



YorkshireWater

**Yorkshire Water Services
Developer Services
Sewerage Technical Team
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**Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
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**Your Ref: 2026/0606
Our Ref: B/02520**

11th September 2026

Dear Sir/Madam,

Land north of Hemingfield Road, Hemingfield, Barnsley – (BARNs) Reserved Matters application (with layout, scale, landscaping and appearance under consideration) for the erection of 173 dwellings, laying out of open space and associated infrastructure pursuant to outline planning consent 2024/0122 (Appeal APP/R4408/W/25/335991): Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Yorkshire Water objects to the approval of the reserved matters.

2.) The layout and landscaping details submitted on drawing 'Site Layout' 26 5828 01 dated July 2026 that has been prepared by JRP is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears to show new tree planting within 5 metres and over the public sewer network.
- b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site





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c.) the submitted drawing should show the required building, and tree planting stand-off from public sewer -- or an agreed alternative scheme

2.) On the Statutory Sewer Map, there is a 300mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

b.) In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

c.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals - however as the position of the 300mm combined sewer has not been plotted from site survey, this is not confirmed.

d.) There should be no new tree planting within 5 metres of the public sewer network.

e.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yours faithfully

Reuben Thornton
Town Planning Team

