



Residential Development off Bondfield Close,
Wombwell, Barnsley

Drainage Statement

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Drainage Statement

Gleeson Developments Limited intends to construct a new residential development on the land comprising 49 dwellings. There is to be a mixture of detached and semi-detached type properties. The development will be served by an existing estate road which is under a maintenance period with Barnsley Council and a small section of new road that will be offered for adoption to Barnsley Council. Any new sewers at the site will be offered for adoption to Yorkshire Water.

Site Description

The site is located off Bondfield Close in Wombwell, Barnsley to the north of Kings Oak Primary Learning Centre at National Grid Reference 446700, 403840 and comprises a single rectangular piece of land approximately 1.4ha in area.

The site is bounded by existing properties on 3 sides and shares the southern boundary with Kings Oak Primary Learning Centre.

Existing Drainage

The Water Authority sewer records show an existing 225 diameter combined running through the centre of the site flowing West to East from Bondfield Crescent linking to properties on Kingsway.

The site was previously developed as allotments and football pitch and latterly a Grey Hound Stadium and then more recently before demolition a school.

Ground Conditions

We have undertaken a Stage 1 and Stage 2 intrusive ground investigation to determine the nature of the ground conditions. This investigation has identified that over a layer of made ground the soils are generally weathered sandstone consisting of gravelly sand. Clay was encountered in 2 trial pits to the south of the site. These conditions could be suitable for soakaway installation subject to detailed design and a cost viability assessment.

The site is largely flat with slight slopes into the centre of the site from North to South and South to North.

Development Proposals

The development proposals have been assessed and the proposed drainage discharge points are:-

Foul – to the combined sewer crossing through the centre of the site.

Surface water – Will most likely discharge to soakaway with any areas of the site on clay strata draining to the public combined sewer.

Conclusion

A residential development comprising 49 dwellings is to be constructed. It will be served from the existing section 38 estate road and a new small section of road to be adopted by Barnsley council. The site will have a separate system of foul and surface water drainage. The drainage system will incorporate a gravity outfall to the existing combined sewer and Surface water will most likely discharge to soakaway with areas of the site not suitable for infiltration discharging to the combined sewer. All new foul and surface water sewers will be offered for adoption by the by the Water Authority.

Appendix A – Public Sewer Records