APPENDICES

Appendix A

Regulator Consultation

Mr Matthew Bell
RPS Group
8 Exchange Quay
Salford
Lancashire
M5 3EJ

Our ref: RA/2020/141646/01-L01
Your ref: RCEF72268

Date: 04 June 2020

Dear Mr Bell

Proposal: HYBRID PLANNING APPLICATION FOR A DEVELOPMENT OF EMPLOYMENT USES (B1, B2 AND B8), NEW LINK ROAD, ASSOCIATED WORKS INCLUDING PROVISION OF INTERNAL ACCESS ROADS, DRAINAGE AND LANDSCAPING

Location: LAND AT HOYLAND COMMON, BARNSLEY S74 0EA

Thank you for your recent enquiry regarding the above proposed development dated 28 May 2020.

Having reviewed your proposal we are providing you with a preliminary opinion, which outlines the key environmental issues within our remit that are relevant to your proposal and provides guidance on any actions you need to undertake. It also provides hyperlinks to where you can obtain further information and advice to help support your planning application.

We offer one free preliminary opinion per site, per applicant / developer. If you would like further advice, we would be pleased to offer this through our charged for service. Further details can be found at the end of this letter.

Environmental Constraints

Based on our records, the proposed development is within an area identified as:

- Flood zone 1 with a low probability of flooding from rivers and/or sea.
- Bedrock aquifer – secondary A

Based on the information currently available, the development raises no environmental concerns for the Agency. However, we do have the following advice.

Technical Advice

Surface Water

The Lead Local Flood Authority are responsible for providing advice on the management of surface water from new larger developments. Please consult them for their comments on your proposal.

Sustainable Drainage Systems (SuDs) should always be carefully considered in discussions with the Lead Local Flood Authority. However, any drainage system must not pose a risk to groundwater quality and must not be constructed in ground affected by contamination.

Foul Water Drainage

New development should connect to the public mains sewer, wherever possible. You should contact the relevant water company about connecting to their mains sewerage system.

Fisheries and Biodiversity

We would encourage opening up of culverts, improvement/naturalisation/creation of new watercourses, and the provision of other environmental infrastructure that would provide wider biodiversity benefits and help deliver Water Framework Directive (WFD) improvements.

The Government introduced the Environment Bill in January 2020 to ensure that the overall impact from development on the environment is positive. The Bill includes measures to strengthen local government powers in relation to net gain and a minimum requirement of 10% biodiversity net gain. Chapter 15 and Paragraphs 170, 171,174 &175 of Nationally Planning Policy Framework (NNPF) contain strengthened net gain policies. We encourage you to consider an approach to development that results in measurable net gains in biodiversity, having taken positive and negative impacts into account. Planning Practice Guidance (PPG) provides guidance on the application of net gain.

IEEM, together with CIRIA and IEMA have published guidance on how to deliver net gain in practice. These can be downloaded here

Pollution Prevention

Your proposal should incorporate pollution prevention measures to protect ground and surface water. Guidance is available at -

Pollution prevention for businesses

Discharge to surface or ground water

Manage business and commercial waste

Store oil and oil storage regulations

Further Planning Advice

Should you wish us to review any technical documents or want further advice to address the environmental issues, we can do this however we would seek to recover our costs as part of our charged for service.

Cont/d..

Further engagement at the pre-application stage will speed up our formal response to your planning application and provide you with certainty as to what our response to your planning application will be. It should also result in a better quality and more environmentally sensitive development. As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems.

We currently charge £100 plus VAT per officer per hour. We will provide you with an estimated cost for any further discussions or review of documents. The standard terms for planning advice can be viewed here.

Please note: This response is based on the information you have made available at this time. It is based on current national planning policy, associated legislation and environmental data / information. If any of these elements change in the future then we may need to reconsider our position.

We trust that the above information is of assistance. If you'd like further detailed advice, please don't hesitate to contact me using the details below.

Yours sincerely

Mrs Frances Edwards
Planning Advisor

Direct dial 020 771 41808
Mobile 07557293858
Direct e-mail Frances.edwards@environment-agency.gov.uk

End

YorkshireWater

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For telephone enquiries ring:
Chris Roberts on 0345 120 8482

Your Ref:
Our Ref: V019996

15th December 2019

Dear Mr Harris,

Newlands - Hoyland, Park View House, Sheffield Road, Hoyland, S74 ODW - Pre-Planning Sewerage-Enquiry-Industrial T659933

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. 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.

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

At present the public foul network next to the site does not have adequate capacity available to accommodate the anticipated foul water discharge from the proposed site. Subject to agreeing a robust phased build and each of the four industrial units foul flow rates, foul water domestic waste should discharge to the 300 mm diameter public combined sewer recorded in Fitzwilliam Street, at a point to the east of the site. Other foul water discharge points can be agreed once more detailed build proposals are provided.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

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.

As the proposed 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 for discharge.

It is understood that a watercourse is located to the south of the site. This appears to be the obvious place for surface water disposal (if SuDS are not viable). Please note Yorkshire Water cannot provide plans of culverted watercourses or highway drains. To obtain plans please contact the Lead Local Flood Authority for more details.

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.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

Surface water run-off from areas of vehicular parking and/or hardstanding etc. must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator.

It is imperative, however that surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used is not discharged to any public surface water sewer network. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design before discharge to the public foul or combined sewer network. A trade effluent consent - that may be conditional and, amongst other things, place a restriction on the rate of discharge to public sewer - may be required for such discharges. The developer is advised to contact Yorkshire Water's Industrial Waste Section (telephone 0345 1242424) about any such proposal.

It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

Other Observations

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

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

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 site is within an area that may be affected by river, coastal or estuarine flooding. We would advise you to contact the Environment Agency for details.

Yorkshire Water's Trade Effluent team must be consulted in respect of any proposed trade effluent discharge to the public sewer.

All the above comments are based upon the information and records available at the present time and is subject to formal planning approval agreement. 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

We are open Monday to Friday 0800 – 1700 We are closed Bank Holidays and Weekends	**Chris Roberts** **Sewerage Technical Team** **Developer Services** **Tel: 0345 1 20 84 82**