Haigh Huddleston & Associates
Civil & Structural Engineering Consultants
Firth Buildings, 99 - 101 Leeds Road, Dewsbury, WF12 7BU
t 01924 464342 f 01924 450662 e martin@haighhuddleston.co.uk

Our Ref: 7993L001

Date: 04 January 2023

Paul Brown
Mark Booth Designs

pnbee2008@yahoo.co.uk

Dear Paul

Re : Proposed Development at Westfield Lane, Flockton

Please find attached correspondence outlining our drainage proposals for the above site.

1. Existing Site

i) The existing site comprises series of farm buildings and sheds in various states of repair.

ii) The site is rectangular in shape and occupies an area of 0.25 ha. The size falls from Barnsley Road to the Southern boundary. An open field occupies the land to the South which falls towards Flockton Beck. Haigh Lane from the Western site boundary and existing residential development is situated to the Eastern boundary.

iii) There are no known adopted drainage crossing the site. There is an existing 225mm diameter combined sewer situated in Barnsley Road before turning south and passing adjacent to the Eastern site boundary. A second combined sewer also 225mm diameter is indicated to the south of the site within an open field.

iv) The majority of the surface water drainage appears to discharge to ground by a downpipes. No on-site drainage investigation has been undertaken to date, it is unknown if there are any existing connections to the foul sewers off-site.

v) It is understood that the existing site discharges to a septic tank in the field to the South. Note it is proposed to remove this connection and the septic once development is underway.

2. Proposed Drainage

2.1 Foul Drainage

Yorkshire Water have confirmed the foul drainage from the site can connect to the existing sewer to the east of the site. The client has agreed an easement to the sewer within the sale of the site. Due to the existing levels it is likely that's a gravity system will be achievable.

2.2 Surface Water Drainage

In accordance with the current hierarchy soakaways should be investigated first to understand if there is potential for surface water infiltration from the site. The existing bore holes on site indicate sandstone with some interbedded mudstone, in addition there is evidence of shallow mine workings which may require to be drilled and grouted in the future.

If soakaway testing is unsuccessful it is proposed to outfall the surface water from the development to Flockton Beck towards the South. A reduced discharge rate will need to be agreed with the LLFA however at present considering the existing development we would propose a rate of 5 l/s. This would require surface water attenuation on site to achieve the restricted discharge.

To achieve the outfall to the watercourse two options would be available:

i) Make a direct connection to the south of the site over the field to the watercourse. This would require and easement with the third-party landowners which may be problematic. In theory Yorkshire Water could requisition across the field however under the current legislation they couldn't requisition the final headwall to the watercourse.

ii) An alternative to the above would be to construct a new surface water outfall within Haigh Lane to the west. This could either discharge to the existing bridge crossing, out fall into the Yorkshire Water sewer within Haigh Lane. Again this would require agreement with Yorkshire Water and Kirklees Highways.

Due to the levels of site, checks should be ascertained in relation to the possible depth of construction in Haigh Lane once the attenuation and possible basement construction has been considered.

If the above two options prove unsuitable a final option would be to agree a limited discharge into the Yorkshire Water public combined sewer as stated on the pre planning advice.

I trust the above is sufficient for your present requirements should you have any queries please do not hesitate to contact me direct.

Yours sincerely

MARTIN HUDDLESTON. MEng
martin@haighhuddleston.co.uk

YorkshireWater

Ms P Huddleston
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Dewsbury
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Yorkshire Water Services
Developer Services
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PO BOX 52
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BD3 7AY

Tel: 0345 120 8482
Fax:

Email:
technical.sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
Chris Roberts on 0345 120 8482

Your Ref:
Our Ref: Y013526

31st October 2022

Dear Ms Huddleston,

Westfield Farm, Barnsley Road, Flockton, WF4 4DW - Pre-Planning Enquiry U830644

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul Water

Foul water domestic waste can discharge to the 225 mm diameter public foul sewer recorded to the east of the site.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2010. 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.

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YorkshireWater

It is understood that Flockton Beck is located to the south of the site and surface water highway drains to the north in Barnsley. This appears to be the obvious place for surface water disposal (if SuDS are not viable). Please note Yorkshire Water cannot provide plans of culverted watercourses or highway drains. To obtain plans please contact the Lead Local Flood Authority for more details.

If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing and proposed drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the present and proposed use of the site, along with the calculations that show the existing and proposed discharge rate from the site to the public sewer.

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.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply on line or obtain an application form from our website - https://www.yorkshirewater.com/developers/sewerage/sewerage-connections/

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for Code for Adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the Code for Adoption 2021/22, pursuant to an agreement under Section 104 of the Water Industry Act 1991. We are happy to offer pre-development technical advice on any prospective sites that you would like to put forward for for adoption, prior to submission of your adoption application.

An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Sewer Adoption, Diversion and Requisition (telephone 0345 120 84 82) or email technical.sewerage@yorkshirewater.co.uk or visit - https://www.yorkshirewater.com/developers/sewerage/sewer-adoptions/ for further information.

All the above comments are based upon the information and records available at the present time and is subject to formal planning approval agreement. 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.

YorkshireWater

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 sincerely

Chris Roberts
Development Services Technician

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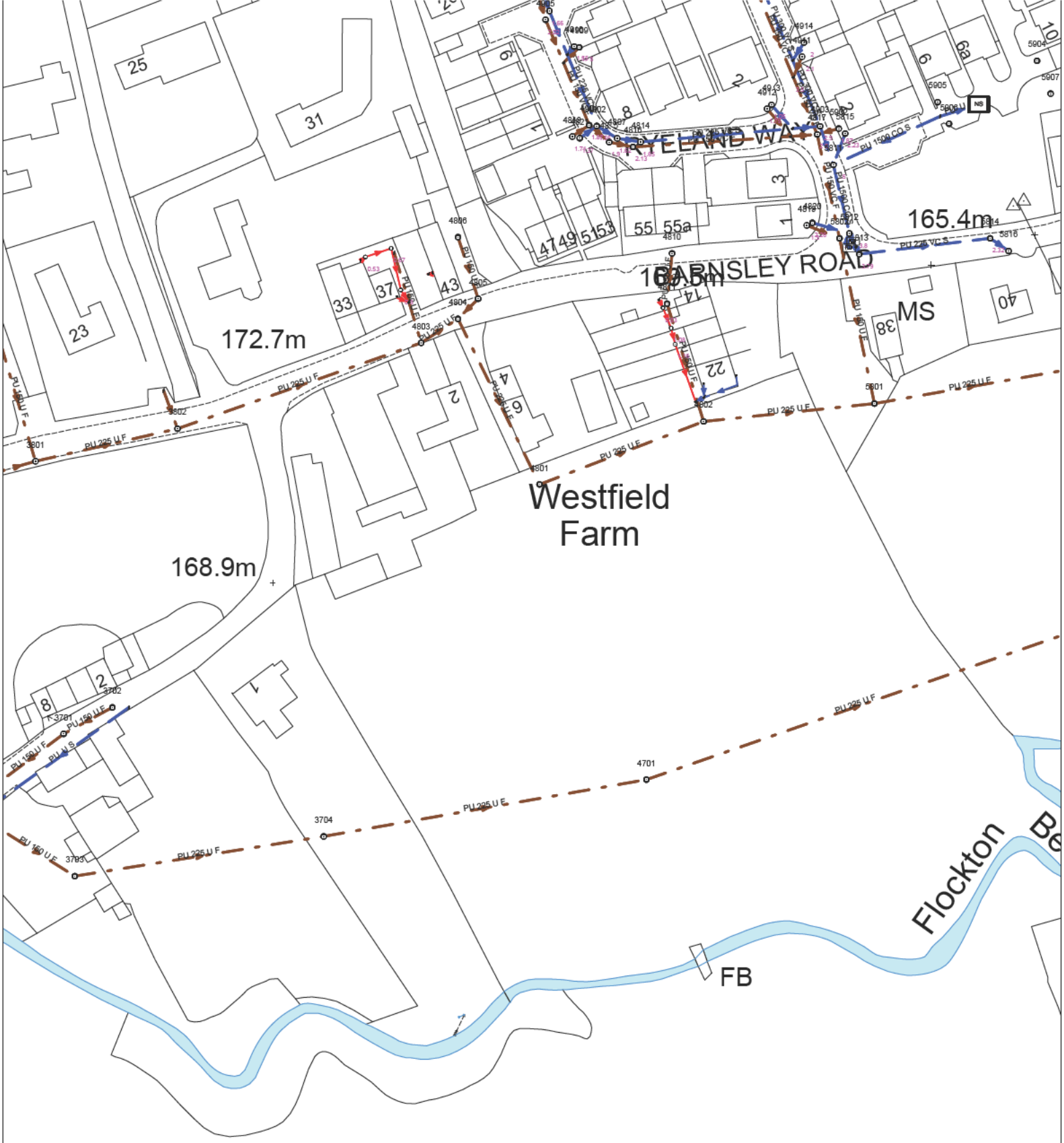

423308 : 414643	Map Name : SE2314NW	Title
		Notes

Yorkshire Water,
PO Box 500,
Halifax Road,
Bradford BD6 2LZ
Contact Name :
YorMap Advisor C ROBERTS
Contact Tel 87 2582

YorkshireWater

Partial Key
Foul Sewer = F
Combined Sewer = C
Surface Water Sewer = SW
Trade Sewer = TD
Partially Separate = PS

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.

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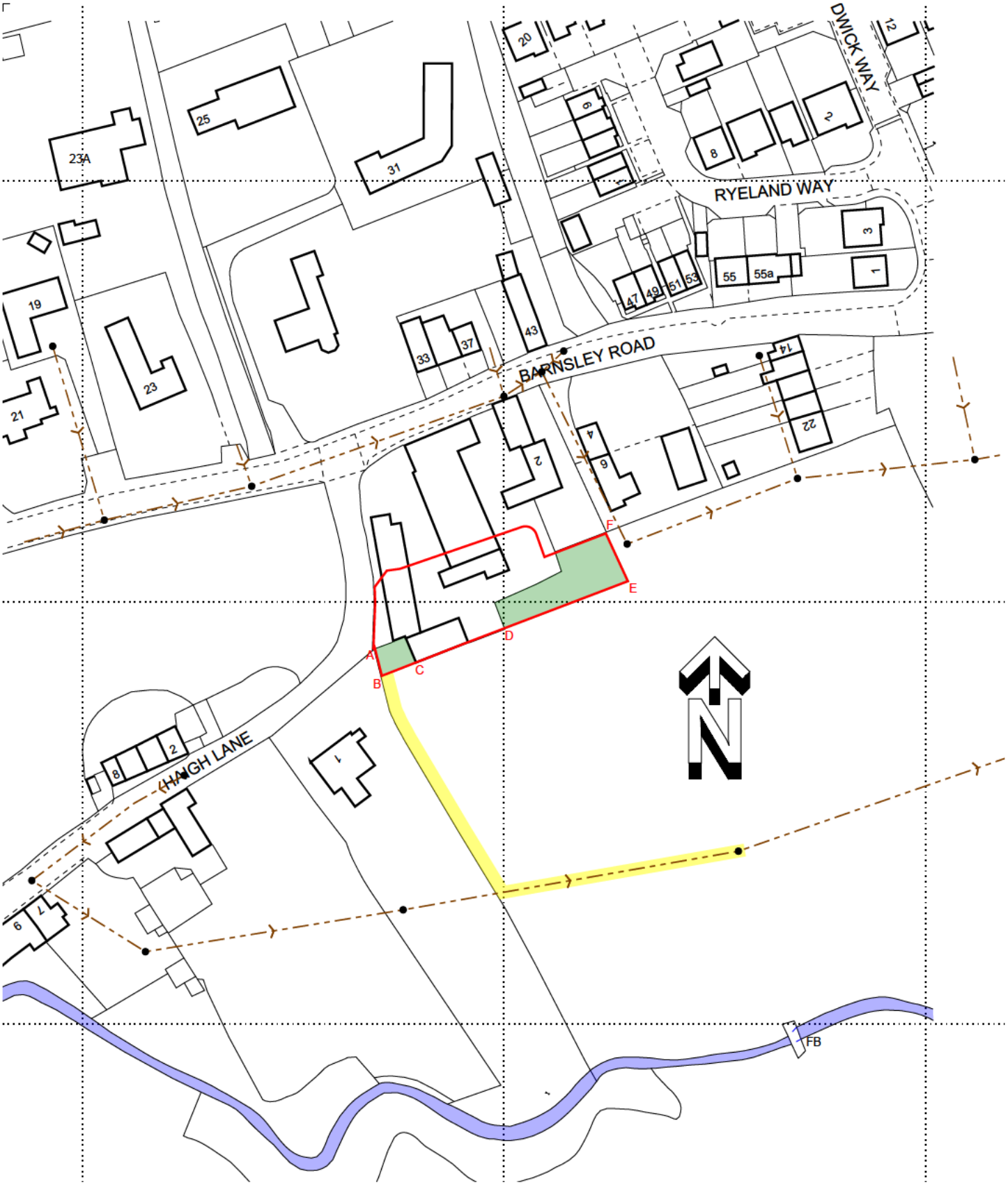
Date Req : 31/10/2022, 11:01:47 | Date Gen : 31/10/2022, 11:02:07

Source : Sewer Network Enquiry

UPN: Undefined Originator: C ROBERTS, YorMap, 87 2582



1:1250 SCALE BAR

0m 5m 25m 50m

WHp ARCHITECTURE

CLIENT	DRAWING TITLE
DELEVINGNE DEVELOPMENTS LIMITED	TITLE PLAN

PROJECT	JOB NO	DRG NO	REV	SCALE @ A4	DATE
WESTFIELD FARM, FLOCKTON	4186	101	B	1:1250	11 01 22

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