3.0 Site Details

3.1 Location

The site is centred on ordnance survey grid reference:

- Area A: SE 244 038
- Area B: SE 246 038

An Ordnance Survey plan of the proposed development is presented below.

Figure 1: Location Plan – Nether Mill Farm, Penistone

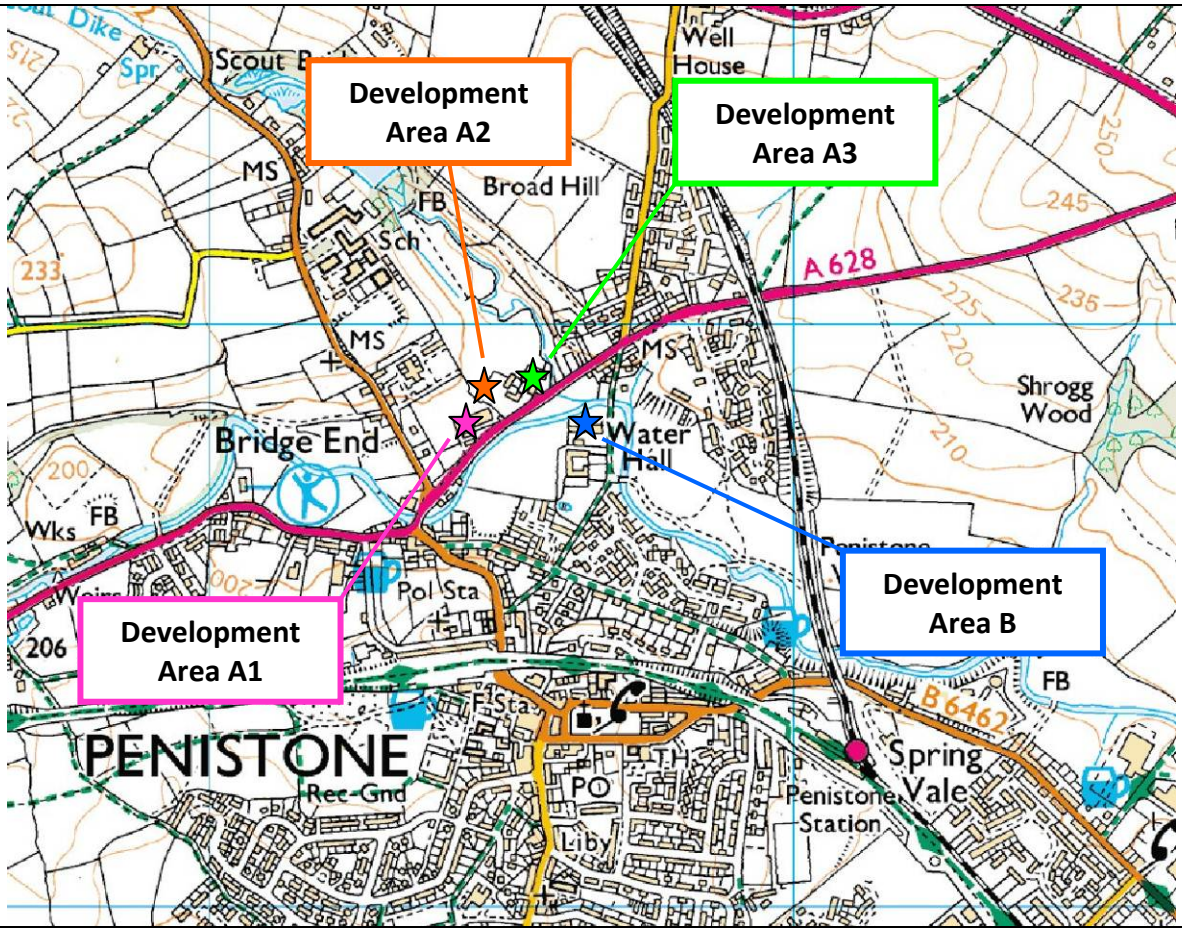


Image produced from the Ordnance Survey Get-a-map service.
Image reproduced with kind permission of Ordnance Survey and Ordnance Survey of Northern Ireland.

3.2 Former/Current Use

Historically the land and buildings have formed part of the farmstead associated with Nether Mill House; which continued as an operational farm until recently.

Figure 2 below illustrates the site layout at the beginning of the 20th Century.

The topographical survey covering Areas A & B is provided for information within Appendix A.

Figure 2: Historical Map of Nether Mill Farm (Circa 1906)

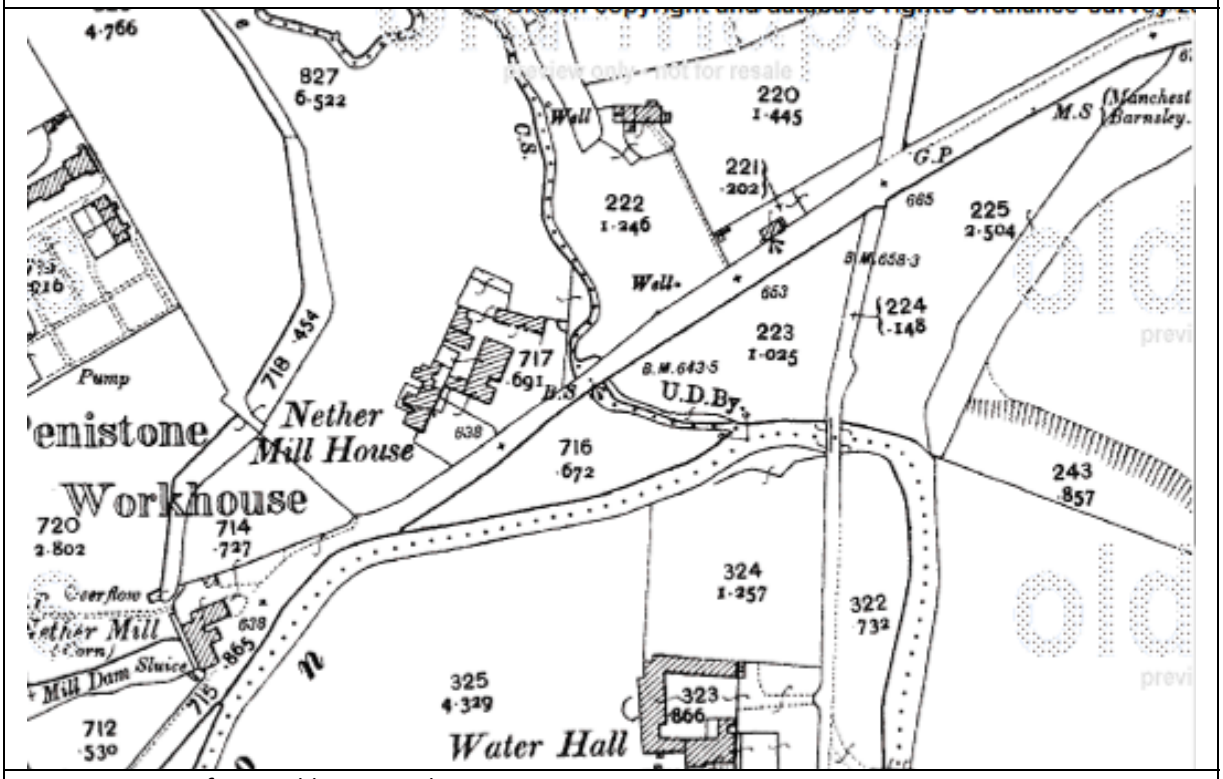


Image courtesy of www.oldmaps.co.uk

3.3 Proposals

Proposals for redevelopment at the site comprise a phased approach, as follows:

- **Site A:**
  - **A1:** Conversion of existing farm building fronting the highway to provide residential accommodation; with the potential for the addition of a small number of units designed in a sympathetic manner to the existing buildings. Total number of dwellings = 13No (referenced A8 – A20).
  - **A2 & A3:** Retention of existing house and cottage with site A2 making a significant contribution towards the character and setting of site A3. Total number of dwellings = 9No (referenced A1 – A7)
- **Site B:** Small number of residential units. Total number of dwellings = 5No (referenced B1 – B5).

The proposed development layout plans, where available, have been provided within Appendix B of this report.

3.4 Boundaries

Nether Mill Farm is situated within the small market town of Penistone in South Yorkshire.

The proposed development is situated approximately 650 metres to the north of central Penistone; and 10.3 kilometres west of Barnsley.

Penistone Grammar School; Scout Dike Reservoir; and large swathes of agricultural land are located to the north side of Nether Mill Farm.

Existing residential development at Wordsworth Court off Water Hall Lane is situated immediately to the south side of proposed Development Area B; with the main body of Penistone town situated beyond.

The A628 Barnsley Road acts to divide the Nether Mill Farm site; with Development Area B to the south and areas A1, A2 and A3 to the north.

Substantial blocks of existing residential development are located of Well House Lane and Wordsworth Road to the East of the development. The land beyond this area on the north eastern fringe of Penistone is predominantly agricultural in nature, spreading eastwards towards Barnsley and interspersed with small villages such as Hoylandswaine and Noblethorpe.

Existing residential development off Huddersfield Road forms the west boundary to the development areas north of Barnsley Road.

An open field is sited beyond the west boundary of the Development Area B to the south side of Barnsley Road.

The River Don is classified as a ‘Main River’; and flows eastwards between Barnsley Road and Development Area B.

Scout Dike is a tributary of the River Don and is classified as ‘Ordinary Watercourse’. The watercourse flows generally in a south easterly direction along the east boundary of Nether Mill Farm, joining with the River Don immediately to the north of Development Area B.

Vehicular access to Development Areas A1, A2, and A3 is available from Barnsley Road; whilst access into Development Area B is from Water Hall Lane.

Figure 3: Existing Site Access into Development Area A1 from Barnsley Road



Image courtesy of Google Maps

Figure 4: Existing Site Access into Development Areas A2 & A3 from Barnsley Road



Image courtesy of Google Maps

Figure 5: Existing Site Access into Development Area B from Water Hall Lane



Image courtesy of Google Maps

3.5 Topography

A topographical survey of Nether Mill Farm has been undertaken and highlights the following:

Area A

The high point within this area is elevated at 197.61mAOD, and situated within the north corner of Development Area A2.

The low point within this area is elevated at 193.10mAOD, and is situated within along the south east boundary of Area A.

Barnsley Road forms the south boundary of Area A and ranges in level from 193.18mAOD and the eastern extremity, rising to 195.70mAOD within the south west part of the site.

The vehicular access into Development Areas A1 and C from Barnsley Road is at a level approximating 194.82mAOD; and 194.54mAOD at the access into Development Areas A2 and A3.

Area B

The high point within Area B is located along the south boundary of the site, where the ground level is surveyed at 194.36mAOD.

The low point within this development area is found to be 192.37mAOD and it situated along the river bank forming the north boundary of the site.

Access into Development Area B from Water Hall Lane is elevated to 193.42mAOD.

Proposed Development Levels

Finished ground floor levels for a number of proposed residential units within the site have been provided by the Architect via drawings 11.050.021 Rev A; 11.050.022 Rev A; and 11.050.023 Rev A; and have been tabulated below for reference.

Table 2: Finished Ground Floor Levels

Residential Unit Reference	Ex. GFL (mAOD)	Prop. GFL (mAOD)
Development Area A1		
A14 (Existing Mill)	194.800	194.800
A15 (Existing Mill)	194.300	194.300
Development Area A2 & A3		
A1 (Tractor Shed)	193.200	193.800
A2 (Existing Barn)	193.600 – 194.000	193.600 – 194.000
A3 (Existing Barn)	193.750 – 194.000	193.750 – 194.000
A4 (Stable)	196.530	196.530
A5 (Farmhouse)	194.630	194.630
Area B		
B1 – B5	-	194.500

3.6 Existing Drainage

It has been observed that the roof area from the existing farm buildings to be converted into residential accommodation i.e. Development Areas A1 and A3 are positively drained via rainwater pipes; and it is believed that surface water runoff from these areas is directed into the public combined sewer within the vicinity of the site.

Development Area A2 is largely undeveloped and as such are not positively drained.

Similarly it is noted that rainwater from the roof areas of the existing farm buildings contained within Development Area B are also not positively drained, with runoff allowed to discharge within the site at ground level.

Information obtained from Yorkshire Water's sewer record plans for the area surrounding Nether Mill Farm, indicates that a 150mm diameter public combined sewer traverses southwards through Development Area A2, and connects with a 150mm diameter public combined sewer which flows eastwards within Barnsley Road.

Furthermore a 225mm diameter public combined sewer is shown to flow west along Barnsley Road.

The sewers connect within the highway at a manhole located immediately to the south of Development Area A3, and change direction to flow south easterly, crossing the River Don, and traversing Development Area B via a 225mm diameter pipe. The public sewer exits the site along the south boundary.

A 300mm diameter public surface water sewer, which is believed to serve residential development off Wentworth Road, flows northwards across the field adjoining Development Area B, enables discharge of surface water runoff directly into the River Don.

A copy of the water supply and sewer record plans supplied by Yorkshire Water are provided for reference within Appendix E of this report.

3.7 History of Flooding

3.7.1 British Hydrological Society – Hydrological Events

A search on the British Hydrological Society Chronology of British Hydrological Events website (http://www.dundee.ac.uk/geography/cbhe) indicates numerous incidents relating to historic flooding within the River Don Catchment, however there are no records specifically within Penistone or Barnsley areas.

3.7.2 Internet Search for Historical Flooding

Following what was reported to be 2 months' worth of rainfall over a 24 hour period in July 2012, an area of Penistone to the south of the development areas at Nether Mill Farm, known as Green Road became flooded.

Penistone Cricket Club located off Sheffield Road to the south east of the proposed development was also reported to have become inundated due overtopping of the natural river bank, along the River Don.

Information obtained from Barnsley Council's website indicates that during this period, Green Road was closed to vehicles and the flood status along part of the A628 in Penistone was upgraded to 'Flood Warning' from 'Flood Alert'.

It is not clear from the reports however which part of the A628 through Penistone that this report refers to.

The Barnsley Chronicle reported the following:

'In Penistone areas such as Green Road and Barnsley Road had water running down the streets, and Hoyle Mill Lane, next to the River Don in Thurlstone, along with Manchester Road at Millhouse Green were also badly affected.'

3.7.3 Barnsley Council's Level 1 SFRA (2010)

Table 5.1 within the SFRA document outlines the major historical flood events within the Upper Don Catchment and Dearne Valley. It is noted that all events listed are related to flood events along the River Dearne; with no incidents listed in Penistone or within the immediate vicinity of Nether Mill Farm.

3.7.4 Barnsley Council's PFRA (2011)

The Preliminary Flood Risk Assessment document has been prepared to assist Barnsley Council meet their duties to manage local flood risk and deliver the requirements of the Flood Risk Regulations (2009).

Within the new legislative framework Barnsley Council is defined as a Lead Local Flood Authority (LLFA).

A review of the historical flood information provided within Table 4-2 of this report, did not deliver evidence of flooding within the vicinity of the proposed development sites at Nether Mill Farm or indeed the Penistone area.

3.7.5 Anecdotal Information

Through liaison with the site owners, it has been established that prior to July 2012, the proposed Development Areas A3 & B have no memorable history of flooding.

During the event of 2012 however it was advised that flooding at the application site occurred, with the following information supplied by the Architect for the project:

'*During the exceptional flooding of last summer Scout Dike backed up as the flow of water down Scout Dike was not able to get into the River Don due in part to the flow in the Don and, according to our clients, the restricted space available within the culvert beneath Barnsley road due to silting of the bed of Scout Dike.*

Flood water from Scout Dike gained access to the site by flowing through the existing dry stone boundary wall.

I am advised that the flooding within Site A covered the area in front of the tractor shed, the interior of the tractor shed and a small part of the front lower internal floor area of the principle stone barn that stands at right angles to the tractor shed.'

The depth of flooding within the tractor shed is understood to have approximated 0.5 metres.

It was also reported that a small portion of Development Area B was also flooded during the July 2012 incident.

3.7.6 Environment Agency Historical Flood Level Data

The Environment Agency has provided details of historic flooding during the autumn 2000 and June 2007 flood events.

The flood level within the River Don adjacent to Development Area B, within the Nether Mill Farm site, during the autumn 2000 event was recorded at 192.87mAOD.

The topographical survey records the south river bank levels at 192.37mAOD to 192.76mAOD within the site; and therefore overtopping is likely to have occurred during this flood event.

However, ground levels moving away from the river bank rise very quickly and the general site area lies at a level above 193.00mAOD. As such the main part of Development Area B is unlikely to have become inundated during this flood event.

Whilst flood levels are not provided for the 2007 flood event within the River Don, the flood outline indicate at all areas within the site remained dry.