent land is been reduced.
- 8.6 It is proposed for surface water flows from the development to be discharged to Measborough Dyke with online balancing been provided in two locations of the proposed development. Surface Water flows from the development are been reduced from its existing use therefore reducing the potential flood risk.

APPENDIX A
SITE LOCATION PLAN



		CLIENT Persimmon Homes (South Yorkshire) Ltd		
		JOB TITLE Yorkshire Traction Site, Barnsley		
		DRAWING TITLE SITE LOCATION PLAN		
DRAWN BY SRJ	SIGNATURE	DATE 29/04/2004	STATUS	
APPROVED RLM	SIGNATURE	DATE 29/04/2004	SCALE 1:50000	DRG NO. 5967/1

APPENDIX B
ENVIRONMENT AGENCY
FLOOD MAPS



☐ Flooding from rivers or sea without defences

☐ Extent of extreme flood

☒ Flood defences

APPENDIX C

**DRAINAGE AUTHORITIES
CORRESPONDENCE**

RECEIVED 28 OCT 2003

Encia Group Limited
Encia House
Audby Lane
Wetherby
West Yorkshire
LS22 7RD

Yorkshire Water
Sewerage Technical & New Development
Development Team - Planning
Knostrop WWTW
Knowsthorpe Lane
LEEDS
LS9 0PJ

Tel: (0113) 235 4152
Fax: (01274) 372 834

For the Attention of Martin Pearse

Email:
Planning.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:

Your Ref:
Our Ref: D007321

Peter Golightly on (0113) 235 4152

24th October 2003

Dear Sir,

Upper Sheffield Road, Barnsley - Sewerage Pre-Planning Enquiry : Residential Development

Thank you for your enquiry of 21 October 2003. Our standard charge of £50.00 plus VAT will be added to your account with us, reference AIG025. It has been noted that you have requested a response sent by fax and, if appropriate, our premium charge of £5.00 plus VAT will also be added to your account. You will receive an invoice for your account in due course.

Please find enclosed an extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

The local Waste Water Treatment Works (WWTW) is Lundwood. It is understood that this WWTW may only have limited spare capacity, if any, available. You are strongly advised, therefore, to seek comments from Yorkshire Water's Sewage Treatment Section - telephone Deborah Cottam on 0114 2518207 - in respect of this matter.

There is a 300mm diameter public combined sewer crossing the site. No buildings are to be erected nor trees planted within 3 metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0114 251 8229.

The site should be developed with separate systems for foul and surface water drainage on and preferably off.

Foul water may discharge to the 300mm diameter public combined sewers recorded traversing the site and/or in Upper Sheffield Road.

The site may not drain by gravity to the public sewerage system and I am unable to determine from the information provided whether a pumping station will be required to drain the site. Please ascertain from your own site visit. If a pumping station is utilised foul water should be restricted not to exceed 8 (eight) litres per second

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 be firstly be given to discharge to soakaway, infiltration system and watercourse.

Soakaways may be a suitable method of drainage, subject to testing and the approval of the Building Control Officer, for the curtilage surface water. You will need to contact the Highways Authority for acceptability for highway drainage.

Sustainable Urban Drainage Systems (SUDS), for example the use of soakaways and/or permeable hardstanding etc., may be an alternative 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.

There are local public surface water sewers, however, these do not have capacity to accept any additional discharge from this development. In the first instance, therefore, I would advise you to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

It is understood that Measborough Dike is located adjacent to the site. This appears to be the obvious place for surface water disposal.

To prevent overloading of the existing public sewers, a storage tank - or some other means of flow attenuation - may be required to control the rate of discharge of surface water. Surface water discharge(s) to public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing/previous use of the site. To maintain the "status quo" in the public sewer network, any discharge of surface water from the site should take place with (a) similar rate(s) of flow and/or measured area(s) discharging to (a) similar point(s) of connection to that of the existing/previous use of the site. You will need to demonstrate this to Yorkshire Water by means of investigation and calculation carried out at your expense.

Prospectively adoptable sewers must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 5th 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 Development Team - Technical (telephone 0114 251 8229, Fax 0114 251 8384) for further information.

Pumping stations may be adopted, subject to a minimum of 8 properties being served. Yorkshire Water has a Design Guide and Specification for Electrical & Mechanical Equipment for Use in Small Submersible Sewage Pumping Stations, which is to be used for pumping stations included in Section 104 agreements. Copies - which have already been sent out to most Developers - may be obtained by telephoning 0114 251 8229.

Land drainage must not be discharged to the public sewer network.

Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form by telephoning 0114 251 8321.

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 generally 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 faithfully

A handwritten signature in black ink, appearing to be 'P. S. G. B.', is written over the 'Yours faithfully' text.

for: Team Leader - Planning



BARNLSLEY

Metropolitan Borough Council

Highways and Engineering

Assistant Director: A. J. Carnall, BSc, M.Eng, M.I.C.E., M.I.H.T.
Central Offices, Kendray Street, Barnsley, S70 2TN

My Ref. EMDRD/SK/PM/55/302

Your Ref. 5967/MP/ad

Enquiries to Mr. S. Kilner

Dial Direct (01226)772116

Fax (01226)772196

Date 27th July, 2004

RECEIVED 29 JUL 2004

19515

Dear Sir,

UPPER SHEFFIELD ROAD, BARNLSLEY YORKSHIRE TRACTION SITE, PERSIMMON HOMES (SY)

I refer to your letter dated the 6th July, 2004, with respect to potential development of this site for housing.

I would confirm that from a land drainage point of view I am satisfied with your approach to disposal of surface water from this site.

However, I would make the following observations:-

1. The proposed point of disposal is on land currently owned by this authority, under the control of our Countryside Section. Measborough Dyke passes through two ponds downstream of your site, and the Council are anxious that these features are protected hydraulically and environmentally. I understand that before Yorkshire Water adopt any drainage discharging to a watercourse, they require proof of consent to discharge from affected riparian owners. I would recommend that you contact Mr. S. Robinson, Group Leader in our Countryside Section, at the above address, to ensure this consent will be forthcoming.
2. Measborough Dyke downstream of your site has been defined as a Critical Ordinary Watercourse, which should come under the control of the Environmental Agency in November, 2004. I would advise you to submit your draft proposals to them for comment to prevent the potential for future complications. As this watercourse has been defined as critical, they may wish to impose a tighter restriction.
3. In paragraph 6.7 of your report you describe that the balancing arrangement could be located in an area of Public Open Space to the north-east of the site. No such area appears to be identified on the draft layout provided with your report.

Contd.

For the attention of Mr. Martin Pearse

Encia Consulting Ltd.,
Encia House,
Audby Lane,
Wetherby,
West Yorkshire, LS22 7RD

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27/07/04



2003-2004
Street & Highway Works
Rethinking Construction

2.

4. I would confirm that a full Flood Impact Assessment will be required to be submitted with any planning application.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'S. Kilner', written in a cursive style.

S. Kilner
Drainage and Highways Engineer



YorkshireWater

RECEIVED 05 NOV 2004

19730

Encia Consulting Limited
Encia House
Audby Lane
Wetherby
LS22 7RD

For the Attention of Martin Pearce

Your Ref: 5967/MP/ad
Our Ref: D007321

Yorkshire Water
Sewerage Technical & New Development
Development Team - Planning
Knostrop WWTW
Knowsthorpe Lane
LEEDS
LS9 0PJ

Tel: (0113) 235 4154

Fax: (0113) 235 4210

For telephone enquiries ring:

John Stone on (0113) 235 4154

Email:

Planning.Sewerage@yorkshirewater.co.uk

3rd November 2004

Dear Sir/Madam,

Upper Sheffield Road, Barnsley - Residential Development

I refer to your letter of the 06 July 2004 and attached Drainage Feasibility Report, and regret the delay in reply.

Yorkshire Water confirm that the drainage statements in the Report are in accordance with our letter dated 24 October 2003 and are satisfactory in principle.

Yours faithfully

John Stone
pp - Team Leader - Planning



APPENDIX D
EXISTING TOPGRAPHICAL
SURVEY

APPENDIX E
PROPOSED DRAINAGE
LAYOUT PLAN