
Environmental Services
Acting Assistant Director: D. Pownall , B.Eng, C.Eng, M.I.C.E, M.C.I.H.T

F.a.o. Steve Kirkham
Development Control,
Planning and Transportation

IG/2014/ENQ/00079

5th February 2014

Application Number 2014/ENQ/00079
Residential development.
Belle Vue House Cockerham Lane, Barnsley S75 1AT

Steve,

The Council have no records of any culverted or open watercourses crossing the site indicated on the attached plan.

I am not aware of any flooding issues associated with the site, and would confirm that to my knowledge it is not affected by any flood plains from major watercourses in the area.

The developer's attention is drawn to the following:

There should be no increase in surface water runoff from the new development. PPS25 recognises that the management of flood risk is not simply restricted to flood plains and that a catchment-wide approach should be employed.

There is a combined public sewer within this site. The developer should contact Yorkshire Water if they wish to discharge to these sewers to discuss allowable discharge rates.

Any balancing facility should be designed to accommodate a 1 in 30 year flow from the site below ground and a 1 in 100 year flow retained within the site (including an allowance of 30% for climate change), without causing any flooding to buildings.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the authority where ground conditions are suitable. Sustainable Urban Drainage techniques (SUD's) tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales, infiltration trenches, ponds and wetlands to attenuate flood peak flows, produce water quality improvements and environmental enhancements.

The authority seeks to promote the use of SUD's techniques to this site and the authority expects the developer of the site to submit detailed investigations such that the use of SUD's has been fully explored.

As the Site area is greater than 1 Ha then a flood risk assessment in accordance with NPPF is required to be submitted with any planning application

Regards

Ian Grayson
Senior Engineer – Drainage and Highways
Network Resilience and Asset Management