It is understood that a watercourse is located to the south west 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.

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.

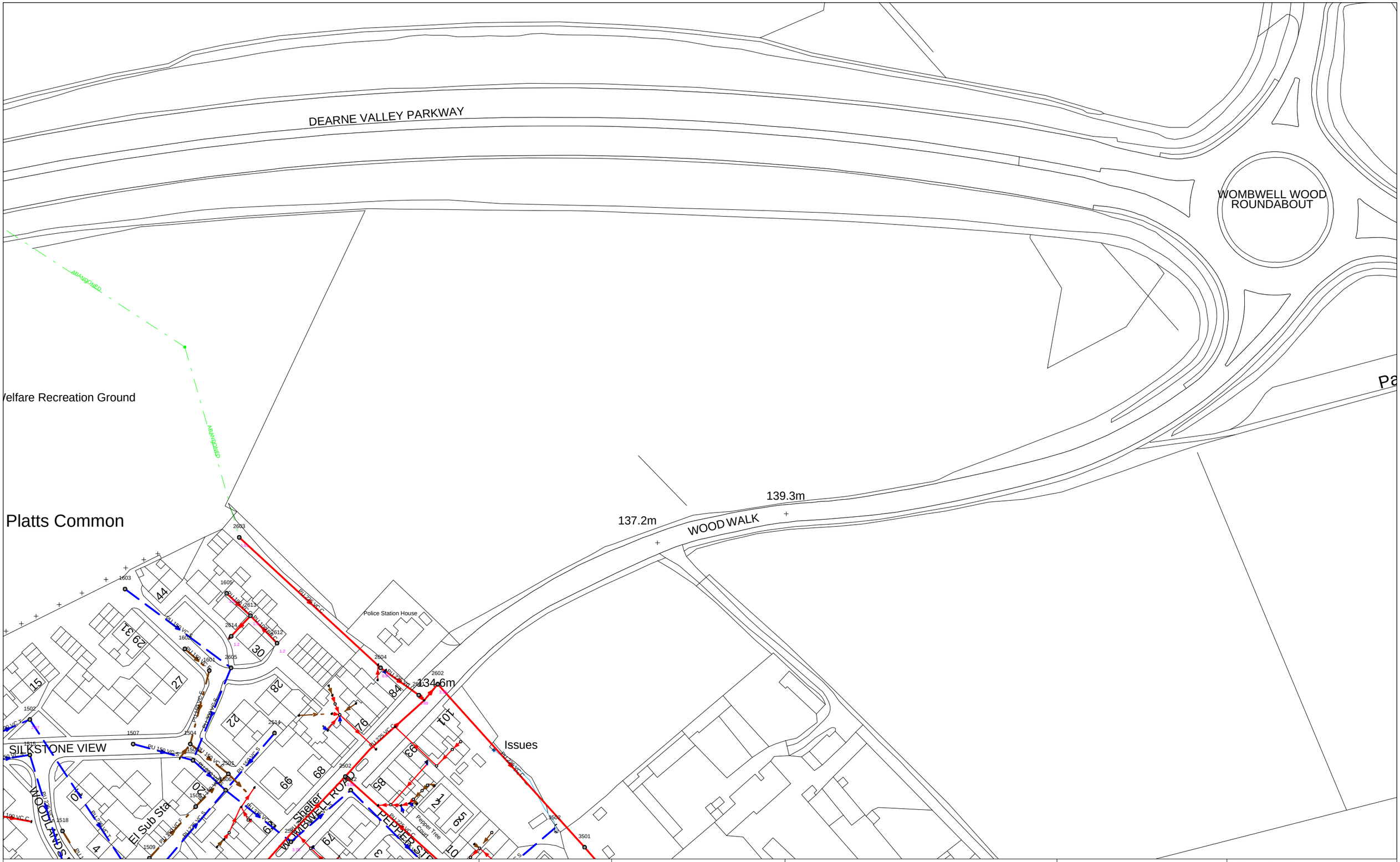
An off-site foul and surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able 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.

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

Chris Roberts
Pre-Development Technician
Developer Services
Yorkshire Water Services Limited



437276 : 401638	Map Name : SE3701NW	Title	
Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : YorMap Advisor C ROBERTS Contact Tel : 87 2582		Notes	Partial Key Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS
		(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	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.
		Date Req : 31/03/2020, 12:27:40	Date Gen : 31/03/2020, 12:29:09
		Source : Sewer Network Enquiry	

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

Appendix F Groundsure Floodview Report

Groundsure
LOCATION INTELLIGENCE

Floodview

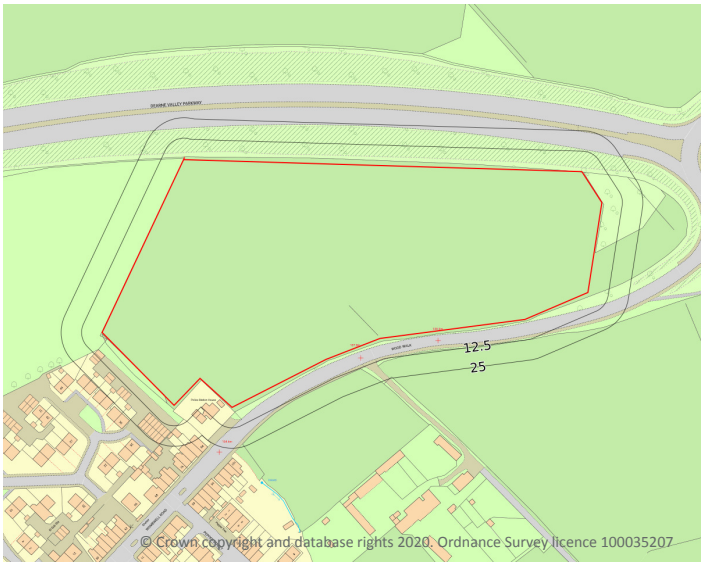
Wood Walk, S74 9SQ

Overall Flood Risk

NEGLIGIBLE

Complies with relevant Law Society practice notes on flood risk in property transactions.

Site plan



Search Results

Rivers and the Sea
Very Low

Historic Flood
Not identified

Flood Defences
No

Surface Water
Negligible

Groundwater
Negligible

FloodScore™
Very Low

NPPF Requirements
Yes

Full assessments for other environmental risks are available in other Groundsure searches including Groundsure Review report. Contact Groundsure or your search provider for further details.

The Property Ombudsman
Conveyancing Information Executive
Groundsure@centremaps.co.uk
01886 832972
info@groundsure.com
08444 159 000

Ref: CMAPS-CM-868343-31982-170320
Your ref: 31982
Grid ref: 437352 401702
Date: 17 March 2020

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 3**.

Flood Risk

National Planning Policy Framework (NPPF)
A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Flood Risk	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river, coastal, surface water (pluvial), and groundwater flooding and historic flood events.

Risk of flooding from rivers and the sea
This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events
Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding
Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences
The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas
Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

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- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Floodview report. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Appendix G Barnsley MBC Correspondence

Andrew Fairburn

From: Atkins , Wayne (ASSET MANAGER) <WayneAtkins@barnsley.gov.uk>
Sent: 23 March 2020 10:22
To: Andrew Fairburn
Subject: RE: Y19072 - Woodwalk - Land drainage queries

Hi Andrew,

I can confirm that a run-off rate of 1.7 l/s/Ha, is acceptable to BMBC as LLFA.

I ma not aware of any watercourses crossing the site.

If you need any further info let me know.

Regards

Wayne Atkins
Principal Engineer – Asset Management
Environment & Transport
Place Directorate
Barnsley Metropolitan Borough Council

Telephone: 01226 772182
E-mail: wayneatkins@barnsley.gov.uk

From: Andrew Fairburn <afairburn@rwo.group>
Sent: 23 March 2020 08:33
To: Atkins , Wayne (ASSET MANAGER) <WayneAtkins@barnsley.gov.uk>
Subject: Y19072 - Woodwalk - Land drainage queries

Morning Wayne

We are looking at a site at Woodwalk, Barnsley (location plan attached), I would be grateful for your comments on the following;

- We have undertaken a greenfield run-off calculation (attached) which indicates a run-off rate of 1.7 l/s/Ha, could you confirm this is acceptable
- Do you have any records of watercourses in the vicinity of the site, if so would it be possible to send me a plan/screenshot

Many thanks

Regards

Andrew Fairburn
Director
Mob: +44 (0)7496 111048
Tel: +44 (0)113 5323500
Email:
Web: http://www.rwo.group/

4 Park Place
Leeds
LS1 2RU

Tel: +44 (0)113 5325000
info@rwo.group
www.rwo.group