

Homes By Honey Development off Barnburgh Lane, Goldthorpe

Existing Sewer Protection Proposal

Condition 11 States

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site.

Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

The purpose of this document is to outline the proposal of how Homes by Honey (HbH) intend to allow unobstructed access to the existing sewer to the Western boundary of the site.

The proposed site is located off Barnburgh Lane, Goldthorpe. The local planning authority is Barnsley District Council who have conditioned the details of measures to facilitate provision of gigabit-capable full fibre broadband under Condition 11 of Reserved Matters 2023/0195.

Technical Note

The existing 250mm diameter sewer is located in a public right of way (PROW) footpath that runs parallel with the Western boundary of the development site and is located outside the HbH red line boundary.

During construction works on site, and until this area is released to the homeowners, a security fence will be erected on the edge of the easement line as indicated on the supporting drawing included with this technical note. Upon release of these areas, the security fencing will be removed and the area laid out in accordance with the approved materials and landscaping plans.

Should the statutory undertaker need to undertake any works to the sewer or manholes, they will be able to do so by means of access onto the PROW at either the Northern or Southern end of the path. At no time should the undertaker need to access the HbH site in order to undertake any works