

Shaun

From: Imtiyaz Nadat [REDACTED]
Sent: 13 August 2025 12:40
To: Shaun Tongue
Cc: 'Lee Forster'
Subject: Section 185 Application : Blakeley Close (Adj To No. 12), Athersley South, Barnsley : S185-2025-026 - YWS Ref : V958087



Shaun Tonge Engineering Limited
11 Broomhead Road
Wombwell
Barnsley
S73 0SA

Yorkshire Water Services Limited
Developer Services
PO Box 52
Bradford
BD3 7AY

For telephone enquiries ring:
Imtiyaz Nadat on [REDACTED]

Your Reference : STE/25/12/01
Site Reference : S185-2025-026
Case Reference : V958087

Dear Shaun,

Development At : Blakeley Close (Adj To No. 12), Athersley South, Barnsley.
Developer : Bofen Homes
Agreement Under Section 185 of the Water Industry Act 1991

Thank you for providing the information in connection with the above site. I can confirm that a full assessment has now been completed and the details are acceptable to Yorkshire Water.

In order to progress the Section 185 Legal Agreement, please provide the following:-

- Copy of the Planning Conditions/Consent and evidence of complying with the Grant of Planning Consent and that all pertinent drainage conditions have been discharged.

- The Contact name, email and address for the Developer's Solicitor.
- Please forward a letter from your Client's Solicitors confirming that the land where the existing sewers are laid and those comprising the diversion/alteration route are all within your Client's ownership.
- In order that YWS may properly authorise works to be undertaken to our assets, your client must as the Developer, confirm in writing stating that the appointed contractor has been assessed for competency relative to the sewerage works as required by the C.D.M. Regulations and stating the methodology used in making that assessment. Details of the Health and Safety Plan and the accident reporting procedures relative to the sewerage works are also required.
- Provide the completed sewer connection application form for any new connections to the existing/diverted public sewer. Quote the Section 185 reference number '**S185-2025-029**' at the top of the form, do not include any payment as this will be included within the Section 185 fees. We have 21 days to process a connection application and that no connections should be made until the connection application has been approved. **Any connection made without Yorkshire Water approval and supervision will have to be either exposed for inspection or the sewer surveyed internally at the applicant's expense.**
- Provide a copy of the private drainage layout plan.

Upon receipt of the drawing, details, information, etc., requested above, I will be in a position to initiate Kelda Group, Legal Services to prepare the Section 185 Agreement.

A bond will be required that is 100% of the cost of the sewer diversion works [REDACTED]
YOUR CLIENT WILL RECEIVE AN QUOTATION INVOICE FOR THE CASH BONG - PLEASE DO NOT PAY UNTIL THIS IS RECEIVED. *The individual/company named in this application is the party liable for payment of the cash bond. In turn, any refund due will be paid to the original payee named on the cash bond.*

Please note, payment of the fee's and Cash Bond will be required prior to completion of the Section 185 Legal Agreement.

The Developer/Contractor must not divert/alter the existing public sewers or build over them until the Section 185 Agreement has been signed and the sewers have been removed out.

Please note the existing public sewers are to be lawfully retained in its existing position and Yorkshire Water is entitled to have it remain so without disturbance. Any actions which unacceptably hinder the exercise of Yorkshire Water's rights under Section 159 of the Water Industry Act 1991 would be unlawful. Any interference with the public sewer before the Agreement is in place (i.e. diverting the flows or cutting into the public sewer, altering the public sewer, building over the public sewer, etc.) would also be unlawful. Yorkshire Water may obtain an injunction from the courts against such an action.

Any approval under Section 185 and Section 106 of the Water Industry Act 1991 is not an acceptance in respect to any planning conditions imposed under the Grant of Planning permission.

YOUR CLIENT WILL RECEIVE AN INVOICE FOR ANY PAYMENTS APPLICABLE - PLEASE DO NOT PAY UNTIL THIS IS RECEIVED

1. The estimated cost of the sewers to be adopted is [REDACTED] The 5% supervision fee is therefore [REDACTED]
2. A charge of [REDACTED] is required for each private connection onto the public sewer(s), **(including new connections to the diverted sewers)**. This charge is additional to the supervision fees charged by Yorkshire Water for supervision of the sewer diversion works.
3. Yorkshire Water reserve the right to recover any additional costs in accordance with our Charging Arrangements detailed on our website (<https://www.yorkshirewater.com/developers/developer-services-charges/>). In this case there will be a charge of [REDACTED] minimum for a Deed of Grant of Easement. This charge is additional to the fees charged by Kelda Group’s Legal Services.

Should you have any queries regarding the above site, please get in touch.

 <p>YorkshireWater Developer Services</p> <p>Click here to nominate me for a WOW! award</p> <p>YORKSHIRE WATER SERVICES LIMITED DEVELOPER SERVICES PO BOX 52 BRADFORD BD3 7AY</p>	<p>Kind Regards Imtiyaz Nadat Sewer Adoption & Diversion Technician Developer Services (Customer Experience)</p> <p>Tel: [REDACTED] Mobile : [REDACTED]</p> <p>Email: [REDACTED] Web: yorkshirewater.com/developers</p> <p>My working days : Monday to Friday We are closed Bank Holidays and Weekends</p>
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From: Shaun [REDACTED]
Sent: 12 August 2025 13:27
To: Imtiyaz Nadat [REDACTED]
Cc: 'Lee Forster' [REDACTED] George MULHERON [REDACTED]
Subject: RE: Section 185 Application : Blakeley Close (Adj To No. 12), Athersley South, Barnsley : S185-2025-026 - YWS Ref : V958087

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Hi Imtiyaz,

Further to your email below, my Client has dug a trial hole on site to find the existing sewer and confirm the gradient. The gradient of the sewer is steeper than initially thought and therefore the depth of the diversion has increased. Please find attached the amended drawing and calculations. The upstream pipe length has a gradient of 1:62 with the proposed diversion at 1:56.

I have also attached the proposed drainage design as requested.

Additional information to follow once available.

Regards
Shaun

Shaun Tonge Engineering Limited
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Registered office: 11 Broomhead Road, Wombwell, Barnsley, S73 0SA
Registered in England and Wales No. 09941323

Want to know a bit more about Yorkshire Water? Our website is full of useful info, from how to apply for a water meter to planning your next walk at one of our beautiful reservoirs - it's all at yorkshirewater.com

Need to talk to us? For the best way to get in touch with us, go to yorkshirewater.com/contact

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Yorkshire Water Services Limited

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