

Paul Marsh

From: Slaney, Lesley [lesley.slaney@environment-agency.gov.uk] **Sent:** Wed 07/12/2011 15:33
To: Paul Marsh
Cc: Atkins , Wayne
Subject: RE: Land at Mapplewell
Attachments:

Hi Paul

I have had a look at the information for the site you provided, discussed with our technical specialist spoken to the drainage engineer at Barnsley and we all feel that the information you have provided is sufficient from our perspective. From a flood risk & surface water point of view we have no concerns. We feel that the information you have provided is adequate for your needs.

Regards

Lesley Slaney
Development & Flood Risk Officer

-----Original Message-----

From: Paul Marsh [mailto:paul.marsh2@btconnect.com]
Sent: 02 December 2011 14:02
To: Slaney, Lesley
Subject: RE: Land at Mapplewell

Hi Lesley

Please find attached our Flood Risk assessment. Could you please let me know if this is sufficient.

Thank you for your assistance.

Paul Marsh
Northern Services Ltd

Tel: 01226 383271

From: Slaney, Lesley [mailto:lesley.slaney@environment-agency.gov.uk]
Sent: Wed 30/11/2011 12:27
To: Paul Marsh
Subject: RE: Land at Mapplewell

Hi Paul

Hopefully I have highlighted though out our discussions what you need to put in the Flood Risk Assessment (FRA) for the site. I have attached a link from our website which if you go through the different links will show you what you need to put in the FRA.

<http://www.environment-agency.gov.uk/research/planning/82587.aspx>

Basically the FRA assessment would need to demonstrate that the development will not increase the risk of flooding to others and will 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. If you can reduce any surface water runoff in any way then this needs to be put in the FRA. If not you need to state that what ever changes you make i.e. the open hardcore tracks being formed over existing tracks on site & the car parking will not increase the surface water runoff from the site.

Within the FRA you need to provide a map showing the site, I have attached one for you which shows the flood zones. Also a diagram showing the boundary of the site, the land registry map showing the boundary & where you intend to put any car parking will be sufficient.

Have a look at the link provided & information I have already discussed with you as well as the tips above. Put a FRA together for the site and e-mail me a copy, I will have a look for you and help where I can.

Kind regards

Lesley Slaney
Development and Flood Risk Officer

Tel: 0113 213 4779 (Internal 728 4779)
Email: lesley.slaney@environment-agency.gov.uk

Environment Agency
Phoenix House
Global Avenue
Leeds LS11 8PG

Part of the Environment Agency's Yorkshire and North East Region

Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else.

We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.

If we have sent you information and you wish to use it please read our terms and conditions which you can get by calling us on 08708 506 506. Find out more about the Environment Agency at www.environment-agency.gov.uk

LAND AT MAPPLEWELL

FLOOD RISK ASSESSMENT

EXISTING SITE

The area of land with regard to our proposal is an old spoil tip from Coal Mining at North Gawber that has been re-landscaped.

The land falls in general sharply to the River Dearne, which forms its southern boundary. The ground conditions on the tip consists of highly compacted mining spoil with a thin layer of topsoil (approx. 200 mm) cover over.

A large tree planting scheme has been carried out but with varying degrees of success. There is network of opening drainage ditches across the whole area, which was installed by previous owners British Coal. We assume to control surface water runoff and to maintain stability of the stack, these are serviceable, but require maintenance. The surface water drainage discharge in the Dearne at various points some via reed beds at the base of the stack.

The areas adjacent to the Dearne are known to be a flood risk area (as shown on the attached plan). However, flooding is limited onto the proposed land because of the sharp incline away from the Dearne on this side.

DEVELOPMENT PROPOSAL

The development consists of the formation of a good entrance to the site, which has no bearing of flood issues because of distance, altitude and size.

The second development is the formation of tracks and parking area for access purposes. These would be an improvement of existing tracks by means of hard core covering porous in nature. Any loose or poor ground found on tracks would be removed and spread on other areas requiring more topsoil, before adding 200 mm of crushed brick hard core, and 25 mm tarmac chippings on top.

The final new use of the land would be a horse riding area and river fishing.

The nearest point of our works to the River Dearne is a track and small parking area, this is 56 m away and 5 m higher than the banks of the Dearne and is outside the flood area (as shown on drawing).

There will be no structures or works that affect the flooding or water flow.

There will be no alteration to the volumes of surface water or water courses by our proposed development or use.

DRAINAGE SYSTEM

No drainage problems have been reported for this area and the works does not affect the existing drainage situation.

The existing system is sustainable but requires management and maintenance to ensure its effectiveness.

This management also applies to the River Dearne keeping clear and free flowing.

The introduction of tracks and revenue from the usage would allow us to carry out this maintenance and others to gain access (Environment Agency) to river area.

Access to flood area

The formation of tracks would create access to and from the flood area. These tracks have such a sharp incline from the flood zone that escape or rescue from the flood area is easily achieved.

Climate Change

If flood waters were to rise their effect would be minimal because of the topography of the site.

The drainage system may be compromised if they are not maintained.

Possible Improvements

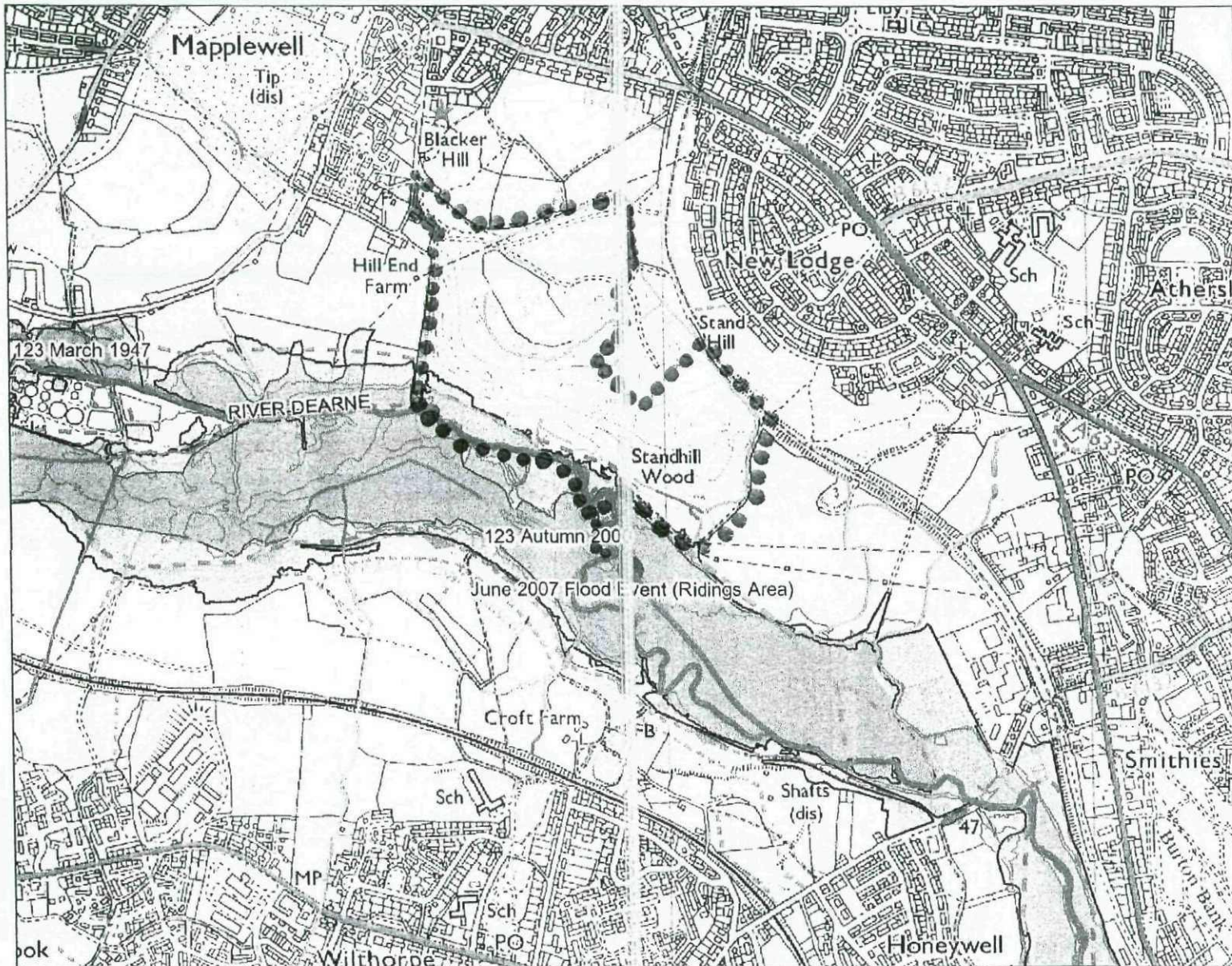
The site will remain as a flood area but clearance of the Dearne may improve problems upstream.

Improvement to the land by introduced topsoil matter and break up hard sub base would improve absorbion and reduce runoff, but these have a cost, which cannot be met.

Risk Plan

During periods of high rain and flood warnings the lower area of land will be closed off to users and the situation monitored by a nominated.

Land @ Mapplewell



Scale 1:14,000



- Sealed Main Rivers
- Detailed River Network
- Primary River
- Secondary River
- Tertiary River
- D/S of High Water Mark
- D/S of Seaward Extension
- Lake / Reservoir
- Canal
- Extended Culvert (greater than 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)
- AREA FOR DECEMBER
- River Obstructions
- Lock
- Dam

Flood Map Areas (assuming no defences)
Flood Zone 3 shows the area that could be affected by flooding:
 - from the sea with a 1 in 200 or greater chance of happening each year
 - or from a river with a 1 in 100 or greater chance of happening each year.
Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

© Environment Agency copyright and / or database rights 2011. All rights reserved. © Crown Copyright and database right 2011. Ordnance Survey licence number 100024198.

Enter a postcode or place name:

Other topics for this area...

Ris

S75 6BP



Risk of Flooding from Rivers and Sea

Map legend

Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps

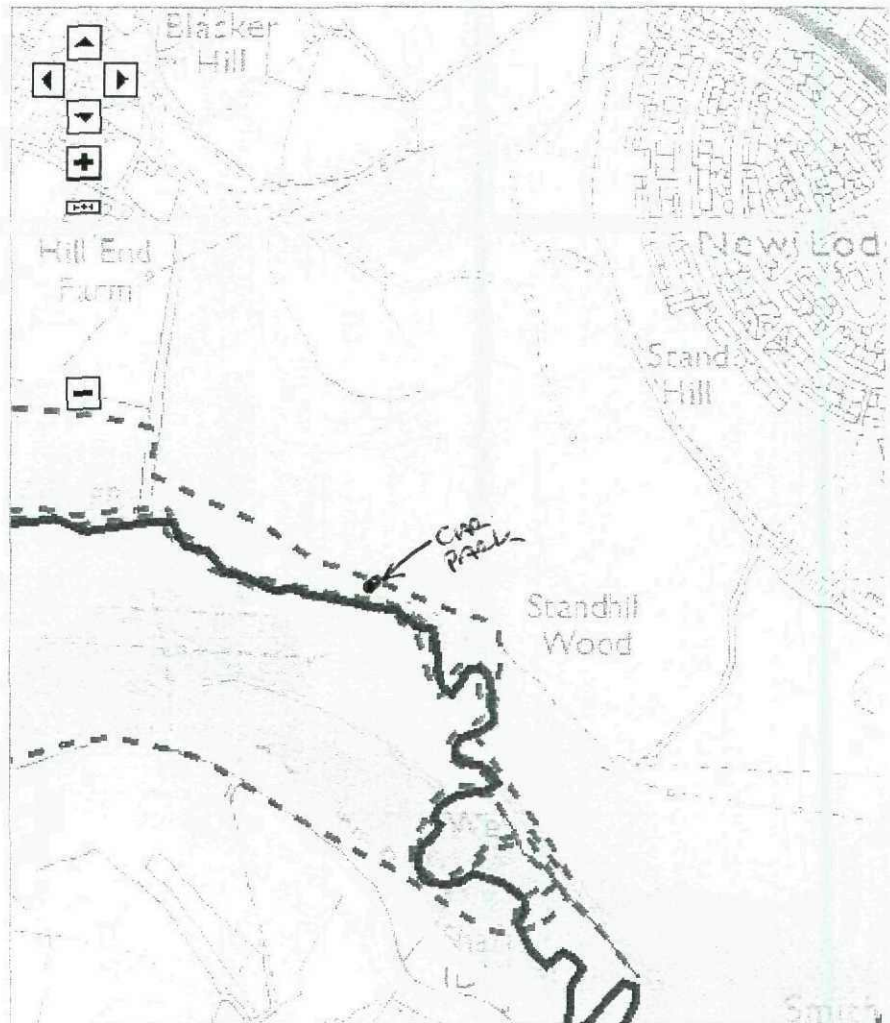
Flooding from rivers or sea without defences
 Extent of extreme flood

Flood defences

Areas benefiting from flood defences

Main rivers

X: 434,237;Y: 408,874 at scale 1:10,000



© Environment Agency copyright and database rights 2011. © Ordnance Survey Crown copyright. Contains Royal Mail data © Royal Mail copyright

Flood Map – Information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington. For further information please contact the Environment Agency. Users of the Flood Zone Map should be aware that we have received a new Flood Zone Map for the Manchester Ship Canal at Trafford, Salford and Warrington on the ground.



Interactive Maps

Flood Risk for X:433741, Y:408786

Be prepared

We do not have an assessment of flood risk for the area which you have selected. This may be because the area selected is outside the floodplain. It could also be because we have been unable to assess the likelihood of flooding for this area because we did not have sufficient information (this applies to fewer than 1% of the properties in England and Wales in the flood outline)

For a fuller explanation of flood likelihood, [click here](#).

Be aware:

Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.

[Click here](#) to find out more.

To find out how to be prepared for all types of flooding go to our [Floodline](#) pages or call Floodline on tel: 0845 988 1188.

The information on the likelihood of flooding is not intended to be used by people applying for planning permission for new developments. To find out how the Flood Map can help when planning a new development [click here](#)

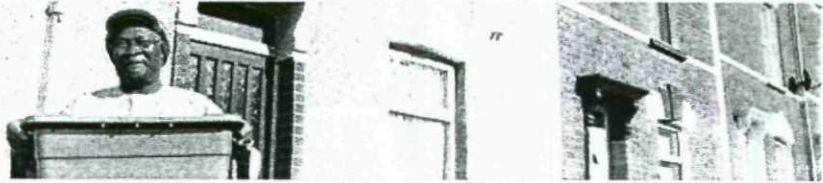
creating a better place

Follow us: [YouTube](#) [Twitter](#) [Flickr](#) [Facebook](#) [RSS feeds](#)

Author: The Environment Agency | WIBY-SUPPORT@environment-agency.gov.uk

Last updated: 17th November 2011

[Privacy Policy](#) | [Terms and conditions](#) | [Accessibility](#) | [about us](#) | [Jobs](#) | [Contact us](#) | [Sitemap](#) | [Help](#)
© Environment Agency 2011



Home

At home & leisure

What's in your backyard?

Flood maps

Flood Map - your questions answered

Terms and conditions of use

Flood maps

What do the flood maps show?

Key to understanding the flood map

The map and associated information is intended for guidance, and cannot provide details for individual properties.

To find out how to be prepared for flooding go to our [Flood web pages](#) or call Floodline on 0845 988 1188.

1. Floodplain

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows:

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year
- or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

2. Flood Defences

The purple line shows all flood defences built in the last five years to protect against river floods with a 1 per cent (1 in 100) chance of happening each year, or floods from the sea with a 0.5 per cent (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown, and the areas that benefit from them, will be gradually added.

Hatched areas benefit from the flood defences shown, in the event of a river flood with a 1 per cent (1 in 100) chance of happening each year, or a flood from the sea with a 0.5 per cent (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

For information on flood defences which are not yet shown on the map, contact your local [Environment Agency office](#).

3. Significant, Moderate or Low likelihood of flooding

Our assessment of the likelihood of flooding from rivers and the sea at any location is based on the presence and effect of all flood defences, predicted flood levels, and ground levels. By clicking within either of the blue areas of floodplain, you can see which of three further categories of likelihood of flooding (significant, moderate, or low) apply there.

4. Flood Warning

Flood warning schemes have been set up for a number of areas that are considered to be at particular risk from flooding. These areas are called Flood Warning Areas. Within these areas, we can warn residents in advance when flooding may be likely and how severe the flooding could be. We also publish a number of [flood warnings](#) that are in force on this site.

Flood map

Are you at risk of flooding? Enter your postcode or placename to find out now...




Page tools

- Email
- Print
- Bookmark
- Digg
- reddit
- Facebook
- StumbleUpon
- Feedback

Related links

- Guidance for riverside property owners
- How can I be prepared?

5. Main rivers

The blue line  shows the main rivers, these are usually larger streams and rivers. Our powers to carry out flood defence works apply to main rivers only. In England, Defra decides which are the main rivers. The Welsh Assembly Government does this in Wales.

Leaflet - Understand flood risk. Using our flood map. Identifying and understanding flood risk in England and Wales (PDF, 474KB)

Flood Map and how to use it

Flood likelihood explained

Flood warnings

creating a better place

© Environment Agency 2011 | [Privacy and cookies](#) | [Terms and conditions](#)

Author: The Environment Agency | enquiries@environment-agency.gov.uk

Last updated: 11 November 2011