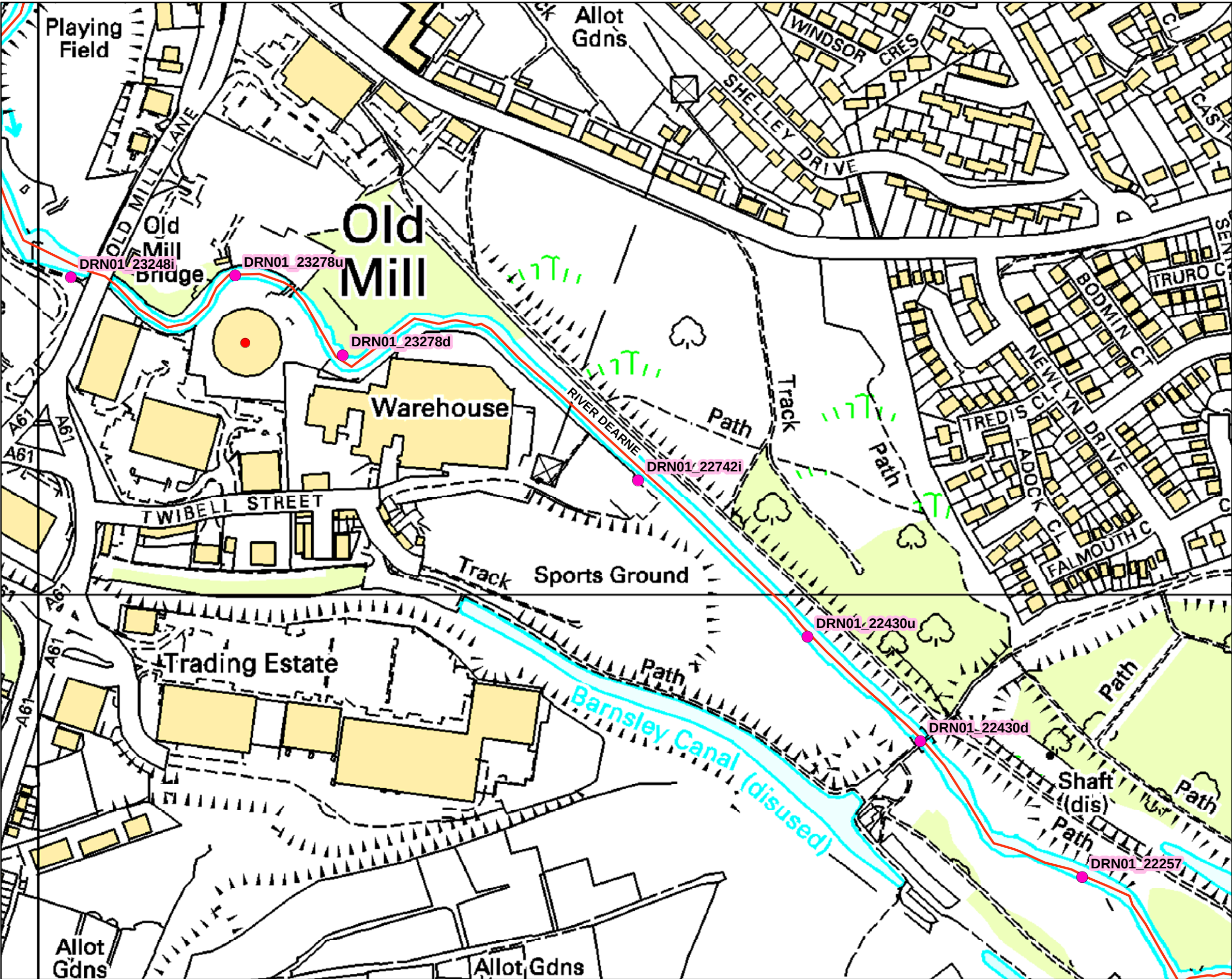


Model Nodes (2004 Don Model) for Old Mill Lane, Barnsley - Date Created 26/08/2011 [Ref: 17472]



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when reproduced @ A3



LEGEND

- Main River
- ISIS nodes_custom_point



YorkshireWater



WSP Development Limited
Three White Rose Office Park
Millshaw Park Lane
LEEDS
LS11 0DL

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

Tel: 0845 120 8482
Fax: (01274) 372 834

For the attention of Ms Sarah Hamilton

Email:
Planning.Sewerage@yorkshirewater.co.uk

Your Ref:
Our Ref: M004912

For telephone enquiries ring:

Kashif Khan on (0845)120 8482

18th August 2011

Dear Madam,

Old Mill Lane, Barnsley - Pre-Planning Sewerage Enquiry - J621829

Thank you for your enquiry received 2nd August 2011. Our charge of £157.05 (plus VAT) will be added to your account with us, reference WSP041. You will receive an invoice for your account in due course. Please find enclosed a complimentary 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:

There are 300 mm, 375 mm, 450 mm, 750 mm, 1200 mm diameter public combined sewers and a 450 mm diameter public surface water sewer recorded crossing/within the site.

No buildings are to be erected within 3 (three) metres of the 300/375/450 mm diameter public sewers, 5 metres of the 750 mm diameter public sewers and 6.5 (six and a half) metres of the 1200 mm diameter public sewers. Trees should not be planted within 5 (five) metres of these public sewers. It may not be acceptable to raise or lower ground levels over the sewers, nor to restrict access to the manholes on the sewers. If you wish to have these sewers diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 120 84 82.

There is a combined sewage overflow and an outfall to watercourse, under the control of Yorkshire Water, located near to/within the site. Vehicular access, including with large tankers, could be required at any time.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

Foul water domestic waste should discharge to the public combined sewers recorded crossing/within the site.

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.

Where appropriate, soakaways, swales and infiltration trenches (SUDS) may be adopted as part of the public sewer network. For general conditions for the adoption of SUDS please see the attached sheet. Further information may be seen in the DEFRA publication 'Interim Code of Practice for Sustainable Drainage Systems' (ISBN 0-86017-904-4). If the developer is considering adoption of SUDS they should contact our Developer Services Team on 0845 120 84 82.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. The developer is advised to contact the Environment Agency/Local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

It is understood that a watercourse is located within/adjacent to the site. This appears to be the obvious place for surface water disposal.

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, with regard to surface water disposal from the site.

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 0845 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.

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 0845 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. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will 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.

No land drainage to be connected/discharged to public sewer.

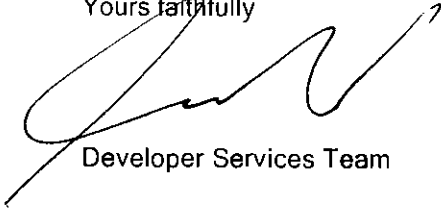
Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0845 120 84 82.

There are no properties in the vicinity of the site on the DG 5 (sewer flooding) Register, and there are no reported incidents of sewer flooding in the area on the YW operations database.

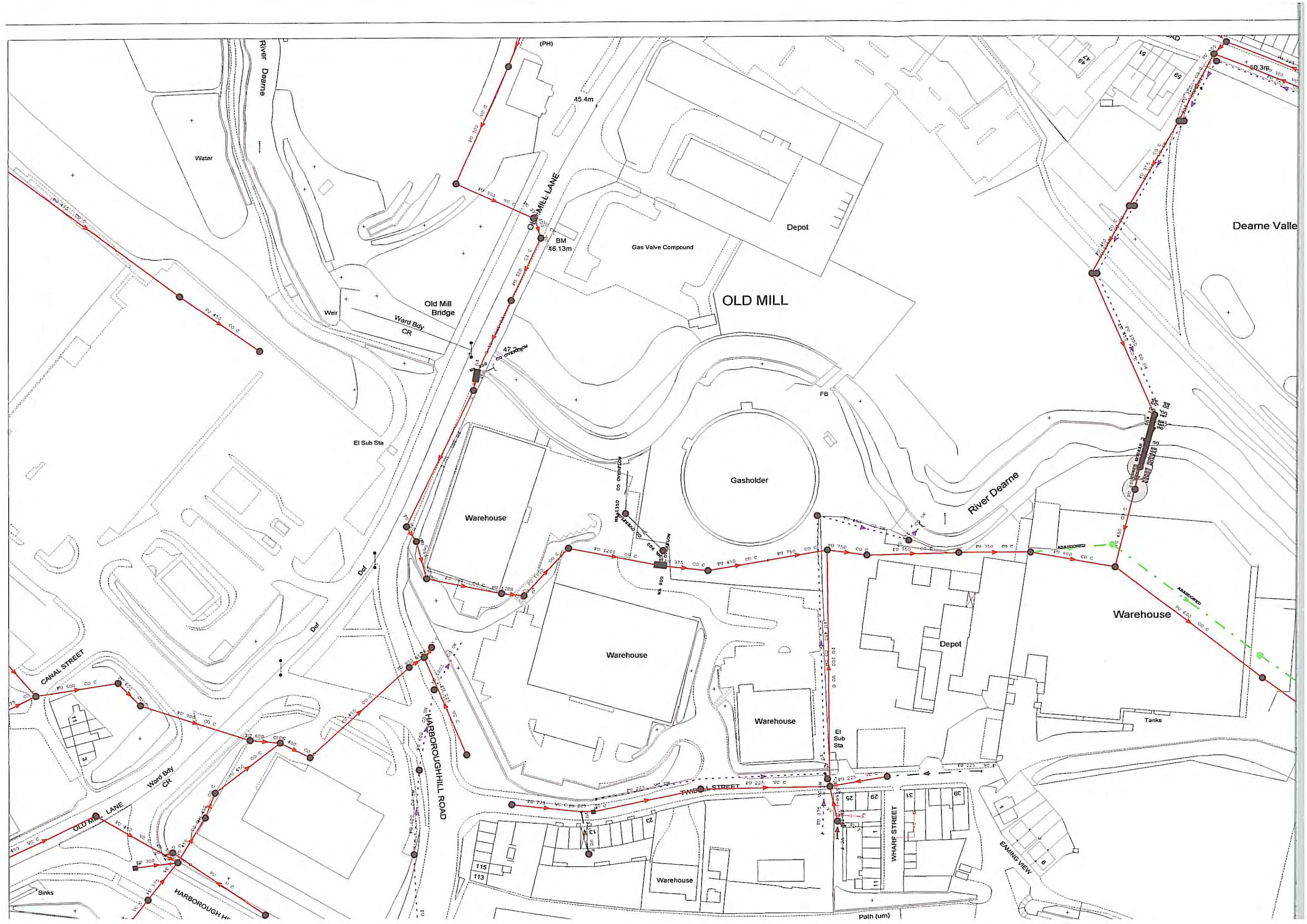
All the above comments are based upon the information and records available at the present time.

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 faithfully

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a series of loops and a final upward stroke.

Developer Services Team



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

Tel: 0845 120 8482
Fax: (01274) 372 834
Email: Planning.Sewerage@yorkshirewater.co.uk
For telephone enquiries ring: Kashif Khan on (0845)120 8482

Your Ref:
Our Ref: M004912

17th October 2011

Dear Madam,

Old Mill Lane, Barnsley - Pre-Planning Sewerage Enquiry - J621829

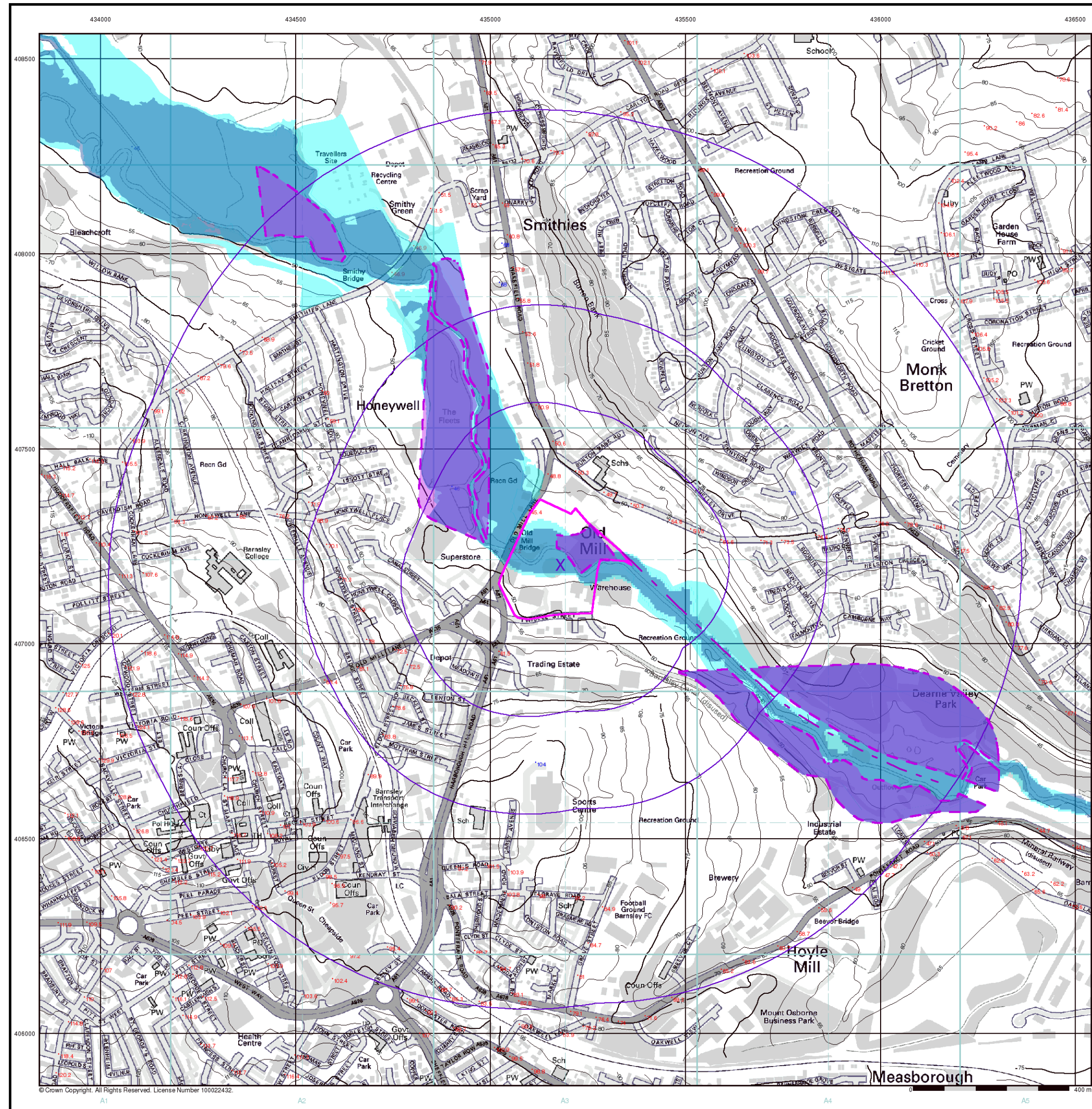
Further to your email dated 3rd October 2011:

The diversion will be conditioned at outline planning stage and undertaken during detailed design.

Yours faithfully

Developer Services Team

Appendix B4 Envirocheck Flood Screening Report



EA Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

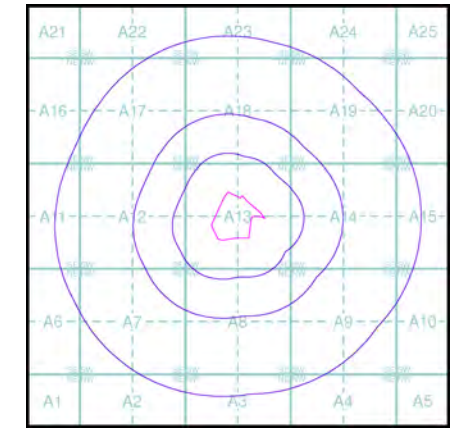
Environment Agency Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour — 105
- Index Contour — 100 — 95
- Spot Height *167.8
- Air Height *45.8

EA Flood Data Map - Slice A



Order Details

Order Number: 35726945_1_1
Customer Ref: 11171504-IF1
National Grid Reference: 435180, 407200
Slice: A
Site Area (Ha): 6.12
Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire

RMS 75 year Return Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

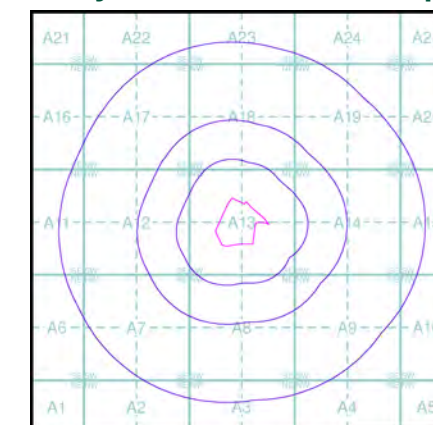
RMS 75 year Return Flood Data

Flood Depth (mm)	Defended Flood	Flood Type	
		Undefended Flood	Pluvial & Minor River Flood (flood depth n/a)
0 - 200			
201 - 500			
501 - 2000			
2001 +			

Contours (height in metres)

Standard Contour			Spot Height
Index Contour			Air Height

RMS 75 year Return Flood Map - Slice A

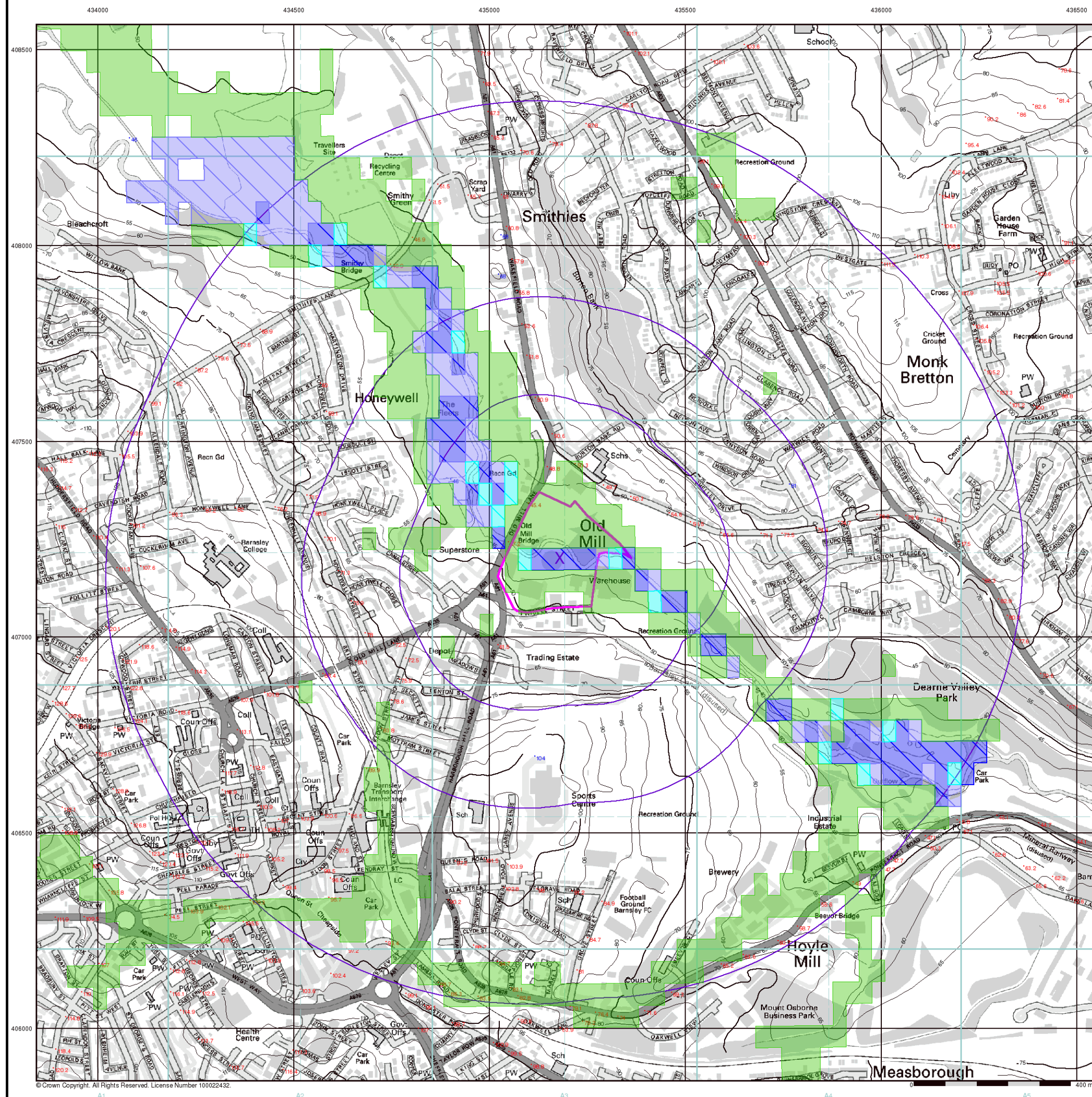


Order Details

Order Number: 35726945_1_1
 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



RMS 100 year Return Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

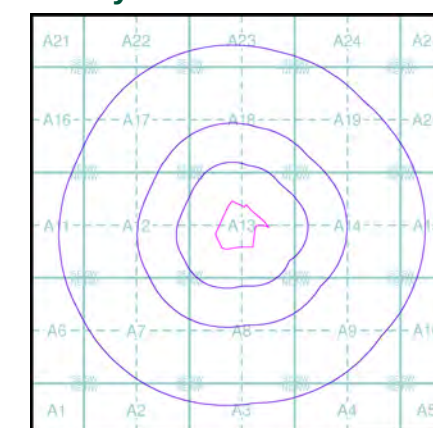
RMS 100 year Return Flood Data

Flood Depth (mm)	Defended Flood	Undefended Flood	Flood Type
0 - 200			Pluvial & Minor River Flood (flood depth n/a)
201 - 500			
501 - 2000			
2001 +			

Contours (height in metres)

Standard Contour			Spot Height
Index Contour			Air Height

RMS 100 year Return Flood Map - Slice A

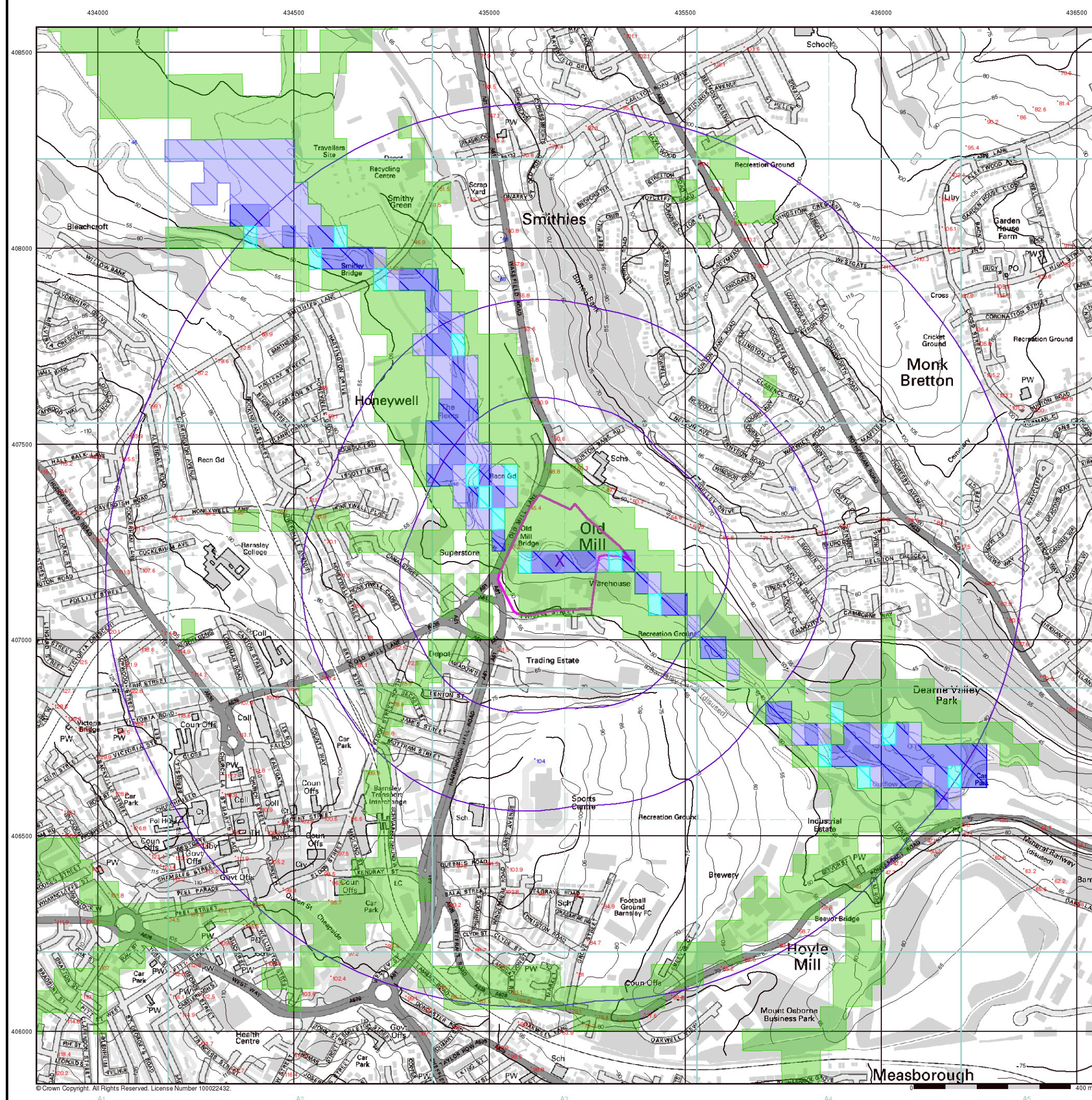


Order Details

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 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



RMS 1000 year Return Flood Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

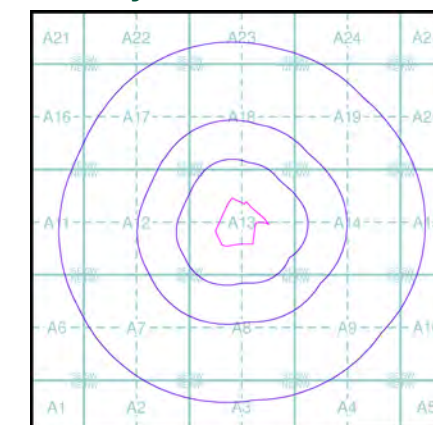
RMS 1000 year Return Flood Data

Flood Depth (mm)	Defended Flood	Undefended Flood	Flood Type
0 - 200			Pluvial & Minor River Flood (flood depth n/a)
201 - 500			
501 - 2000			
2001 +			

Contours (height in metres)

Standard Contour			Spot Height
Index Contour			Air Height

RMS 1000 year Return Flood Map - Slice A

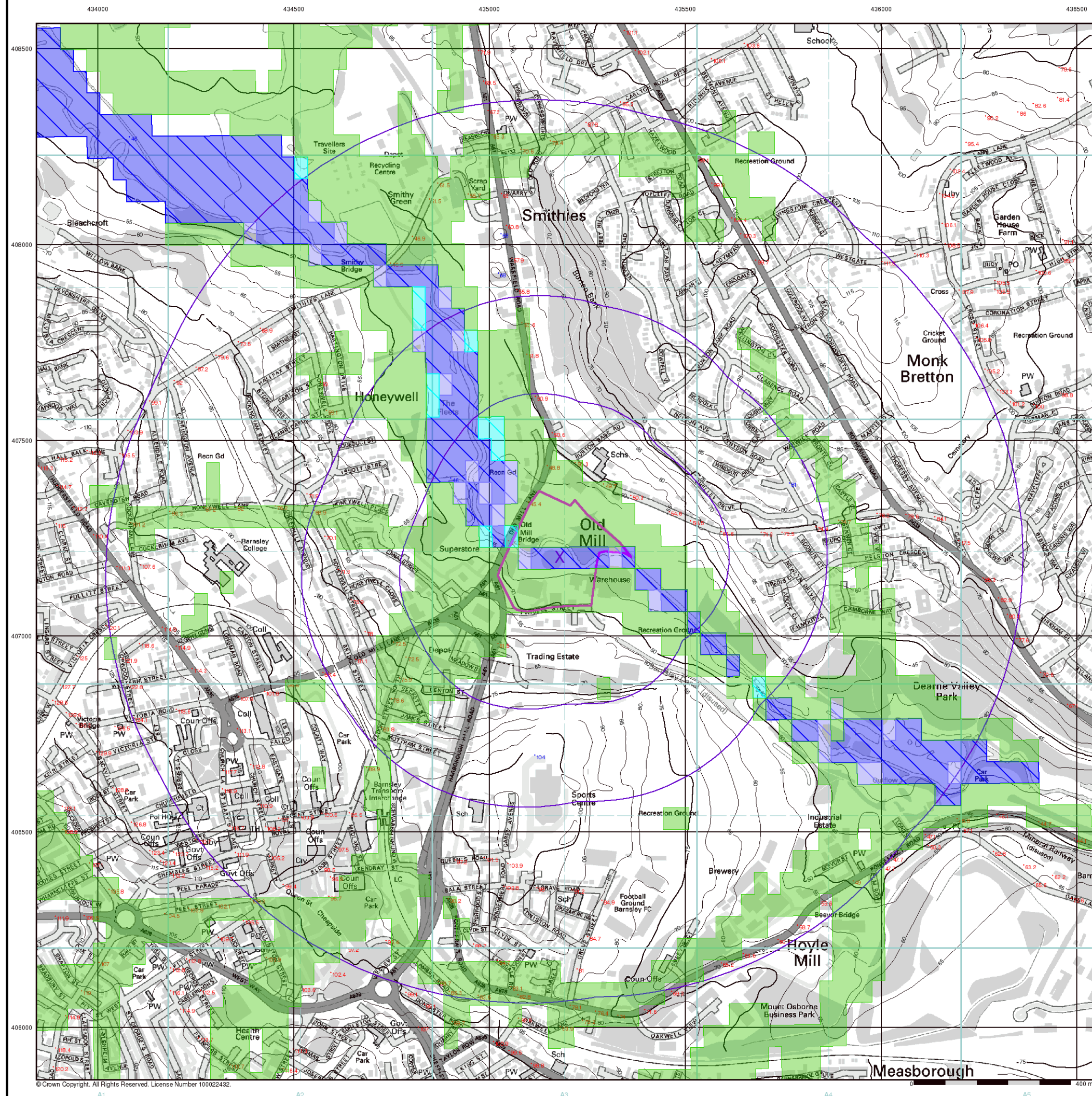


Order Details

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 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



EA Detailed River Network Map (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID

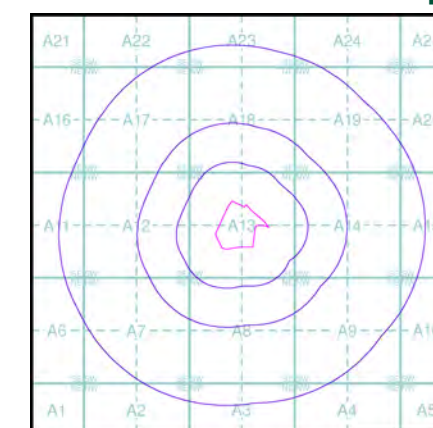
EA Detailed River Network Data

- | | |
|--|---|
|  Primary River |  Extended Culvert (greater than 50m) |
|  Secondary River |  Underground River (inferred) |
|  Tertiary River |  Underground River (local knowledge) |
|  Canal |  Downstream of High Water Mark |
|  Canal Tunnel |  Downstream of Seaward Extension |
|  Undefined River |  Not assigned River feature |
|  Lake/Reservoir | |
|  Source |  Not assigned River feature |
|  Junction |  Pseudo Node (general) |
|  Sink |  Pseudo Node (High Water Mark) |
|  Non-interactive Node |  Pseudo Node (OS MasterMap polygon boundary) |
|  Offline Drainage Feature | |

Contours (height in metres)

- | | | |
|------------------|---|--|
| Standard Contour |  105 |  167.3 Spot Height |
| Index Contour |  100 |  45.8 Air Height |

EA Detailed River Network Map - Slice A

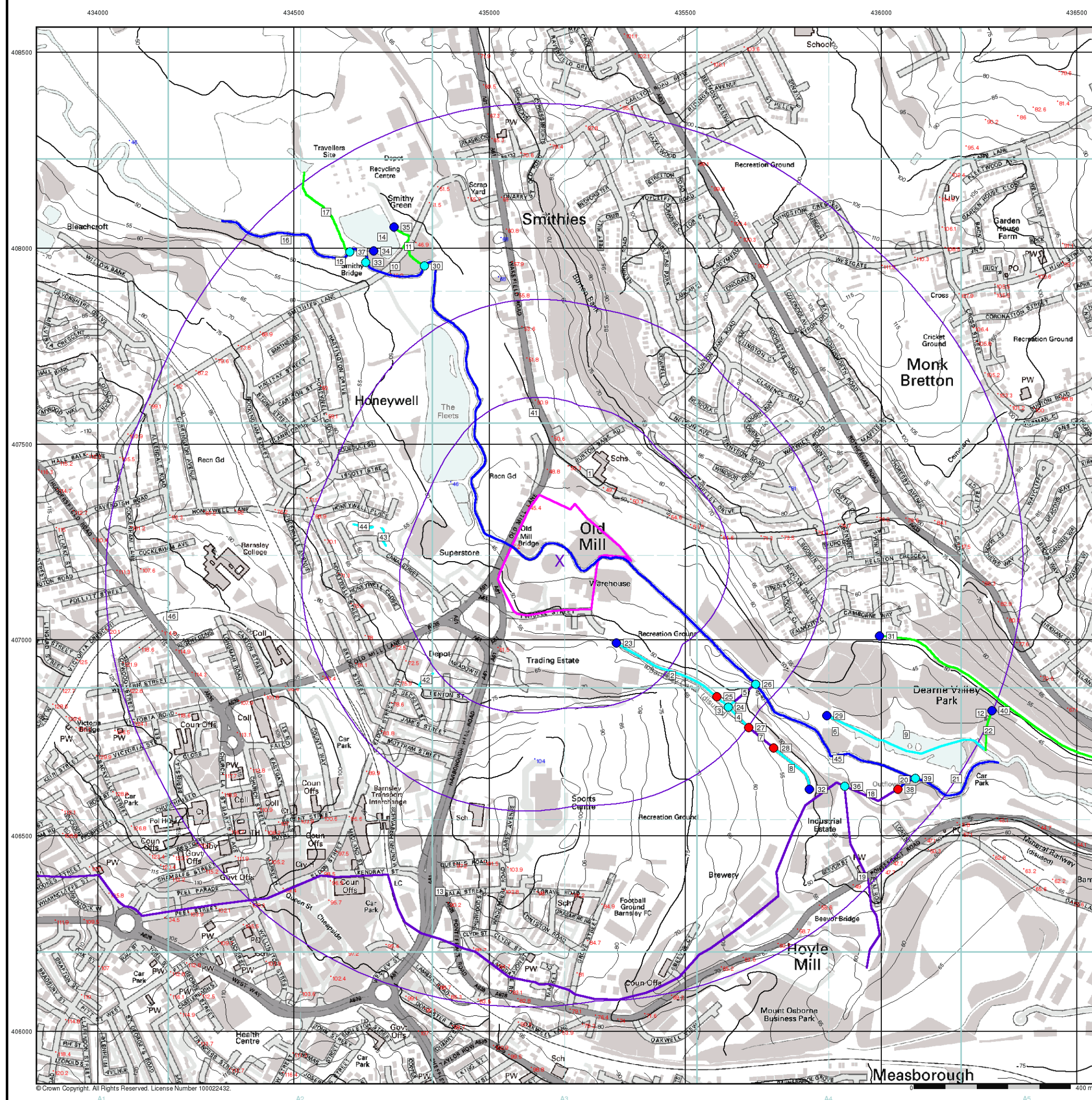


Order Details

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 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



EA Historic Flood Map (1:10,000)

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID

EA Historic Flood Events Data

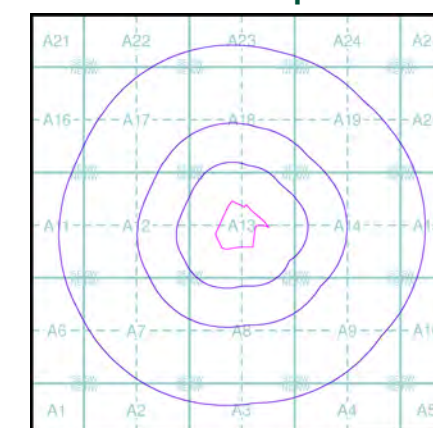
- | | |
|--|---|
|  Channel Capacity Exceeded (no raised defences) |  Obstruction/Blockage - Culvert |
|  Groundwater/High Water Table |  Obstruction/Blockage - Debris Screen |
|  Local Drainage/Surface Water |  Operational Failure/Breach of Defence |
|  Mechanical Failure |  Other |
|  Obstruction/Blockage - Bridge |  Overtopping of Defences |
|  Obstruction/Blockage - Channel |  Unknown |

-  Historical Flood Liabilities

Contours (height in metres)

- Standard Contour  105
- Index Contour  100
-  167.3 Spot Height
-  45.8 Air Height

EA Historic Flood Map - Slice A

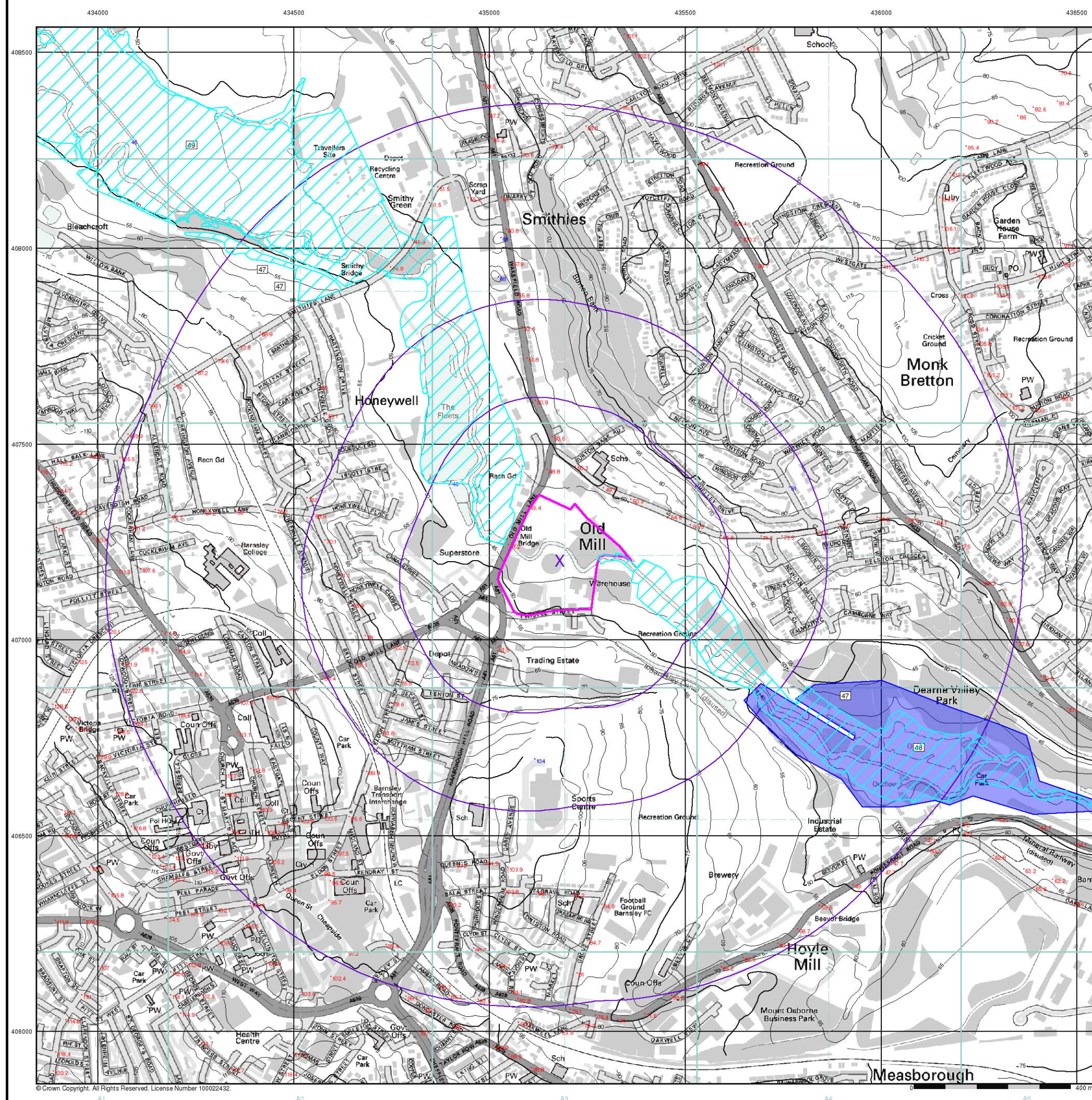


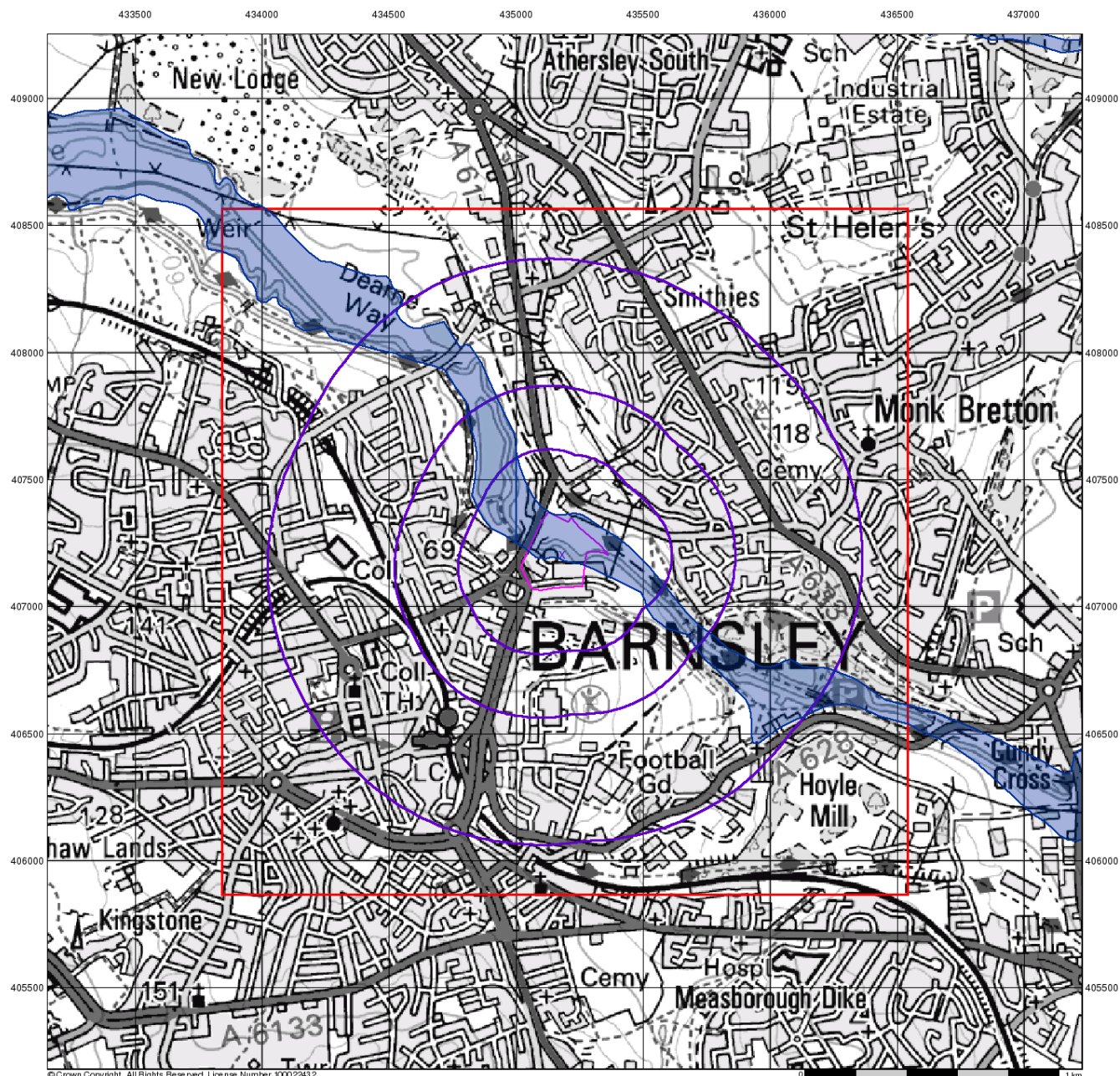
Order Details

Order Number: 35726945_1_1
 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire





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BGS Flood Data (1:50,000)

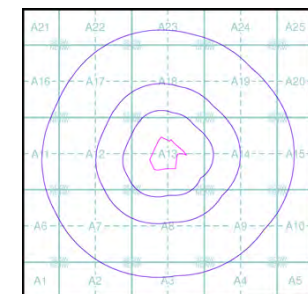
General

- ◊ Specified Site ○ Specified Buffer(s) X Bearing Reference Point
- Slice B Map ID

BGS Geological Indicators of Flooding

- Coastal
- Inland
- Bodies of Water

BGS Flood Data Map - Slice A



Order Details

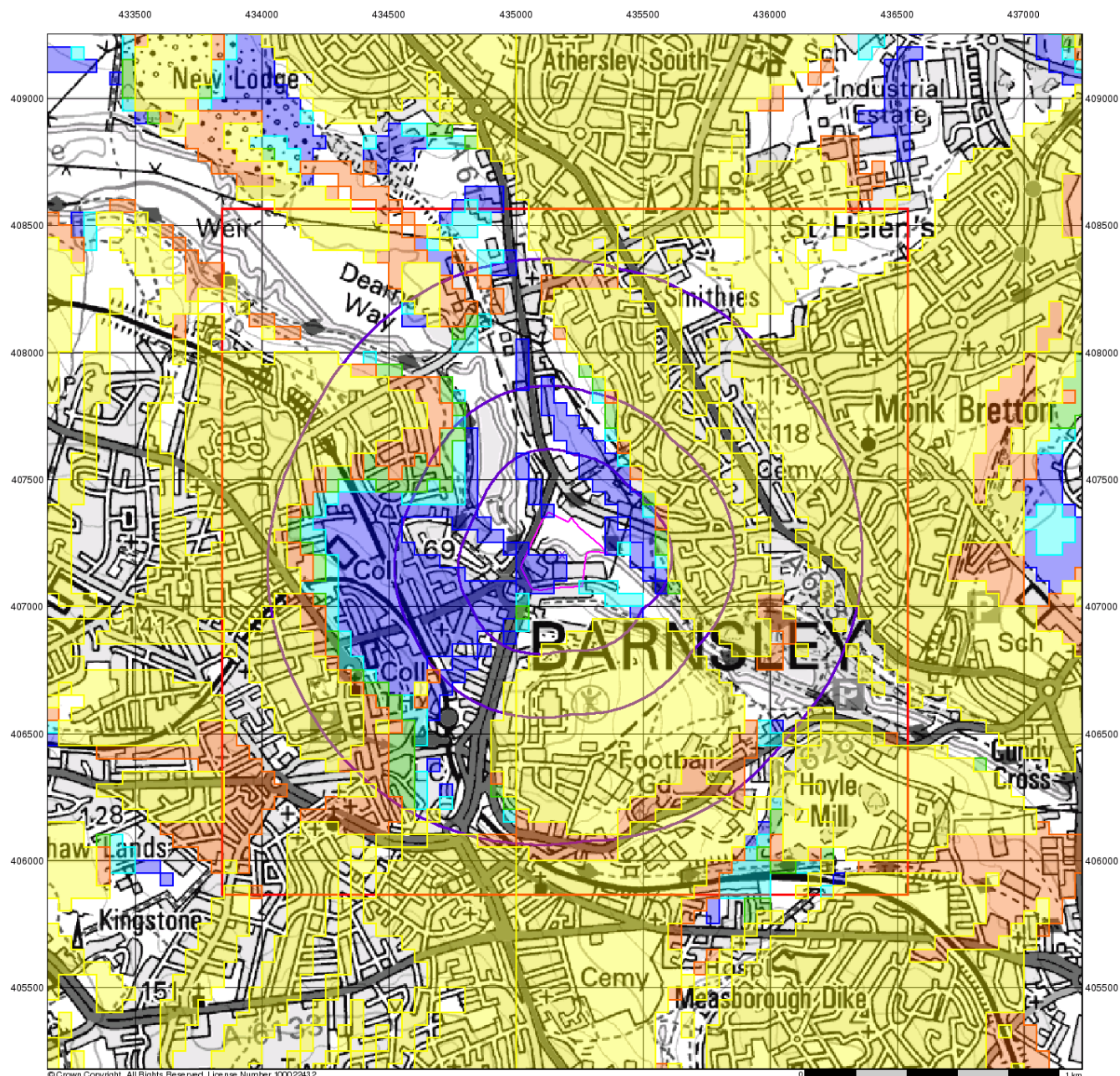
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 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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BGS Flood Data (1:50,000)

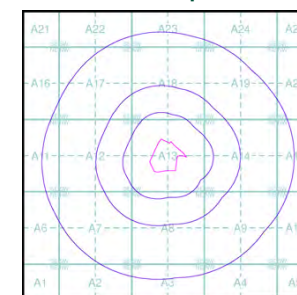
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

BGS Groundwater Flooding Susceptibility

- High Susceptibility
- Moderately High Susceptibility
- Moderate Susceptibility
- Low Susceptibility
- Negligible Susceptibility

BGS Flood Data Map - Slice A



Order Details

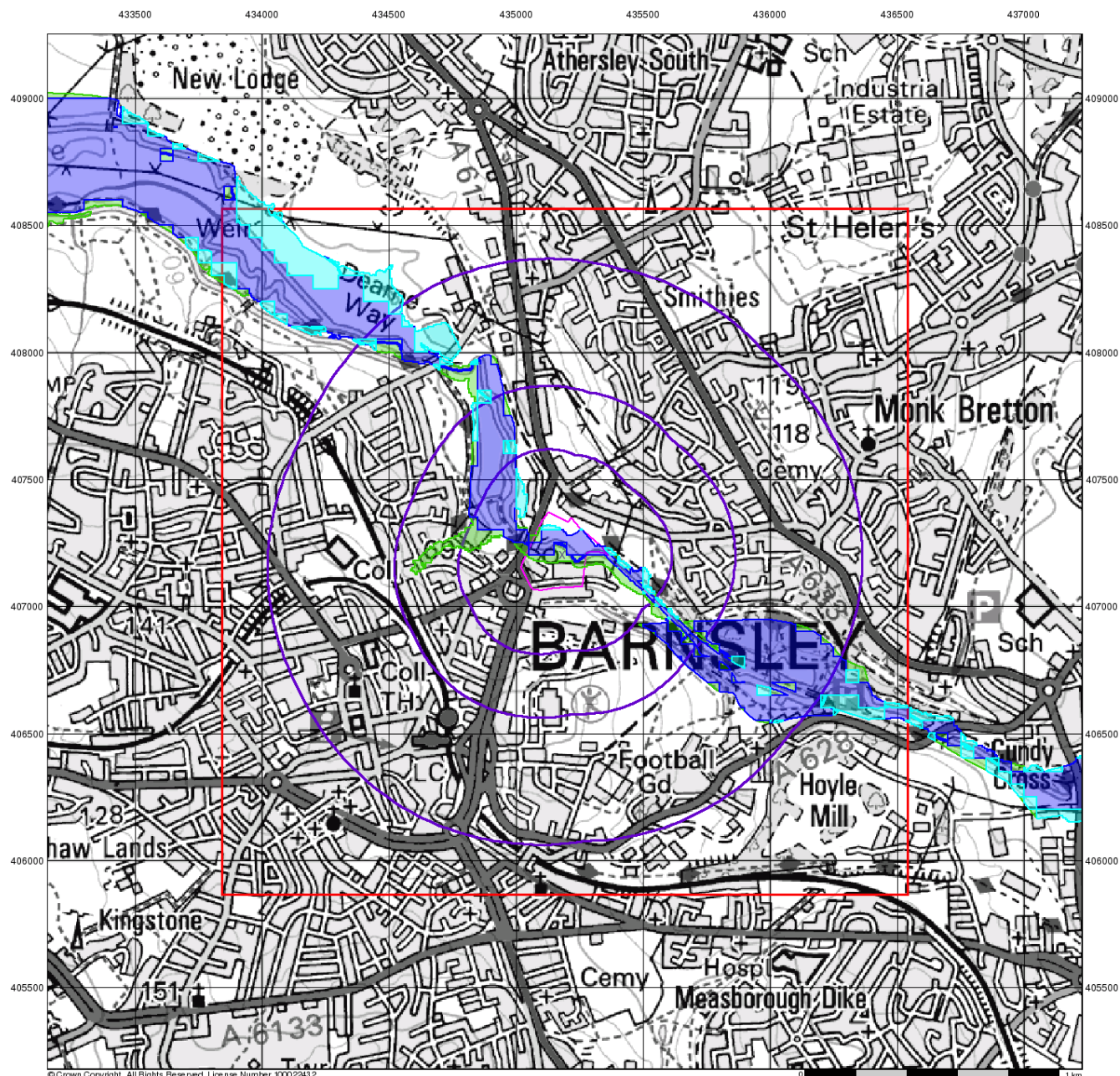
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 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



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 Fax: 0844 844 9951
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EA NaFRA Data (1:50,000)

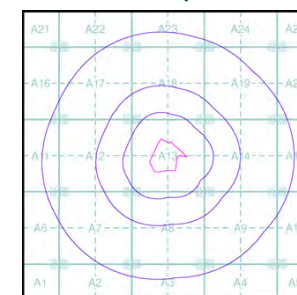
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

National Flood Risk Assessment (NaFRA)

- Significant Risk
- Moderate Risk
- Low Risk
- No Result

EA NaFRA Data Map - Slice A



Order Details

Order Number: 35726945_1_1
 Customer Ref: 11171504-IF1
 National Grid Reference: 435180, 407200
 Slice: A
 Site Area (Ha): 6.12
 Search Buffer (m): 1000

Site Details

Old Mill Lane, BARNSELY, South Yorkshire



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Appendix C1 Proposal Site Layout



Key

Landscaping

Hardscaping – Paviors

Hardscaping – Tarmacadam

Buildings

Outline of Superstore on Stilts

Cafe Link Bridge & Terrace Area

BUILDING AREA SCHEDULE (GROSS EXT FLOOR AREAS)

SUPERSTORE
At Basement Level – 1292 SQM 13, 902 SQ FT

PFS
Kiosk – 73 SQM 785 SQ FT
Car Wash – 91 SQM 979 SQ FT

RETAIL UNIT 2 – 274 SQM 2948 SQ FT

RETAIL UNIT 3 – 1961 SQM 21, 100 SQ FT

Rev	Description	Date	By	Chk
-----	-------------	------	----	-----

Status	Purpose for Issue	
Planning	☐ Tender	☐ COMMENT
Construction	☐ As Built	☐

Client
PEEL DEVELOPMENTS (UK) LTD

Contract
PROPOSED DEVELOPMENT
OLD MILL LANE
BARNSELEY

Drawing
PROPOSED SITE PLAN
WITH BUILDING AREA SCHEDULE

bateandtaylor

architects

macintosh house
4a cambridge street
manchester m1 5gg
tel: 01 61 236 0999
fax: 01 61 236 0404
mail@bate-taylor.co.uk
www.bate-taylor.co.uk

Drawing No. MH403-SK43 Revision /
Scales 1:1000@A2 Date MAY '11
Drawn PR Checked GB

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DO NOT scale from this drawing.

Appendix D Site Specific Flood Calculations

Appendix D1 Compensatory Flood Storage Calculations