

Flood Risk Assessment

Sir Robert Ogden CBE LLD

Former Goldthorpe Colliery, Barnsley

November 2013

Client	Sir Robert Ogden CBE LLD
Project	Former Goldthorpe Colliery, Barnsley
Report Title	Flood Risk Assessment
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1 Introduction

1.1 Appointment

Egorum Limited was appointed in September 2013 to undertake a Flood Risk Assessment for a residential development at the former Goldthorpe Colliery, Barnsley.

1.2 Scope

The scope of the study was to collate and review information from searches and consultation with the key flood risk and drainage bodies, identify flood risk and drainage constraints and potential mitigation measures. Detailed design of mitigation measures and the drainage systems did not form part of the scope and has not been undertaken at this stage.

1.3 Methodology

The study consisted of data collection and review, desk based research and consultation with regulatory bodies and third parties in relation to flood risk and drainage.

The study provides a preliminary risk based assessment of potential flooding to the site and as a result of development from all sources, including fluvial, tidal, surface water / pluvial, groundwater, surcharged sewers and other man made sources. Potential concept mitigation measures are identified to address the flood risk to the site and any potential increase in flood risk to other land.

The impact of climate change on flood risk and drainage requirements is also assessed.

1.4 Limitations

The report is based on the interpretation and assessment of data provided by third parties. Egorum Limited cannot guarantee the reliability of the third party information obtained. The conclusions and findings of the report may change if the third party data is subsequently amended or updated.

The report and findings have been prepared for the client and purpose stated in paragraph 1.1. The report should not be relied upon or transferred to any third parties without the written authorisation of Egorum Limited.

2 Existing Site

2.1 Location

The site is located south of Doncaster Road, off Kingsmark Way, approximately 600m south east of the centre of Goldthorpe.

The OS grid reference for the site is SE 46691 04212 .

A site location plan is in **Appendix A**.

2.2 Description

Table 2.2 Site description		
Site Area		Approx 4.1ha
Land use		Former colliery site
Boundaries	north	Allotments
	south	Former rail line
	east	Recent Ben Bailey residential development.
	west	Residential areas.

2.3 Waterbodies

There are no waterbodies in the immediate vicinity of the site.

2.4 Drainage

Public Sewers

Yorkshire Water sewer record plans show the following public sewers in the vicinity of the site:-

- A 300mm dia public combined sewer running along the southern boundary of the site
- A 225mm diameter public combined sewer running along the eastern boundary of the site in the south
- A public syphon sewer crosses the former rail line to the south, from a manhole just within the site boundary.
- The foul drainage system serving the Ben Bailey development to the east is shown as being subject to a S104 agreement, however this will have been transferred to a public sewer following the October 2011 transfers. Stub pipes from this foul system have been provided to serve the proposed application site.

The law regarding responsibility for drains and sewers changed on the 1st October 2011. From this date the Government transferred the majority of drainage pipes that are either outside a property's boundary or are shared with other buildings to the sewage/water companies. The sewer records may not show all of the transferred sewers.

There are development restrictions and easement and access requirements relating to the public sewers within the site, refer to **Appendix D** for further details.

Private Drainage

The Yorkshire Water sewer records show a surface water system subject to a S104 adoption agreement in the Ben Bailey development to the east.

This surface water system has been designed to cater for surface water run-off from the application site.

2.5 Flood Mapping

The site is in Flood Zone 1 on the Environment Agency flood maps.

Surface water flood risk mapping in the Barnsley Flood Risk Assessment shows that the site is not at risk from surface water flooding.

Refer to **Appendix B** for flood mapping.

2.6 Flood Defences and Structures

There are no formal flood defences in the vicinity of the site.

3 Proposed Development

3.1 Sequential and Exceptions Test

Approximately 190 residential units are proposed, (refer to **Appendix C**).

Table 2 in the Technical Guidance to the National Planning Policy Framework categorises residential use as 'more vulnerable'. The site is in Flood Zone 1 and a Sequential Test and Exceptions Test report would not be required for any planning application

3.2 Consultation

A summary of the consultation responses is given in Table 3.2 below. Copies of responses are included in **Appendix D**.

Table 3.2 Summary of Consultation Responses	
Environment Agency	Site is in Flood Zone 1. Environment Agency agree in principle to the surface water drainage strategy.
Barnsley Council	Barnsley Council confirmed that there are no watercourses or culverts crossing the site and that there are no records of flooding at the site. Barnsley Council agrees in principle to the proposed drainage strategy.
Yorkshire Water	Yorkshire Water has confirmed that foul flows can connect to the stub pipes provided by the Ben Bailey development, subject to confirmation of capacity at the receiving waste water treatment works. Surface water can connect to the stub pipes provided by the Ben Bailey development. Yorkshire Water approval should be sought at the detailed design stage, for connection to the stub pipes so as not to prejudice any S104 agreement.

4 Flood Risk Sources and Extent

4.1 Summary

A summary of the sources and level of flood risk (negligible, low, medium or high) is given in Table 4.1 below.

Table 4.1 Summary of the Sources and Extent of Flood Risk	
Source	Risk Level
Fluvial	low
Tidal - Coastal	negligible
Surface Water / Pluvial	low
Groundwater	low
Surcharged Sewers	low
Other Man Made Sources	low

Further detail on the sources and level of flood risk is discussed in the paragraphs below.

4.2 Fluvial

The site is in Flood Zone 1 and there are no watercourses in the vicinity of the site that would affect flood risk to the site, therefore fluvial flood risk is low.

4.3 Tidal

The site is not in an area at risk from tidal flooding.

4.4 Surface Water / Pluvial

Surface water flood risk mapping in the Barnsley Strategic Flood Risk Assessment shows that the site is not in an area at risk from surface water flooding.

The risk of flooding from surface water and pluvial sources is considered to be low

4.5 Groundwater Flooding

As part of the Barnsley Strategic Flood Risk Assessment preparation consultation was undertaken with the Coal Authority regarding potential groundwater flooding from former coal mining operations.

The Barnsley Strategic Flood Risk Assessment confirms that the site is not a development site potentially at risk from groundwater flooding from former mining operations.

Barnsley Council have confirmed that they have no records of groundwater flooding at the site.

Overall, the risk of groundwater flooding is considered to be low.

4.6 Surcharged Sewers

Mapping in Appendix 4 of the Barnsley Preliminary Flood Risk Assessment shows that there are no 'DG5' public sewer flooding incidents which could affect the site.

No records of surcharged sewer flooding have been obtained as part of the study.

The risk of flooding from surcharged sewers is low.

4.7 Other Man Made Sources

The site is not in an area at risk from flooding from a major failure of reservoir and there are no other known artificial sources of flood risk that could affect the site.

Flood risk from man made sources is considered to be low.

4.8 Climate Change

Based on a typical lifespan for this type of development of 100 years, the contingency allowances for climate change set out in Table 4 and 5 of the Technical Guidance to the NPPF, up to 2115 are for up to 15mm per year net sea level rises and a 30% increase in peak rainfall intensity.

The projections for the UK in relation to climate change are that the UK will experience more frequent short-duration, high-intensity rainfall and more frequent periods of long-duration rainfall of the type that has been responsible for the large flood events recently experienced in the UK.

5 Flood Risk Mitigation

5.1 Concept Flood Risk Mitigation Measures

The concept flood risk mitigation measures described below are based on the study work undertaken to date.

Flood risk from all sources is considered to be low, with residual risk from surface water flooding for extreme events.

5.2 Surface Water Flooding - Mitigation

To protect against flooding from surface water and overland flows from extreme events, floor levels should be set typically 150mm above immediate existing ground levels. Entrances and areas immediately adjacent to buildings should, where practicable, be designed to fall away from buildings.

Flood resilience measures should be incorporated into the design and construction to facilitate drainage and drying, allowing earlier cleaning and reuse of the buildings in the event of a flood.

Typical flood resilience measures include:-

- Use of durable materials
- Where practicable use of ground supported concrete floor slabs.
- Raising thresholds as high as practicable, whilst complying with Building Regulations
- Utility meters placed above flood levels
- Electrical sockets placed above flood levels
- Boilers and heating units placed above flood levels.

Further information is contained in 'Improving the Flood Performance of New Buildings – Flood Resilient Construction', Department of Communities and Local Government, May 2007 and www.ciria.org.

5.3 Surface Water Drainage Strategy

The surface water system in the Ben Bailey site to the east of the development was designed and constructed to cater for unrestricted flows from the application site.

At the time of the design of the adjacent surface water system, the application site was proposed for commercial use – typically having an impermeable percentage of approximately 80%. The current proposed residential use has atypical impermeable percentage of approximately 50 to 60%.

Planning permission for the application site was previously granted based on an unrestricted discharge into the surface water system on the Ben Bailey site, which includes attenuation with a restricted discharge to a watercourse to the east of that development.

Barnsley Council, the Environment Agency and Yorkshire Water have agreed in principle to the proposed connection to the stub pipes provided in the adjacent development. Yorkshire Water has stated that their approval should be sought for connection to the surface water stub pipes so as not to prejudice the S104 adoption agreement.

Refer to **Appendix D** for consultation responses.

5.4 Foul Drainage

Yorkshire Water has confirmed that that foul flows from the site can connect to the stub pipes provided by the adjacent Ben Bailey development, subject to their confirmation of capacity at the receiving waste water treatment works.

5.5 National Standards for SuDS

It is understood that the regulations regarding the SuDS Approval Bodies (SAB) and associated National Standards for SuDS will come into force in April 2014.

Transitional provisions for developments within the planning process are currently unknown and at the time of drafting this report, have not been published. SAB design and procedural requirements could affect the proposed surface water drainage strategy, depending on the planning status at the time of the forthcoming regulations.

6 Conclusions

6.1 Flood Risk

The site is in Flood Zone 1 and flood risk from all sources is low.

Floor levels should be set typically 150mm above existing ground levels to mitigate against flood risk from overland flows from extreme events.

6.2 Drainage

There are existing public sewers crossing the site with development restrictions and easement and access requirements.

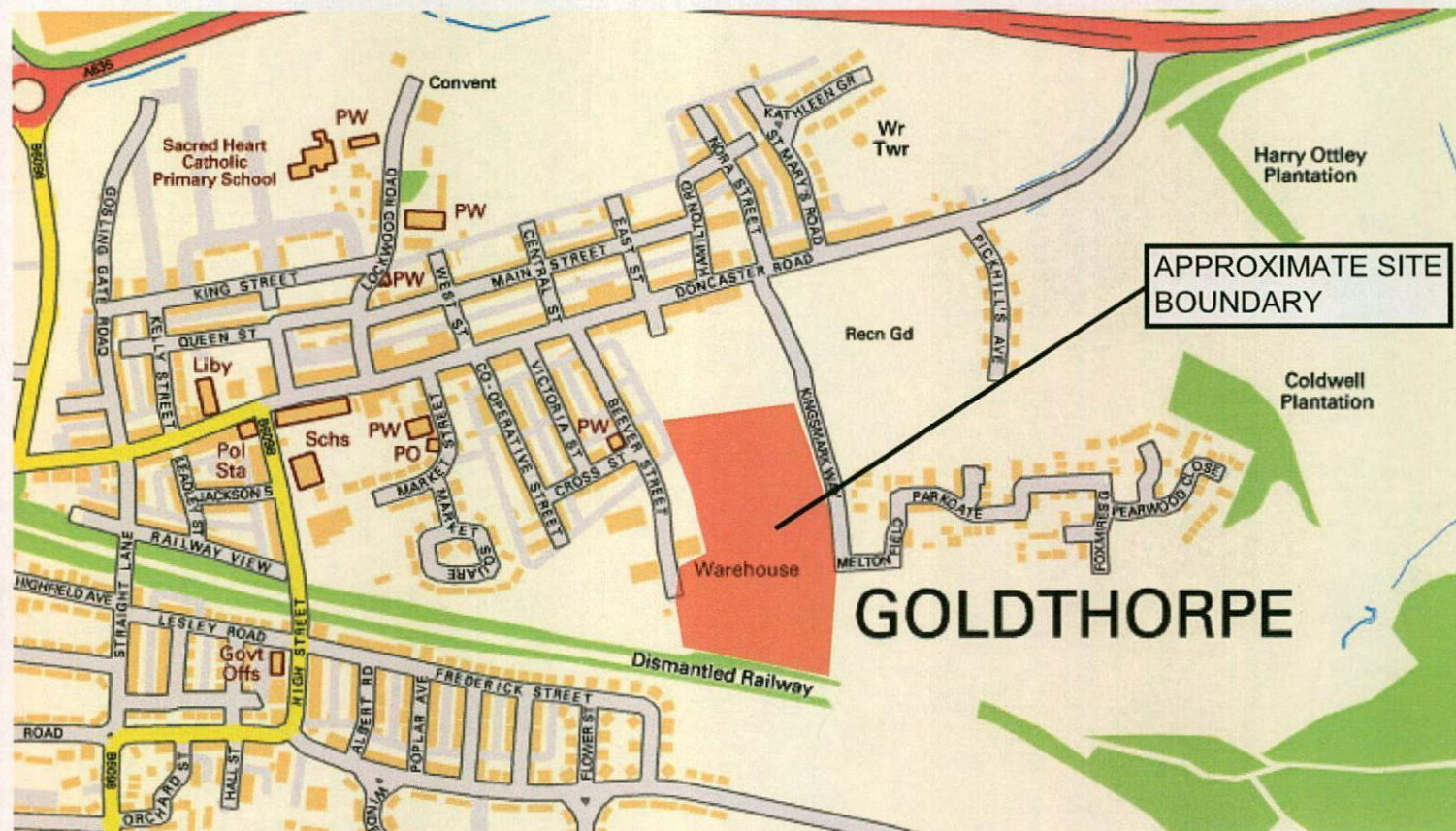
The adjacent surface water drainage system in the Ben Bailey development was designed and constructed to cater for unrestricted flows from the application site and stub pipes have been provided for the future connections.

Barnsley Council, the Environment Agency and Yorkshire Water have agreed in principle to the surface water drainage strategy.

Yorkshire Water has confirmed that foul flows can discharge to the stub pipes provided by the Ben Bailey development, subject to Yorkshire Water confirmation of treatment works capacity.

Appendices

Appendix A Location Plan



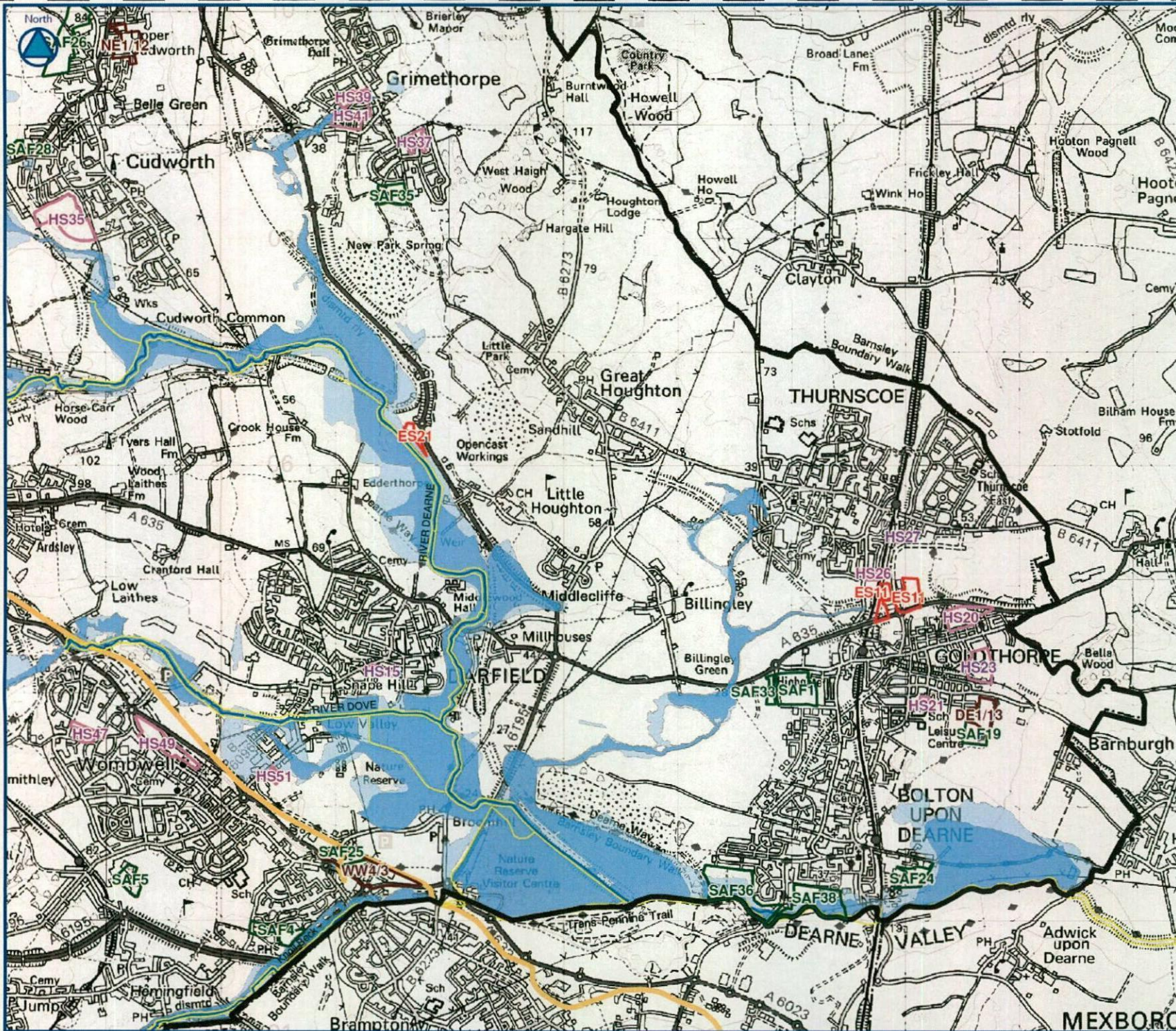
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PROPOSED DEVELOPMENT, FORMER GOLDTHORPE COLLIERY LOCATION PLAN

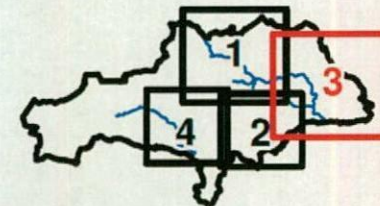
NOT TO SCALE

egorum

Appendix B Flood Risk Mapping



KEYPLAN



LEGEND

1:32,596

- Barnsley MBC Boundary
- Defence
- Main River
- Possible route of restored canal
- Flood Zone 3
- Flood Zone 2

Proposed Development Sites

- Employment Sites
- Housing Sites
- UDP Sites
- Safeguarded Land

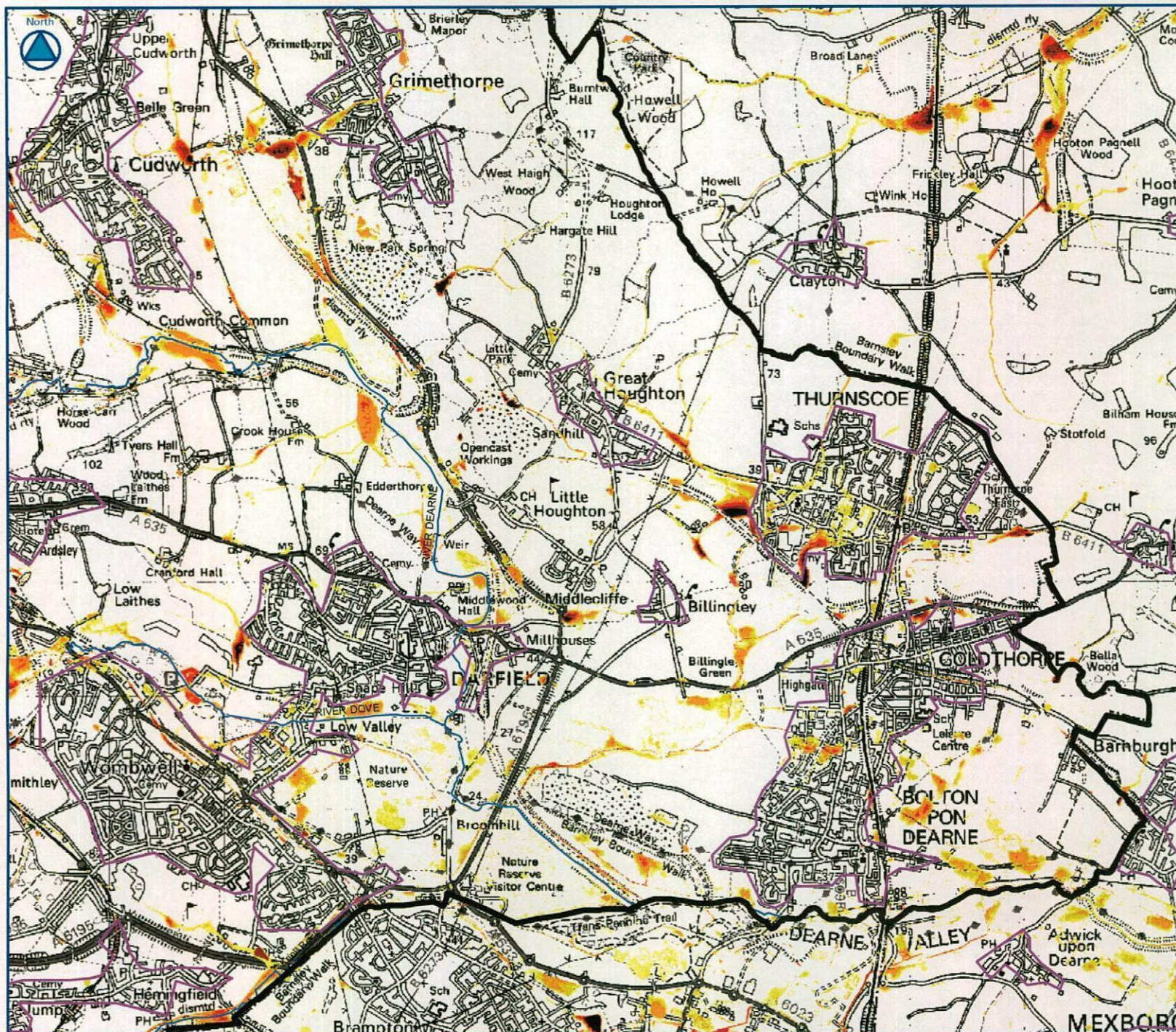
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MAP A - 3

PROPOSED DEVELOPMENT SITES
AND FLOOD ZONES

MEXBORO

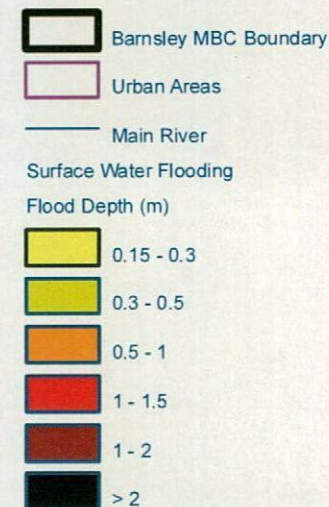


KEYPLAN



1:32,596

LEGEND



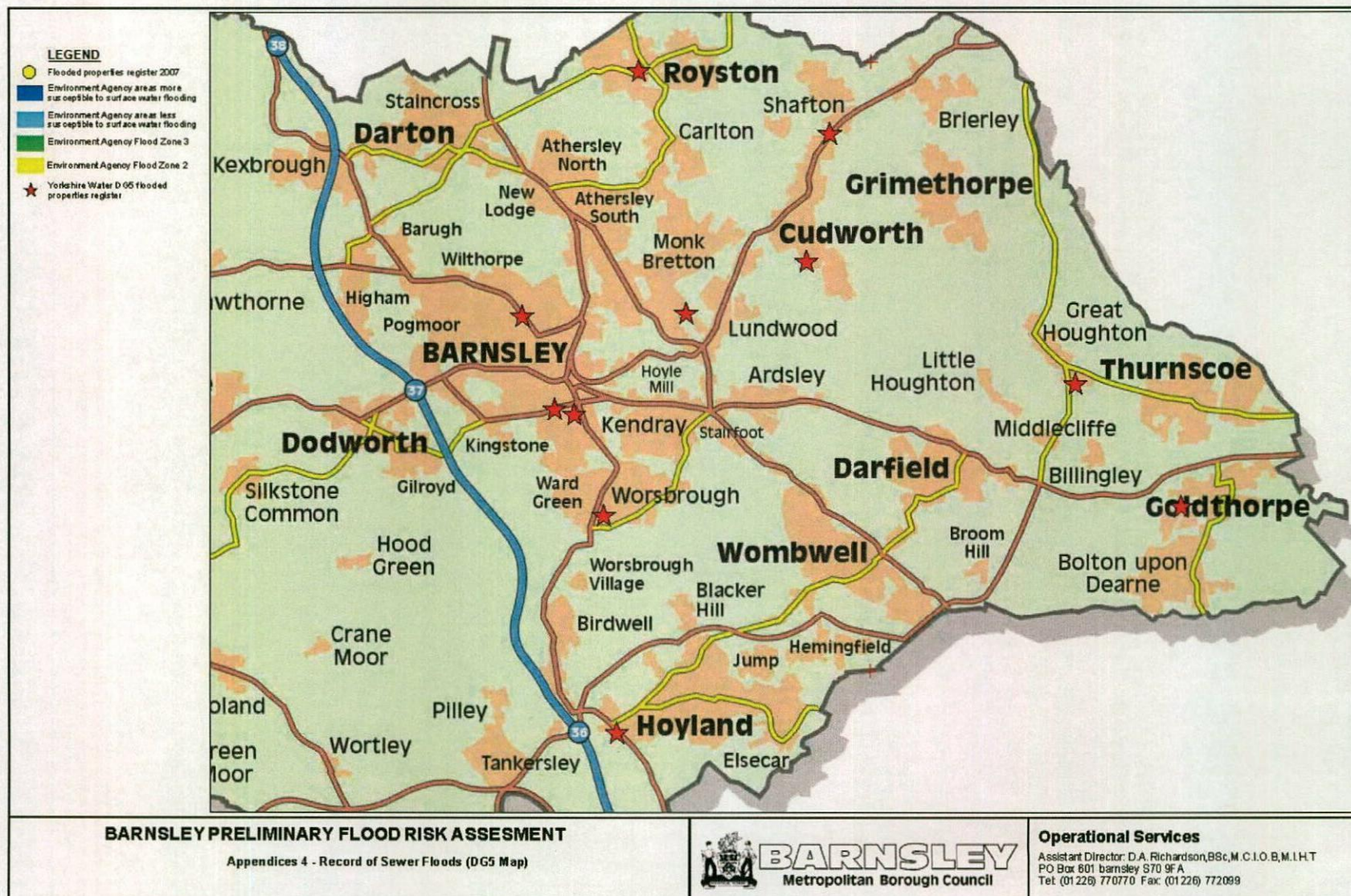
Note:
Please see Section 5.8 of the SFRA
for further details.

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MAP C - 3

PLUVIAL FLOODING CAUSED BY
100YEAR RAINSTORM



Appendix C Proposed Development Master Plan



Site No. 1001
 Date: 10/10/13
 By: [Signature]
 Scale: 1:1000
 Project: [Project Name]

Project: [Project Name]
 Client: [Client Name]
 Designer: [Designer Name]
 Date: 10/10/13
 Scale: 1:1000 @ A1
 Project: [Project Name]

Appendix D Consultation Responses

Tim Morley

From: Grayson , Ian [iangrayson@barnsley.gov.uk]
Sent: 15 October 2013 15:25
To: 'Tim Morley'
Subject: RE: DEVELOPMENT ENQUIRY - FRA AND DRAINAGE STRATEGY KINGSMARK WAY, GOLDTHORPE

Tim

The Council have no records of any culverted or open watercourses crossing the site indicated on the attached plan.

I am not aware of any flooding issues associated with the site, and would confirm that to my knowledge it is not affected by any flood plains from major watercourses in the area.

I would confirm that I have no objections in principal to the drainage strategy you have outlined.

However due to the size of the development a FRA in accordance with NPPF should be supplied to support any planning application for this site.

Thanks

Ian Grayson-Senior Engineer – Highway Management

Barnsley Metropolitan Borough Council

Environmental Services

Network Resilience and Asset Management

Westgate Plaza 1

PO Box 603

S70 9FA

Highways & Engineering - Westgate



Tel: 01226 772107



Mobile: 07825845209



Fax: 01226 772196



E-mail: iangrayson@barnsley.gov.uk



Website: <http://www.barnsley.gov.uk>

From: Tim Morley [mailto:tim.morley@egorum.com]

Sent: 15 October 2013 14:52

To: Grayson , Ian

Subject: DEVELOPMENT ENQUIRY - FRA AND DRAINAGE STRATEGY KINGSMARK WAY, GOLDTHORPE

Ian,

Thanks for your time on the phone.

Please find attached a location plan for a proposed residential development at Kingsmark Way, Goldthorpe.

Grid ref SE 46691 04212
 446691 404212

Nearest Postcode S63 9GL

The proposed development site is in Flood Zone 1. Review of currently available information indicates that the flood risk from fluvial, groundwater, surcharged sewers, overland flow and man made sources is low.

26/11/2013

The main site covers a total area of approximately 4.15 ha and approximately 190 units are proposed. To the west there is a possible further 1.5 ha and an additional approx 60 units.

The Ben Bailey development to the east of the site has been developed with foul and surface water drainage systems that have been designed and constructed to cater for flows from this proposed development. The surface water drainage system includes an attenuation pond, with a restricted discharge to the local watercourse – for which planning permission has been granted.

Stub pipes have been provided into this development sites – 2no 450 dia pipes for surface water and 2no 150dia pipes for foul.

The proposal is to connect to these stub pipes - as per the original design proposals.

Given the ground conditions at the site the use of infiltration SuDS for disposal of surface water run-off would not be viable.

Consultation with Yorkshire Water and the Environment Agency is also being undertaken.

Please can you :-

- Confirm your agreement in principle / provide comments on the proposed surface water drainage strategy.
- Provide any details of flooding issues or historical flooding in the area.

Please contact the undersigned if you have any queries.

Regards

Tim

Tim Morley
Director

tel: 0113 345 7678
fax: 0113 345 9373
mob: 0758 555 6861



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26/11/2013

Tim Morley

From: Beech, Cheryl [Cheryl.Beech@environment-agency.gov.uk]
Sent: 23 October 2013 09:21
To: tim.morley@egorum.com
Subject: Your Enquiry: RFI/2013/27388

Our Ref: RFI/2013/27388

Your Ref:

Dear Tim

RE: Kingsmark Way, Goldthorpe S63 9GL

Thank you for your request of 15 October 2013 regarding the above site.

Under the National Planning Policy Framework (NPPF) land is divided into three zones with regard to flood risk.

Zone 1

This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Zone 2

This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1%-0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.

Zone 3

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from sea (>0.5%) in any year.

These zones do not take account of any flood defences that may exist as these could be overtopped or breached by a more severe flood event than designed for or maintained against.

Site Assessment:

From the information supplied I can confirm that the proposed development lies in Flood Zone 1 on the Environment Agency Flood Map. There is a small watercourse known locally as West Moor Dike over 400 metres away from the site as well as a few small drains in the area. West Moor Dike is classified as an ordinary watercourse under the terms of the Land Drainage Act 1991, the Agency has no powers under the aforementioned Act to carry out improvement works to the watercourse. We have no information relating to the watercourse or drains for the area.

I would suggest you contact the local authority main drainage department as they are the responsible drainage authority for the watercourse and drains in the area. They may hold local information about the area.
Information to be included in a Flood Risk Assessment

A flood risk assessment (FRA) must be submitted with a planning application on any proposed development site over 1ha within Flood Zone 1. The FRA assessment would need to demonstrate that the development would not increase the risk of flooding to others and would not be at risk of flooding itself.

All potential sources of flooding will need consideration including; river flooding, groundwater flooding, surface water runoff and flooding from sewers etc. It should also assess the existing and proposed surface water drainage from the site.

Further information on producing a FRA and where a FRA is required can be found on the Environment Agency's website on the Flood Risk Standing Advice pages which can be found at: <http://www.environment-agency.gov.uk/research/planning/82587.aspx>
 A more comprehensive guide on FRA's can be found in CIRIA Report C624 'Development and flood risk - guidance for the construction industry' available through their website: <http://www.ciria.org>.

Floor Levels

Setting the ground floor level above site ground level will provide a measure of protection against any flooding, prior to the introduction of NPPF the Agency's standard response was to require floor levels to be 600mm above site ground level. You should propose a suitable minimum floor level related to Ordnance Datum.

Surface Water Runoff

Surface water discharge from new development should ideally 'mimic' the pre-development situation using a sustainable drainage system so that flow in watercourses is not increased. In normal circumstances surface water discharge from new development should be attenuated to the 'greenfield' 1 in 1 year flow from site, or lower than the existing rate of runoff for a pre-developed site.

Greenfield sites

The acceptable greenfield runoff rate is normally 5 litre/second/hectare, but you should consult with the Lead Local Flood Authority for variances in their district and to discuss your proposals.

Brownfield sites

Surface water runoff should be attenuated to provide a minimum 30% reduction of surface water discharge when compared with the existing site outflow prior to redevelopment, unless otherwise agreed with the relevant drainage authority.

If a new discharge is required to a watercourse should be limited to the acceptable greenfield runoff rate, also it must be ensured that any additional volume of surface water to the receiving watercourse will not cause flooding problems.

The attenuation system needs to be designed so there is no flooding to properties on or off site for rainfall events up to 1 in 100 year return period.

Any conventional adopted balancing facility should be designed to accommodate volume storage for at least the 1 in 30 year flow from the site below ground, with the 1 in 100 year flow retained within the site (including an allowance for climate change), without causing any flooding to buildings.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable.

26/11/2013

Sustainable Urban Drainage techniques (SUDs) tackle surface water run-off problems at source using features such as soakaways, permeable pavements, grassed swales, infiltration trenches, ponds and wetlands to attenuate flood peak flows, produce water quality improvements and environmental enhancements. The Environment Agency seeks to promote the use of SUDs techniques to this site and expects the developer of the site to submit detailed investigations such that the use of SUDs has been fully explored.

More information on SUDs can be found at: <http://www.ciria.org.uk/suds/>

For information on Green Roofs in particular, please visit: www.thegreenroofcentre.co.uk

Please note that the view expressed in this letter by the Environment Agency is a response to a pre-application enquiry only and does not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application.

You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

If you wish to discuss your proposals further with the officer dealing with the area Lesley Slaney can be contacted on (0113) 8196044.

This information is provided subject to the attached notice which we advise that you should read.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive:

<http://www.surveymonkey.com/link/a3d10>

If you require any further help, please do not hesitate to contact me.

Yours sincerely

Cheryl Beech
Customers and Engagement Team
Direct Dial 0113 8196360
Email nevorkshire@environment-agency.gov.uk

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Tim Morley

From: Slaney, Lesley [lesley.slaney@environment-agency.gov.uk]
Sent: 12 November 2013 09:53
To: Tim Morley
Cc: Grayson, Ian
Subject: RE: RFI/2013/27388 - PROPOSED DEVELOPMENT GOLDTHORPE

Hi Tim

As discussed this morning I have talked to Ian Grayson the drainage engineer at Barnsley Council and he has confirmed that he would have no objections to the proposed drainage strategy submitted to him via e-mail on the 15th October. In light of this I can confirm in principle to the proposed drainage strategy you have outlined.

I also feel due to the fact that you have already had approval in principle from the drainage engineer at Barnsley to the proposed drainage strategy any final details could be covered by a condition.

I hope that answers your questions, if you need to speak to me again please don't hesitate to call me at the number below.

Kind Regards

Lesley Slaney
FCRM Officer BA (Hons)
 Tel: 0113 8196044
 Mobile: 07747 473303
 Email: lesley.slaney@environment-agency.gov.uk
 Lateral
 8 City Walk
 Leeds
 LS11 9AT
 Part of the Environment Agency's Yorkshire and North East Region

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Our flood warnings are changing. Be prepared. Find out more by calling Floodline on 0845 988 1188 or by visiting [our website](#).

From: Tim Morley [mailto:tim.morley@egorum.com]
Sent: 11 November 2013 16:27
To: Slaney, Lesley
Subject: RFI/2013/27388 - PROPOSED DEVELOPMENT GOLDTHORPE

Lesley,

I am undertaking a FRA and drainage strategy study for a proposed residential development at Kingsmark Way, Goldthorpe.

I am in receipt of the response to a general pre development enquiry from yourselves ref RFI/2013/27388.

The main site covers a total area of approximately 4.15 ha and approximately 190 units are proposed.

The Ben Bailey development to the east of the site has been developed with foul and surface water drainage systems that have been designed and constructed to cater for flows from this proposed development. Stub pipes have been provided into this development sites – 2no 450 dia pipes for surface water and 2no 150dia pipes for foul. The proposal is to connect to these stub pipes – as per the original design proposals.

The proposed development is in Flood Zone 1, however the FRA will consider flood risk from all sources.

Consultation has been undertaken with Barnsley Council and YW. Barnsley Council has agreed in principle to the proposed drainage strategy; I am currently awaiting a response from YW.

Planning for the Former Goldthorpe Colliery (west part) for residential development was refused on 21/9/2006 ref 2006/1402 and then granted at appeal on 23/8/2007, ref APP/R4408/A/07/2040687. The reasons for the original refusal related to land allocation and not to flood risk or drainage issues.

An FRA prepared by ENCIA dated Aug 2006, ref 9278/FRA 1 was submitted with the 2006 application. YW, Barnsley Council Drainage and the EA were consulted as part of the original planning applications and no objections were raised.

In terms of the FRA report for this proposed development, which will be submitted with the planning application:-

- Can you confirm your agreement in principle to the proposed drainage strategy – i.e connection to the sub pipes / infrastructure provide by the Ben Bailey site.
- Bearing in mind planning permission was previously granted for this site, would the EA require sight of the Ben Bailey drainage infrastructure details and design parameters – or could this level of detail be covered by a condition?

If you could comeback to me regarding the sw drainage strategy requirements asap it would be appreciated and enable me to finalise the FRA report.

Please contact me if you have any queries.

Thanks

Tim

26/11/2013

Tim Morley
Director

tel: 0113 345 7678
fax: 0113 345 9373
mob: 0758 555 6861



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Tim Morley

From: robert.illingworth@yorkshirewater.co.uk
Sent: 20 November 2013 15:13
To: Tim Morley
Subject: Fw: PROPOSED DEVELOPMENT KINGSMARK WAY, GOLDTHORPE

Importance: High



Kingsmark Way
Goldthorpe S63...



pic23820.gif



131015 Pre Dev



001 Red Line

enq form Goldth...undary REV B MA

Egorum Limited
Elm Nook House; Pool Road
Pool-In-Wharfedale
Otley
LS21 1EG

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 Tim Morley

Email:
Technical.Sewerage@yorkshirewater
.co.uk

Your Ref:
Our Ref: P015409

For telephone enquiries ring:
Robert Illingworth on (0845)120
8482

20th November 2013

Dear Sirs,

Kingsmark Way, Goldthorpe, S63 9GL - Pre-Planning Sewerage Enquiry - P228158

Thank you for your enquiry received on the 15th of October 2013. Our charge of £77.00 (plus VAT) will be added to your account with us, reference ECE106. You will receive an invoice for your account in due course. Please find enclosed a complimentary extract from the Statutory Sewer Map which 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 225 mm and 300 mm diameter public combined sewers recorded crossing the site. No buildings are to be erected within 3 (three) metres, nor trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer 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 appears to be a restrictive easement running through the eastern portion of the site. I currently have no access to the particulars of the Deed. I will contact you in due course once I have been able to review the Deed Packet.

There is a public syphon sewer, under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time.

The local Waste Water Treatment Works (WWTW) is Aldwarke. It is understood that this WWTW may only have limited spare capacity, if any, available. We have contacted the respective treatment team for more information regarding the impact of proposed development and will contact you when an assessment has been made.

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.

Subject to confirmation of available treatment capacity, foul water domestic waste may discharge to the 225 mm or 300mm diameter public combined sewers recorded crossing/adjacent the site. Yorkshire Water has no objection in principal to the 150 mm stub pipes being utilised for connection.

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. 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/Internal Drainage Board with a view to establishing a suitable watercourse for discharge.

Private surface water sewers - that may or may not have spare capacity available - are understood to be located adjacent the site. You should contact the original developer for consent if you wish to utilize these sewers. Please note, however, that these private sewers are believed to be contained in a sewer adoption agreement made with Yorkshire Water (or our predecessor/agent) under the provisions of Section 104 of the Water Industry Act 1991 (or similar earlier legislation that this has replaced). To avoid prejudicing any prospective adoption of these sewers, Yorkshire Water's approval to the use of such sewers should also be sought.

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.

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

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may 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.

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

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

Robert Illingworth
Developer Services Technician

(See attached file: Kingsmark Way, Goldthorpe, S63 9GL.JPG)

----- Forwarded by Robert Illingworth/Environmental Business Unit/YWS/Yorkshire Water on 20/11/2013 14:44

"Tim Morley" <tim.morley@egorum.com> on 15/10/2013 13:06:51

To: <Technical.Sewerage@yorkshirewater.co.uk>

cc:

Subject: PROPOSED DEVELOPMENT KINGSMARK WAY, GOLDTHORPE

Dear Developer Services,

PROPOSED DEVELOPMENT KINGSMARK WAY, GOLDTHORPE

Please charge the Egorum account ref ECE106 for this enquiry.

I am undertaking a FRA and drainage strategy study for a proposed residential development at Kingsmark Way, Goldthorpe.

Grid ref SE 46691 04212

446691 404212

Nearest Postcode S63 9GL

Attached is a pre-planning enquiry form for the proposed development.

The main site covers a total area of approximately 4.15 ha and approximately 190 units are proposed. To the west there is a possible further 1.5 ha and an additional approx 60 units.

The Ben Bailey development to the east of the site has been developed with foul and surface water drainage systems that have been designed and constructed to cater for flows from this proposed development. Stub pipes have been provided into this development sites – 2no 450 dia pipes for surface water and 2no 150dia pipes for foul.

The proposal is to connect to these stub pipes - as per the original design proposals.

Please can you provide the following details.

Foul and Surface Water Drainage

Please provide the following information:-

- Details of depths / levels and sizes of any existing public sewers in the vicinity of the site.
- Please confirm your acceptance of the proposed foul and surface water drainage strategy.

Please contact us if you require any further details or have any queries.

Regards

Tim

Tim Morley

Director

tel: 0113 345 7678

fax: 0113 345 9373

mob: 0758 555 6861

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Elm Nook House, Pool Road, Pool in Wharfedale, Otley. LS21 1EG

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Registered Number 08069914 England

(See attached file: 131015 Pre Dev enq form Goldthorpe.pdf)(See attached
file: 001 Red Line Boundary REV B MARK UP A3.pdf)

Spotted a leak?

If you spot a leak please report it immediately. Call us on 0800 57 3553 or go to
<http://www.yorkshirewater.com/leaks>

Get a free water saving pack

Don't forget to request your free water and energy saving pack, it could save you money on your utility bills



448914 : 404153



Map Name : DC40048E
 Yorkshire Water,
 PO Box 500,
 Halifax Road,
 Bradford BD6 3JZ
 Contact Name :
 Wignworth
 Contact Tel :

Title

Files

Partial Key

Pool Sewer = P

Combined Sewer = C

Surface Water Sewer = SW

Trade Sewer = TS

Partially Depress = PD

Date Rec: 20/11/2013, 15:11:11

Source : Sewer Network Enquiry

This plan is furnished as a general guide only and no warranty as to its accuracy is given or implied. Any person using the plan agrees to the extent of any inaccuracies or other facts shown in the plan of public interest. No financial or property consequences are shown.

Date Gen: 20/11/2013, 15:11:40

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