

**Operational Services  
Assistant Director: P. Castle**

**PO Box 601, Barnsley, S70 9FA**

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**F.a.o Inner Team (DC)  
Development Control,  
Planning and Transportation**

IG/ 2021/1089  
30<sup>th</sup> October 2023

**Hybrid application for residential development for 1,560 dwellings comprising:  
a) Full planning permission for: earthworks to create development platforms;  
strategic drainage ponds/dry detention basins and associated drainage  
infrastructure; construction of a new link road; location of strategic landscaping  
and ecological areas; demolition of existing buildings; works to Hermit Lane;  
and erection of Phase 1(a) residential development comprising 216 dwellings, b)  
Outline planning permission for: Residential development comprising up to  
1,344 dwellings; new primary school; small shops and community facilities; and  
associated infrastructure works, (Amended Description and Amended Plans).  
Land to the South East of Higham Common Road, Barnsley (Employment)**

Inner Team (DC),

I refer to the consultation dated 30<sup>th</sup> October 2023 and would inform you have now examined the Flood Risk Assessment submitted by Pegasus Planning Group Ltd regarding the drainage of this site. The FRA gives a strategy with respect to the drainage of the site, but I am concerned about the suitability of the proposed outfall on Barugh Green Road. This watercourse has had a number of flooding events adjacent to Claycliffe Road.

To ensure that the outfall is investigated further, I would recommend that the following condition is attached to any approval.

**H4 -No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority. @To ensure the proper drainage of the area**

**H6 - No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation into the watercourse has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with an approved programme and details. @ To prevent the increased risk of flooding.**

**H5 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences. @ To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.**

**H19- No development shall commence until full details of structural condition including CCTV survey and exact route of the watercourse have been submitted to and approved in writing by the Local planning Authority to demonstrate its adequacy and clearance is maintained. @ To maintain the structural integrity and proper functioning of the existing culverted watercourse.**

**H26 No development shall take place until a scheme for disposing of surface water by means of a sustainable drainage system is approved by the Local Planning Authority. The scheme shall include the following details:**

**Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;**

- A timetable for its implementation; and**
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker or any other arrangements to secure the operation of the scheme throughout its lifetime.**

**The development shall be implemented in accordance with the approved sustainable drainage scheme and maintained thereafter in accordance with the approved management and maintenance plan.**

#### **Advisory Notes**

**If the developer is to make discharge flows to the existing watercourse, he must gain the written agreement of the Land Drainage Authority to discharge flows at an agreed rate – [highwaydrainage@barnsley.gov.uk](mailto:highwaydrainage@barnsley.gov.uk)**

**If the developer is to carry out works within or in the proximity of any watercourse, he must gain the relevant permissions from the Lead Local Flood Authority = [highwaydrainage@barnsley.gov.uk](mailto:highwaydrainage@barnsley.gov.uk)**

Regards

  
**SERVICE MANAGER HIGHWAY DELIVERY**