

Flood Risk Assessment

For

Proposed Residential Property Development

At

Water Hall Lane
Penistone
Barnsley
S36 8EQ

Beam Consulting
14 Bond Street
Wakefield
West Yorkshire
WF1 2QP

Ref: 99-135-DOC-001

Date: 20th December 2018

REVISION RECORD

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EXECUTIVE SUMMARY

This Flood Risk Assessment (FRA) has been prepared for the proposed residential property development at Water Hall Lane, Penistone, Barnsley S36 8EQ.

Flood risk

Based on the above, surface water flooding and flooding from rivers and sea within the site and surrounding areas is medium/high likelihood.

The proposed residential property and associated garage are on the edge of the flood plain and do not lie within it. The following flood protection measures are to be taken into account in the design:

- A flood evacuation plan is to be in place.
- Flood resilient measure where applicable.
- The residents sign up for the floodline warnings direct, telephone 0345 988 1188 to register.
- Raising the residential floor level so it above the 1 in 100 year plus 30% climate change flood event plus 600mm freeboard.

The modelled flood levels for the site are 193.758m AOD for a 1 in 100 year flood event plus 30% climate change. Based on this the proposed building floor level should be 194.358m AOD minimum to include 600mm freeboard. The proposed external site levels are to be similar to existing.

While there is a risk of flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened by an uncontrolled release of water from a reservoir. There has been no loss of life in the UK from reservoir flooding since 1925. Scout Dike, Royd Moor, Inbirchworth and Broadstone are the reservoir that could affect this area. Scout Dike, Royd Moor, Inbirchworth and Broadstone reservoirs fall under the Reservoir act 1975 and would be appropriately checked and maintained as required by statute. The Environment Agency flood maps for the flood risk from reservoirs are enclosed within Appendix C.

Hence the proposed development is acceptable from a flood risk perspective.

Surface water

Based on the assessment the most feasible option would be to discharge surface water into the existing combined sewer system which runs through the site from the northwest to the southeast, there are three manholes along the sewer within the boundary of the site. It is proposed that as the development is for a single residential property and associated garage the surface water drainage from the site will have free discharge into this sewer system. The three existing agricultural buildings which are to be demolished are believed to currently/previously drain into this sewer system.

The final solution for the drainage will depend on further investigation and development of detailed design.

Foul water

The proposed foul water drainage from the development should be discharged into the existing combined sewer on site.

The final solution to be adopted will depend on further investigation and development of the detailed design.

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared for the proposed residential property development at Water Hall Lane, Penistone, Barnsley S36 8EQ for Mr E Norris.

The Report is based on the following information:

- i. Site location
- ii. Current Clients' proposal
- iii. The Environment Agency online Flood Maps which show indicative hydraulically modelled flooding from rivers or sea without defences - the natural flood plain area that could be affected in the event of flooding from rivers and the sea - based on Light Detection And Ranging (LIDAR) satellite digital terrain maps (DTMs).

All comments and opinions contained in this Assessment, including any conclusions are based on information available to Beam Consulting Engineers during investigations prior to completion of the Assessment. Conclusions drawn by Beam Consulting Engineers may differ if the available information is subsequently found to be inaccurate, incomplete or misleading. Beam Consulting Engineers accept no responsibility should this prove to be the case, nor if additional information exists or becomes available in relation to this site.

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- i. The date on which the assessment was undertaken, and
- ii. The date on which the report is issued.

Beam Consulting Engineers make no representation whatsoever in relation to the legal significance of findings reported or any legal matters referred to in the following Assessment.

This document is a risk assessment of flooding issues associated with the noted site. The information presented and recommendations/conclusions stated are based on published statistical data and are for guidance only. The statements provide no guarantee against flooding of the site or elsewhere, nor as to the absolute accuracy of water levels, flow rates and associated probabilities referenced.

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2.0 BACKGROUND INFORMATION

The site is located off Water Hall Lane, Penistone, Barnsley S36 8EQ.

The site is located at National Grid reference 424652, 403824 and the developable area occupies approximately 4800m² (0.48ha).

2.1 EXISTING DEVELOPMENT

The site is currently agricultural land with three agricultural buildings, one is part demolished.

The development site area is approximately 4800m² (0.48ha) but the client owns the adjacent agricultural land which is not going to be developed and is to remain as existing as grazing.

The River Don runs along the northern perimeter of the site. Scout Dike branches into the River Don along the northern perimeter of the site.

An existing combined sewer runs through the site from the northwest to the southeast, there are three manholes along the sewer within the boundary of the site.

2.2 PROPOSED DEVELOPMENT

It is proposed to develop the site by demolishing the existing agricultural buildings and constructing a single residential property with separate garage. The total proposed site impermeable area is 234m².

For the proposed development layout see drawings included in Appendix B.

3.0 FLOOD RISK

3.1 RISK OF FLOODING OF DEVELOPMENT SITE

The flood risk and site drainage assessment is based on the following sources of information:

- i. EA online Flood Maps:
The site contains Flood Zones 2 and 3 – medium and high risk of flooding from Surface water runoff and rivers and sea. Land assessed as having a between 1 in 1,000 and 1 in 100 year fluvial (1 in 200 year tidal) annual probability of flooding (0.1% and 1.0%). There is no risk of flooding from reservoirs. As the site is within medium/high flood risk area based on EA flood maps then consultation with Environment Agency has been undertaken. The Environment Agency flood map is enclosed within Appendix C.
- ii. Consultation with Rachel Clarke-Wood, Planning Advisor – Sustainable Places Team (Yorkshire), Environment Agency (key notes from email dated 18th December 2018):
 - a. When the River Don Floods it uses part of the site as a flow path.
 - b. The residential property lies on the edge of the 1 in 100 year flood plain but not within it.
 - c. The river Don has a history of flooding in 2000, 200, 2010 and 2012.
 - d. Suitable mitigation measure and evacuation procedures are required.
 - e. Finished floor levels are to be raised above the 1 in 100 year plus 30% climate Change flood level plus 600mm freeboard.
 - f. Flood resilient measure should also be considered.
 - g. As the proposed buildings do not lie within flood zone 3 then compensatory flood storage will not be required.

We have requested information on the historic flood and flood levels for the site but we are awaiting confirmation.

See Appendix E for full details of Environment Agency comments.

3.2 JUSTIFICATION / SOURCES OF FLOODING AND FLOOD RISK

Sources of flooding	Flood risk
Streams and rivers Flooding that can take place from flows that are not contained within the channel due to high levels of rainfall in the catchment.	The River Don runs along the northern boundary of the site and uses part of the site as a flow back across water Lane into the river. Scout Dike connects into the River Don from the northwest. The River Don is the major source of flooding to the area.
Coastal or estuarine Flooding that can occur from the sea due to a particularly high tide or surge, or combination of both.	The site is located inland and therefore is not at risk of flooding from the sea.
Groundwater Where the water table rises to such a height where flooding occurs. Most common in low-lying areas underlain by permeable ground (aquifers), usually due to extended periods of wet weather.	The site is located on the edge of a low risk of flooding from groundwater.
Sewers and highway drains Combined, foul or surface water sewers and highway drains that are temporarily over-loaded due to excessive rainfall or due to blockage.	The roads next to the site and adjacent developments have their own drainage systems in place. In the case of them being temporarily over-loaded due to excessive rainfall or due to blockage the water is collected within highways, car parking or grassed areas and Water Royd Park.
Surface water The net rainfall falling on a surface (on or off the site) which acts as runoff which has not infiltrated into the ground or entered into a drainage system.	The roads next to the site and adjacent developments have their own drainage systems in place. In the case of them being temporarily over-loaded due to excessive rainfall or due to blockage the water is collected within highways, car parking or grassed areas and Water Royd Park.
Infrastructure failure Canals, reservoirs, industrial processes, burst water mains, blocked sewers or failed pumping stations.	There are four reservoirs to the northwest of the site. Scout Dike Reservoir is approximately 1.5km from the site at its closest point, Royd Moor Reservoir is approximately 2.4km from the site at its closest point, Ingbirchworth Reservoir is approximately 3.6km from the site at its closest point and Broadstone Reservoir is approximately 5.6km from the site at its closest point.

3.3 SEQUENTIAL AND EXCEPTION TEST

Based on latest available Technical Guidance the sequential and exception tests are applicable as the site is within a Flood Zone.

Possible Hazard	Comments/ Remediation
A. Development General Flood Risk Flooding caused by local sources - natural watercourses on or near to the site?	The River Don runs along the northern boundary of the site and uses part of the site as a flow back across water Lane into the river. Scout Dike connects into the River Don from the northwest. The River Don is the major source of flooding to the area.
B. Development General Flood Risk Flooding caused by local sources - run-off from adjacent properties/ adjoining land	Adjoining properties have their own drainage systems in place. In the case of them being temporarily over-loaded due to excessive rainfall or due to blockage the water is collected within highways, car parking or grassed areas and Water Royd Park.
C. Contribution to Flood Flows from Development Drainage Flooding caused to adjacent properties from surface run-off from hard-paved areas.	The proposed development is to be positively drained. Any site surface water runoff which has not infiltrated into the ground or entered into a drainage system will be temporary collected within the site car parking or grassed areas. No surface water from the site will run-off to the adjacent properties.
D. Contribution to Flood Flows from Development Flooding caused to 3rd party properties	The proposed development shall have its own drainage system in place. In excessive rainfall or due to blockage the water shall be collected within the car parking or grassed areas on site.
E. Benefit of Site Development to the Wider Community over Flood Risk	The proposed development is to be positively drained. Any site surface water runoff which has not infiltrated into the ground or entered into a drainage system will be temporary collected within the site car parking or grassed areas. No surface water from the site will run-off to the adjacent properties.
F. Does an alternative site exist for the development?	The site is at a suitable location for the proposed development and it has sufficient space to accommodate it.

Possible Issue	Comments/ Remediation
G. Can the site be made safe?	<p>The proposed development shall consider and embody SUDS (Sustainable Urban Drainage Systems) principles if suitable. Any site surface water runoff shall be collected prior to discharging into existing combined sewer which runs across the site.</p> <p>In excessive rainfall or due to blockage the water shall be collected within car parking spaces or grassed areas on site.</p>

Based on the above, surface water flooding and flooding from rivers and sea within the site and surrounding areas is medium/high likelihood.

The proposed residential property and associated garage are on the edge of the flood plain and do not lie within it. The following flood protection measures are to be taken into account in the design:

- A flood evacuation plan is to be in place.
- Flood resilient measure where applicable.
- The residents sign up for the floodline warnings direct, telephone 0345 988 1188 to register.
- Raising the residential floor level so it above the 1 in 100 year plus 30% climate change flood event plus 600mm freeboard.

The modelled flood levels for the site are 193.758m AOD for a 1 in 100 year flood event plus 30% climate change. Based on this the proposed building floor level should be 194.358m AOD minimum to include 600mm freeboard. The proposed external site levels are to be similar to existing.

While there is a risk of flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened by an uncontrolled release of water from a reservoir. There has been no loss of life in the UK from reservoir flooding since 1925. Scout Dike, Royd Moor, Inbirchworth and Broadstone are the reservoir that could affect this area. Scout Dike, Royd Moor, Inbirchworth and Broadstone reservoirs fall under the Reservoir act 1975 and would be appropriately checked and maintained as required by statute. The Environment Agency flood maps for the flood risk from reservoirs are enclosed within Appendix C.

Hence the proposed development is acceptable from a flood risk perspective.

The proposed development shall embody SUDS (Sustainable Urban Drainage Systems) principles. The site surface water is to be collected by proposed drainage prior to exiting the site using the existing combined drainage that runs across the site from the northwest to the southeast.

4.0 DRAINAGE ASSESSMENT AND STRATEGY

4.1 SURFACE WATER DRAINAGE

The site is currently agricultural land with three agricultural buildings, one is part demolished.

The development site area is approximately 4800m² (0.48ha) but the client owns the adjacent agricultural land which is not going to be developed and is to remain as existing as grazing. It is proposed to develop the site by constructing a single residential property and associated garage (see Appendix B).

The proposed impermeable areas are as follows:

Residential property	185
Garage	49
TOTAL	234 m²

In compliance with SUDS (Sustainable Urban Drainage Systems) various surface water discharge methods and reducing the amount discharged to the water course/sewer have been considered as per the table below.

Infiltration	<p>The use of soakaways is generally an ideal SUDS solution for developments. Permeability testing in accordance with BRE Digest 365 should be carried out and this information then used to determine the viability of the use of soakaways to deal with rainwater runoff. Soakaways can be used to deal with run-off both from buildings and paved areas. It should also be noted that soakaways can cause flooding to nearby basements and properties. Hence, the groundwater flow paths should be determined by a geotechnical investigation. Soakaways should be located in landscaped areas of the site. In accordance with Building Regulations soakaways are not to be located within 5m of any structure.</p> <p>Soakaways must be designed to cope with a 1 in 30 year storm with an allowance for climate change and a factor of safety greater or equal to 2. It is possible that the road or other areas could, with the management of kerbs and levels, be designed to contribute to the additional storage capacity requirements for a 1 in 200 year storm. However if this is not possible then the soakaways would have to be designed for the 1 in 100 year event.</p>
Permeable paving/discharge to soft landscape	<p>The use of permeable surfacing for parking areas combined with discharge from paths onto adjacent soft areas are ideal for reducing run-off via drainage systems. Permeable paving can be used as an infiltration mechanism to discharge direct to the ground if the sub-strata is sufficiently permeable or alternatively can be used as on-site storage where used in conjunction with a flow restriction to attenuate flows into existing drainage systems or watercourse subject to consent and approvals.</p>

Ponds or wetlands	Ponds or wetlands can be used in conjunction with restricted discharge outlets to control the maximum rate of discharge from a site. However, the health and safety risks associated with ponds and wetlands may make them inappropriate without incorporating significant control measures into the scheme design.
Swales	Swales are similar to wetlands except they are designed to empty when not required to balance flows; similar comments apply as above.
French drains	French drains can be located in landscaped areas of the site. See the notes on soakaways. It is also possible to use French drain construction lined with an impermeable barrier as a storage facility.
Restricted flows combined with onsite storage	<p>If none of the above solutions are appropriate then the final drainage system may incorporate a flow restriction and on-site storage. This could be in the form of oversized pipes or tanks to attenuate the additional flows and then discharge into the existing surface water sewer system or into the water subject to consent and approvals.</p> <p>The underground storage system must be designed to accommodate the calculated flows for a 1 in 30 year return period together with an allowance for climate change. The road, with the management of kerbs and levels, can be designed to contribute to the storage capacity for a 1 in 100 year storm. Alternatively the underground storage system should be designed to accommodate the 1 in 100 year event.</p> <p>Options for on-site storage include:</p> <ul style="list-style-type: none"> a) Buried tanks b) Lined French drains c) Oversized pipes and manholes d) Paving with under paving storage <p>The choice of solution depends upon relative levels of surfacing, inlet and discharge points and forms part of the detailed drainage design.</p>

Due to the size and location of the site infiltration and other similar SUDS systems are not suitable for this development.

The nearest drainage system to the site is an existing combined sewer system which runs through the site from the northwest to the southeast, there are three manholes along the sewer within the boundary of the site. It is proposed that as the development is for a single residential property and associated garage the surface water drainage from the site will have free discharge into this sewer system. The three existing agricultural buildings which are to be demolished are believed to currently/previously drain into this sewer system.

Drainage Strategy drawing 99-135-500 in Appendix D indicates the proposed layout.

The final solution for the drainage will depend on further investigation and development of detailed design.

4.2 FOUL WATER DRAINAGE

The proposed foul water drainage from the development should be discharged into the existing combined sewer on site.

The final solution to be adopted will depend on further investigation and development of the detailed design.

For the proposed drainage layout drawing see Appendix D.

5.0 RECOMMENDATIONS

Based on the Flood Risk Assessment recommendations are as follows:

Flood risk

Based on the above, surface water flooding and flooding from rivers and sea within the site and surrounding areas is medium/high likelihood.

The proposed residential property and associated garage are on the edge of the flood plain and do not lie within it. The following flood protection measures are to be taken into account in the design:

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Hence the proposed development is acceptable from a flood risk perspective.

Surface water

Based on the assessment the most feasible option would be to discharge surface water into the existing combined sewer system which runs through the site from the northwest to the southeast, there are three manholes along the sewer within the boundary of the site. It is proposed that as the development is for a single residential property and associated garage the surface water drainage from the site will have free discharge into this sewer system. The three existing agricultural buildings which are to be demolished are believed to currently/previously drain into this sewer system.

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Foul water

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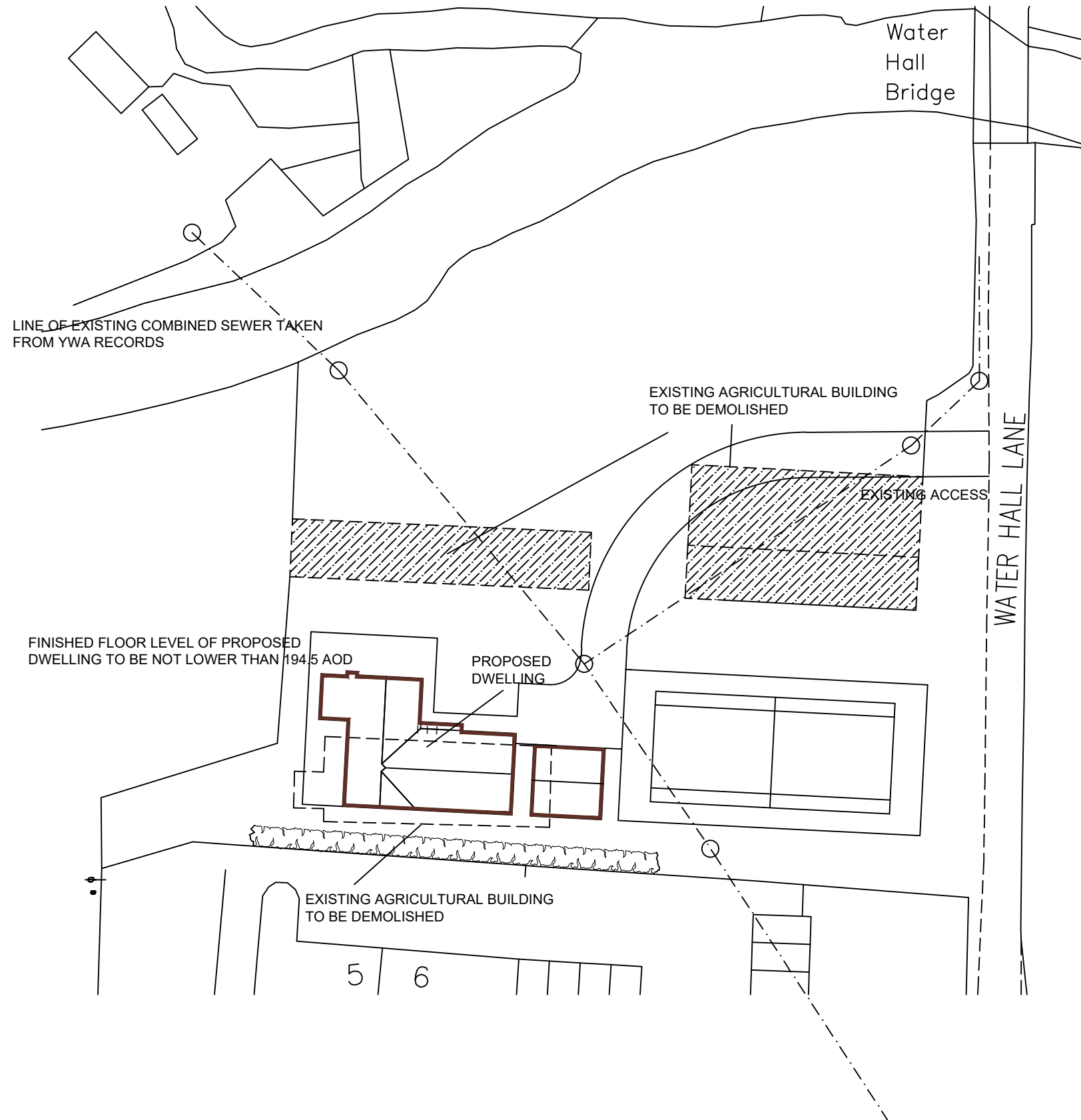
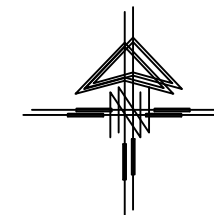
The final solution to be adopted will depend on further investigation and development of the detailed design.

APPENDIX A - SITE LOCATION



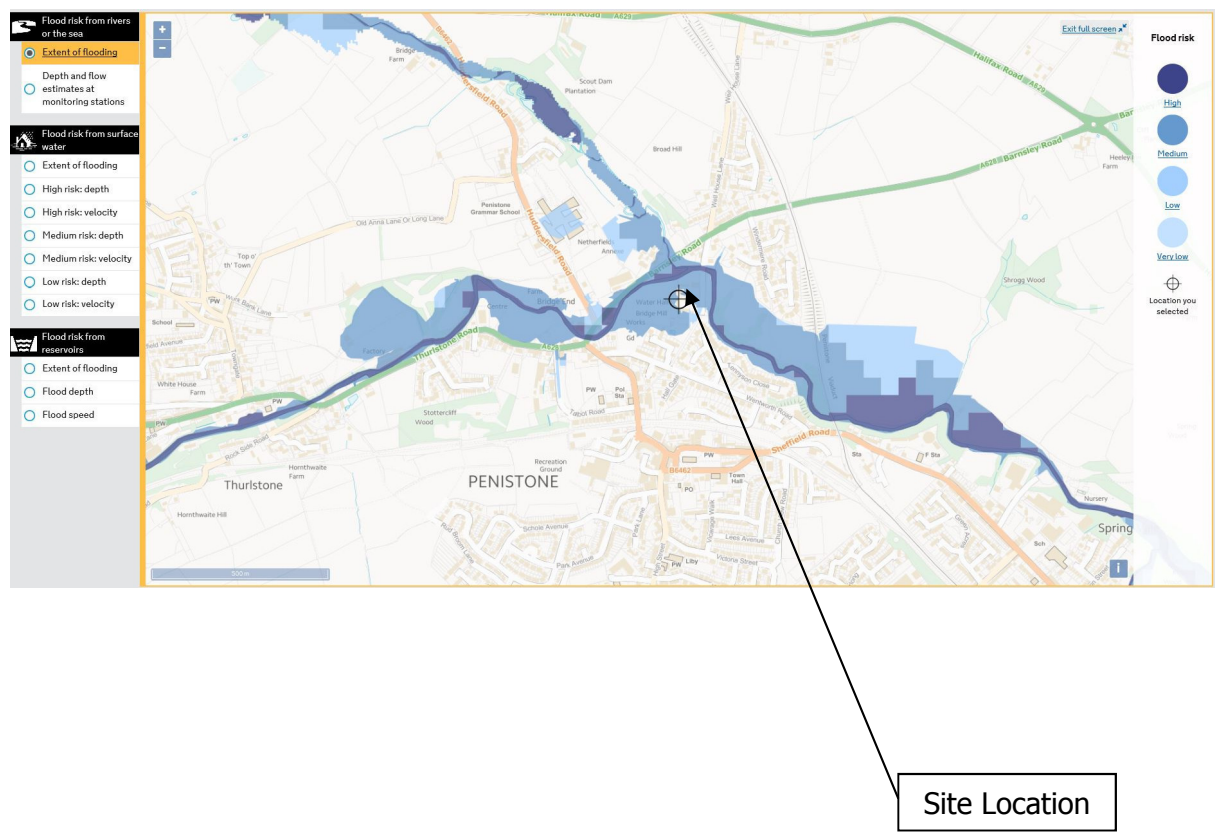
Site Location

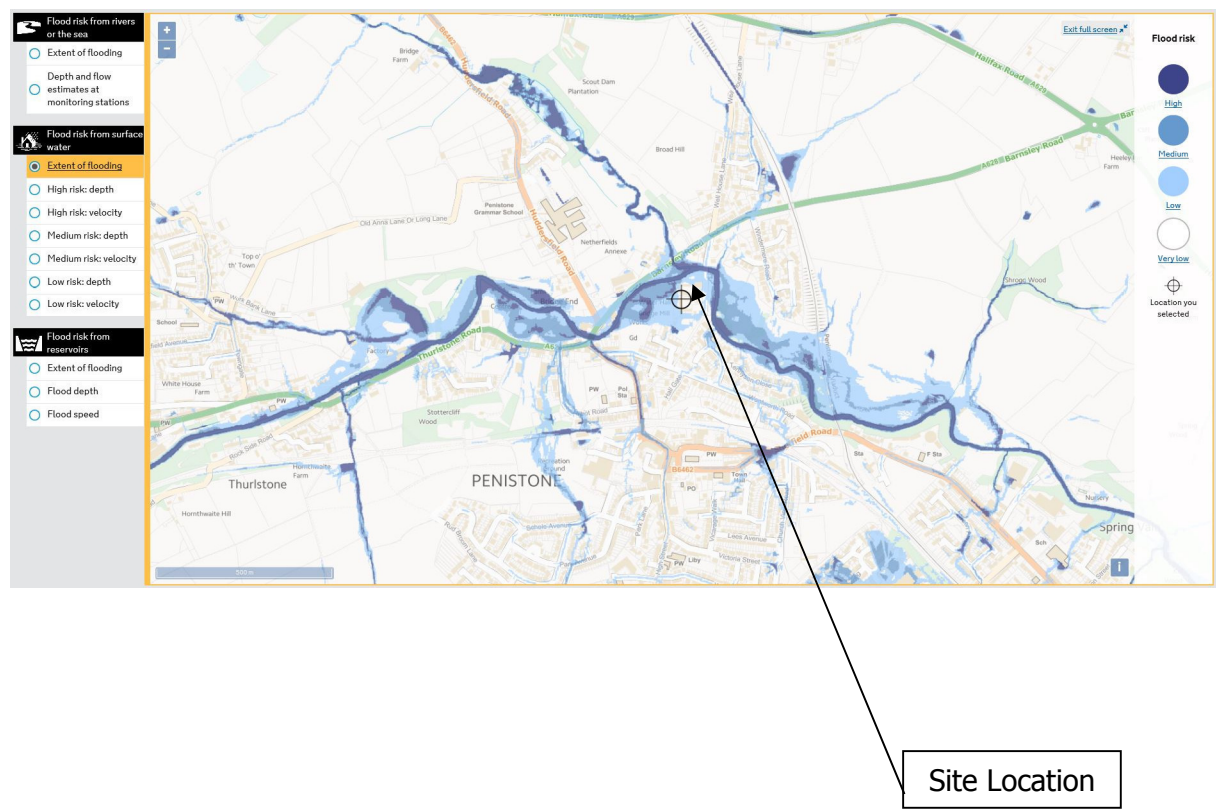
APPENDIX B - PROPOSED SITE DRAWINGS



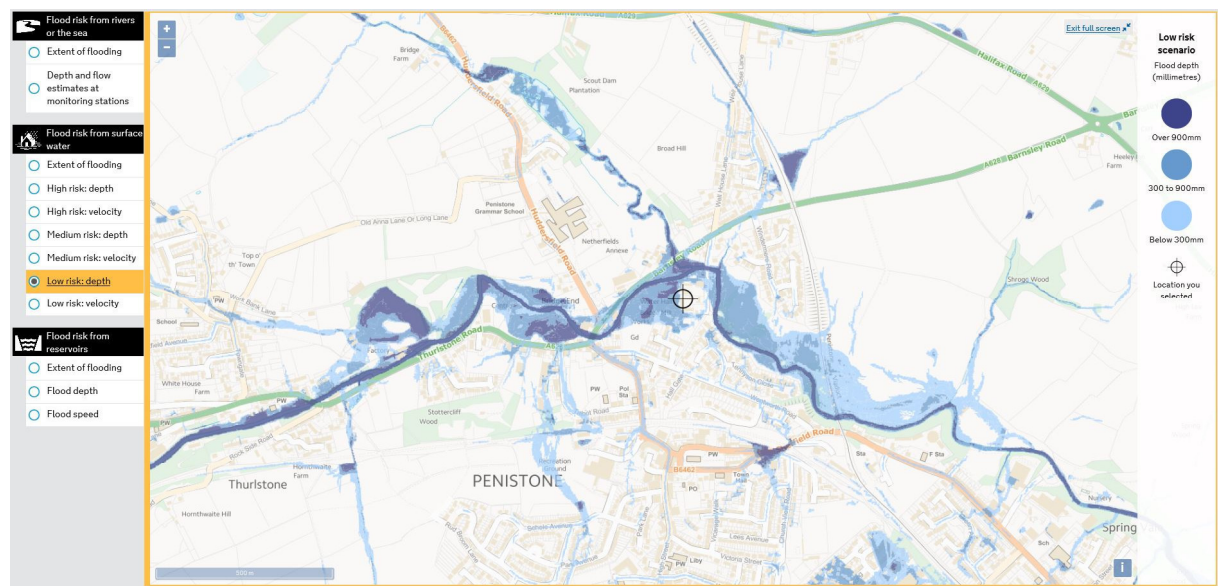
			8 MORSTON BUSINESS PARK, WHALEY ROAD, BARUGH GREEN, BARNSELY, S75 1HQ			Phone: 01226 208482 Fax: 01226 283030 Email: info@whiteaguspartnership.co.uk Web: www.whiteaguspartnership.co.uk					
ARCHITECTURAL SERVICES AND SURVEYORS											
Project. DWELLING ON LAND AT WATER HALL LANE PENISTONE				Client. MR ED NORRIS							
Drawing Title. SITE PLAN				Date. MAY 2017		Scale. 1:500 @ A3					
				Ref. 16-193		Dwg. No. 01					
Date		Suffix		Description		Date		Suffix		Description	
14-06-18 23-08-18 28-11-18		A B C		UPDATED LAYOUT REVISED LAYOUT REVISED							

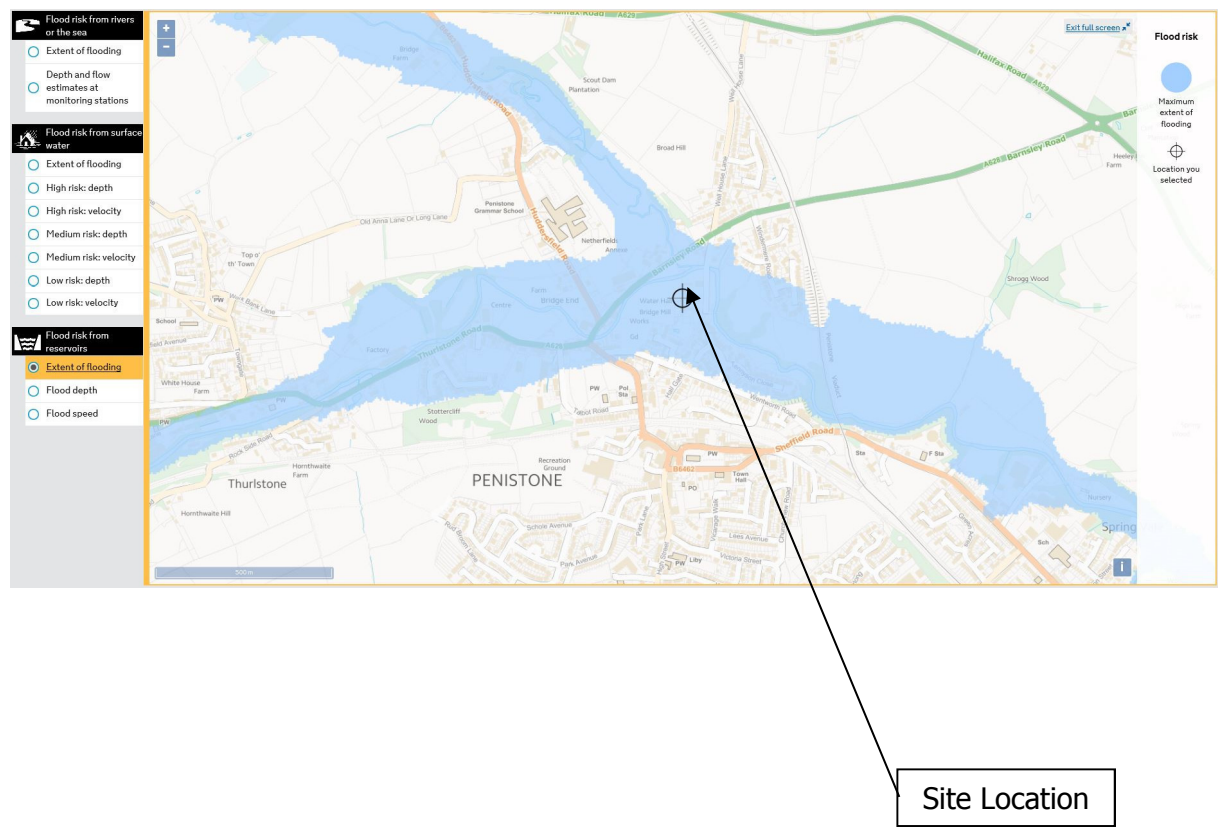
APPENDIX C - ENVIRONMENT AGENCY FLOOD MAPS

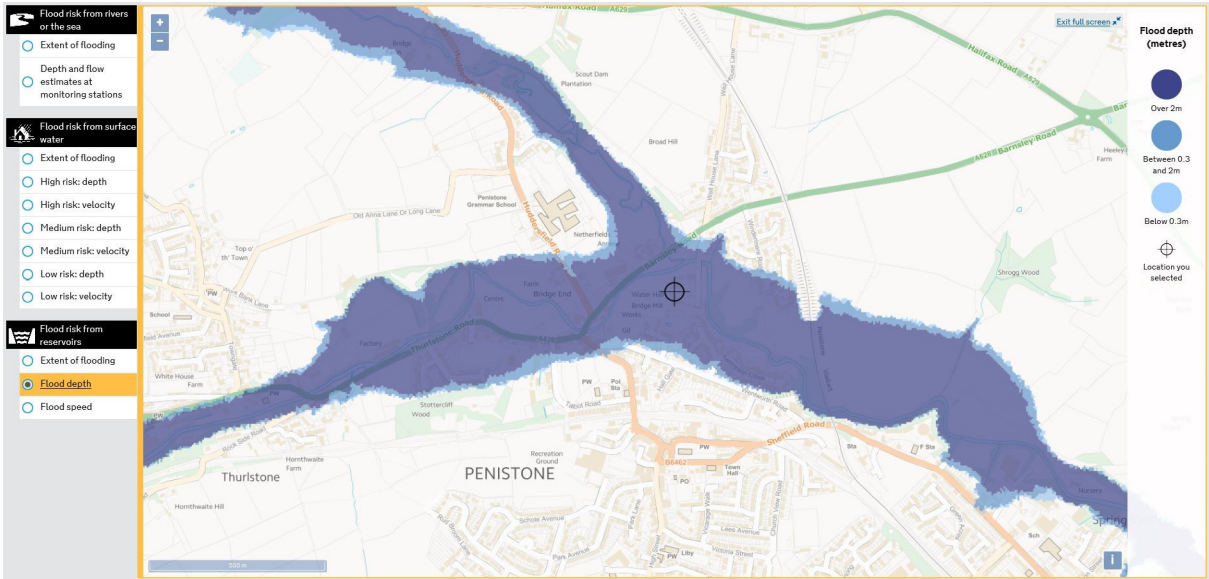












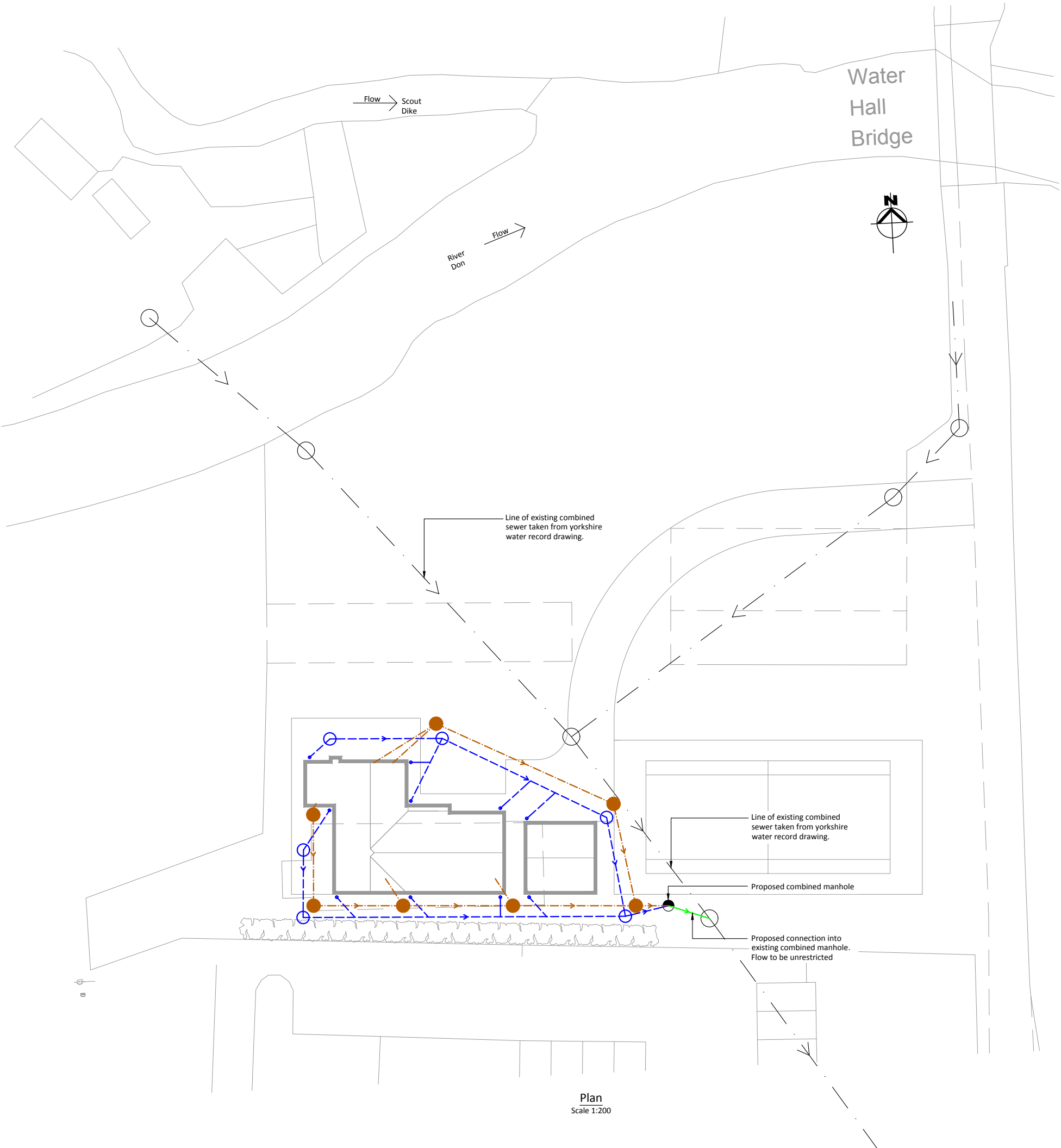
APPENDIX D - PROPOSED OUTLINE DRAINAGE DRAWING

Key

- Existing Surface Water Drainage
- Existing Foul Water Drainage
- Existing Combined Water Drainage
- Proposed Surface Water Drainage
- Proposed Foul Water Drainage
- Existing Combined Water Drainage
- Proposed Surface Water Gully
- Proposed Rainwater Pipe

Note:
Outline Drainage Strategy. Subject to approval and detailed design

Note:
Existing drainage information based on White Agus Partnership drawing No. 16-193-01 Rev C dated 28/11/18.



DESCRIPTION		REV	DATE	CHK	APR
<div><div><div>beamconsulting</div><div><div><div>Beam Consulting</div><div>14 Bond Street</div><div>Wakefield</div><div>WF1 2QP</div><div>Tel: 01924 361653</div><div>Fax: 01924 364631</div></div></div></div></div>					
PROJECT					
Dwelling On Land At Water Hall Lane Penistone					
DRAWING TITLE					
Outline Drainage Plan					
CLIENT					
Mr Ed Noris					
STATUS					
Infomation					
DRAWN	JG	DATE 14-12-18			
CHECKED	KA	SCALE			
APPROVED	KGP	AS SHOWN @ A1			
DRAWING NUMBER				REVISION	
99-135-500				-	

APPENDIX E - CORRESPONDENCE

Katie Abbott

From: Clarke-Wood, Rachel S <Rachel.Clarke-Wood@environment-agency.gov.uk>
Sent: 18 December 2018 09:46
To: Katie Abbott
Cc: NE Yorkshire, Customer Contact
Subject: 181203/nw03 FW: Water Hall Lane

Good morning Kate

RESIDENTIAL DWELLING WATER HALL LANE PENISTONE S36 8EQ

Thank you for your enquiry regarding the above site. We have the following comments from our flood risk team.

Flood Risk

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

- Zone 1, little or no risk, this is land outside the 1 in 1000 year flood plain, land deemed to be safe from flooding in the event of a flood with a 0.1% probability of occurring in any one year.
- Zone 2, medium risk; land between the 1 in 1000 and 1 in 100 year fluvial (1 in 200 year tidal) flood plain. Between 0.1% and 1.0% (0.5%) probability of occurring in any one year.
- Zone 3, high risk, land within the 1 in 100 year fluvial (1 in 200 year tidal) flood plain, at risk in the event of a flood with a 1.0% (0.5%) probability of occurring in any in 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 and map you have provided, the site you wish to develop falls in flood zones 2 and 3 in accordance to our flood zone maps. It is advised that the applicant should provide a Flood Risk Assessment to determine flood protection for their operations. The applicant should confirm any historic flooding in the area and advise any necessary mitigation measures.

Watercourses

The nearest watercourse to the site is the River Don which is approximately 36 metres away from the proposed development.

FRA Advice

We note from the information provided this is for 1 development which would lie on the edge of the 1 in 100 year flood plain but not within, with the garage would lie within the 1000 year flood plain. Information we hold is that the site has had a history of flooding from the River Don in 2000, 2007, 2010 and 2012. When the River Don is in flood it uses part of the site as a flow path back across Water Hall Lane into the river. We have information from residents next to the site of that. It may also be worth talking to the drainage engineer at Barnsley Council for further information about the site.

As the site contains Flood Zones 2 and 3 a Flood Risk Assessment (FRA) will be required to support any application. The FRA must assess the level of risk from all flooding sources, including historic; provide details of any proposed mitigation measures; demonstrate that the development will not increase flood risk elsewhere, consider climate change (advice can be found on our .GOV pages) and show consideration to emergency access and egress in an extreme event.

We would typically expect developments to be developed outside flood zones 2 and 3 wherever possible. Any development within Flood Zones 2 or 3 must be suitable to that location and have suitable mitigation measures and evacuation procedures.

Typically for development within a flood zone finished floor levels are suitably raised above the 1 in 100cc flood level for the site, mitigation should be based in line with the new climate change guidance. We would recommend a residential FFL to have a 600mm freeboard above the 1 in 100 plus climate change modelled flood level (taking into account the new climate change guidance) as a minimum. Flood resilience measures should also be considered.

Where development is within flood zone 3 on previously undeveloped land Compensatory Flood Storage should be

made to demonstrate that there is no increase in flood risk to others. Any Compensatory Flood Storage should be carried out on a 'level for level' / 'like for like' basis and detailed within the FRA.

From our knowledge of specific flooding issues in this area we can advise that the FRA should consider the following:

- Historical flood events and any potential overland flows from all sources of flooding;
- Access and egress for occupants, and flood plan for emergency planning

Services

It is recommended that services should be raised as high as practicable to avoid possible flood damage.

Flood Resilience

We recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Consultation with your building control department is recommending when determining if flood proofing measures are effective.

Additional guidance can be found in our Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' <http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf> as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: <http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>.

Flood Evacuation Plan

The Environment Agency does not normally comment on or approve the adequacy of flood emergency procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The Technical Guide to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Informative

Floodline Warnings Direct (FWD)

The site is in a flood warning area. I would suggest that the applicant/occupants should phone Floodline on 0345 988 1188 to register for Floodline Warnings Direct. It is a free service that provides flood warnings direct by telephone, mobile or fax. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

Our ultimate aim is to make sure that any development in this area is safe for all occupants within the lifetime of the development and not to make it worse for anyone living in the area.

Information the EA holds

Sometimes we have information on historical flooding, and modelled flood levels on rivers where modelling has been carried out, and also information on our assets that may reduce the risk of flooding in the area.

For further details about our products /service and to request information, please contact our local Customer & Engagement team at our 'Yorkshire Area' office through our contact centre telephone 0370 8506506 (or email: neyorkshire@environment-agency.gov.uk).

The above information constitutes as our free pre-development advice. If you would like us to carry out this enquiry further, this review would fall under our charging agreement. If this is something you would like to go ahead with we can set up an agreement with an outline of the time and costs it would incur.

Should you require more information or enquire about our chargeable service please contact sp-yorkshire@environment-agency.gov.uk or call 020 302 56862 to reach a member of the Sustainable Places team.

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.

Many thanks and kind regards

Rachel

Rachel Clarke-Wood
Planning Advisor - Sustainable Places Team (Yorkshire)

Please be aware my current working days are Tuesdays, Wednesdays & Thursdays.

Email: Rachel.Clarke-Wood@environment-agency.gov.uk

Phone: 020 847 48365

Team phone: 020 302 56862

Environment Agency
Lateral
8 City Walk
Leeds
LS11 9AT

From: Enquiries, Unit

Sent: 03 December 2018 10:14

To: 'Katie.Abbott@beamconsulting.co.uk' <Katie.Abbott@beamconsulting.co.uk>

Subject: ref: 181203/nw03 FW: Water Hall Lane

Dear Kate

I have passed your e-mail to the local customer team who will deal with your request.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days.

You can find more information about our service commitment by clicking on the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

You can contact our customer team directly on the contact details below, or call the National Customer Contact Centre on 03708 506506 who will transfer you to the area team.

Please quote your enquiry reference 181203/nw03 in any correspondence with us regarding this matter.

Customers and Engagement
Environment Agency
Yorkshire Area
Lateral
8 City Walk
LEEDS
LS11 9AT

Kind Regards,
Nathan Wong
Customer Service Advisor
National Customer Contact Centre - Part of National Operations Services

(Tel: 03708 506 506)
Web Site: www.gov.uk/environment-agency

Click an icon to keep in touch with us:-



From: Katie Abbott [<mailto:Katie.Abbott@beamconsulting.co.uk>]

Sent: 28 November 2018 11:26

To: Enquiries, Unit <enquiries@environment-agency.gov.uk>

Subject: Water Hall Lane

Dear Sir or Madam,

We are preparing a Flood Risk Assessment for a proposed single dwelling off Water Hall Lane and wondered if you have any advice or requirements regarding the site.

The site address is
Water Hall Lane
Penistone
SS36 8EQ

Grid Ref: 424652, 403824

The proposals are to demolish the existing agricultural builds and build a single dwelling with a detached garage. The house and garage lie on the edge of the 1 in 100 year flood plain, but not within, and the garage lies within the 1 in 1000 year flood plain. I believe that the in the Autumn 2000 flood the flood level reached 192.87m AOD and the modelled flood levels for 1 in 100 year storm are 193.76m AQOD and for a 1 in 1000 year storm are 194.46m AOD. The proposed site level is approximately 193.00m AOD we are proposing to keep the finished floor levels for the dwelling above 194.5m AOD plus free board allowance.

The main cause of flooding to the area is the River Don which is classified as a main river, which I believe falls under your control?

Our proposals are to connect the proposed foul water and surface water systems into the combined sewer which runs across the site.

I was not going to propose compensatory storage on site as the buildings are so small and on the edge of the flood zone not within the flood zone, if this is incorrect please could you forward me the appropriate information or forms to enable us to include for compensatory storage.

I have attached a site plan to assist.

If you have any questions or require any additional information please do not hesitate to contact me.

Regards

Kate

Katie Abbott
Senior Engineer
BEng (Hons) CEng MStructE

Tel: 01924 361653
Fax: 01924 364631

Beam Consulting
14 Bond Street
Wakefield
West Yorkshire
WF1 2QP



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