BAMFORD PLANNING

SUPPORTING STATEMENT

Site: Jowett House Farm

Proposal: Custom Build Dwelling

DOCUMENT CONTROL

PROJECT NAME	Jowett Barn
CLIENT	R Fraser
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PROJECT MANAGER	MICHAEL BAMFORD

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1. INTRODUCTION

1.1. This statement supports an application under Article 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for approval of details reserved by Condition 5 of planning permission 2024/1057.

1.2. Permission was granted by Barnsley Metropolitan Borough Council on 30 April 2025 for the "change of use of agricultural buildings to single dwelling and associated works (Custom/Self-build)" at Jowett House Farm. The building is referred to in this statement as Jowett Barn.

1.3. This statement describes the foul and surface water drainage arrangements for Jowett Barn, with reference to the existing private drainage infrastructure and the indicative drainage layout submitted with the application.

1.4. This statement is to be read alongside the following documents:

- Plan - Jowett House Farm - showing the existing and proposed foul and clean water links (indicative drainage layout)
- Photographs of the existing Klargester units, including the BioDisc serial plate (serial no. BD 21508)
- Klargester BioDisc BD-BN manufacturer's brochure
- Decision notice for planning permission 2024/1057

2. THE CONDITION

2.1. Condition 5 states;

"No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority."

2.2. The reason given is: "To ensure the proper drainage of the area in accordance with Local Plan Policy POLL1."

2.3. The drainage arrangements described below are intended to provide for the foul and surface water drainage of Jowett Barn and to be retained for the life of the development, subject to the terms of the condition.

2.4. Informative 3 of the decision notice refers to the relevant arrangements where a discharge to the existing watercourse or works in or near a watercourse are involved.

3. EXISTING DRAINAGE

3.1. Jowett Barn forms part of the Jowett House Farm complex, which also includes Jowett House and Jowett House Cottage. The farm complex is served by private drainage and is not served by a public foul sewer.

3.2. The supporting plan shows existing foul pipes and clean water drains running from the farm buildings towards drainage infrastructure located to the north-east, outside the application site boundary. The plan identifies a Klargester unit and an associated storm water collection tank, together with a separate clean water line towards the watercourse to the north-east.

3.3. The available photographs show a Klargester BioDisc sewage treatment plant (serial no. BD 21508) and an Alpha tank with a stated capacity of 2,800 litres. These units form part of the existing drainage arrangements at the farm complex.

3.4. The proposed arrangement is for Jowett Barn to connect to the existing private drainage infrastructure. The indicative plan shows a foul link and a separate clean water link from the barn joining the existing arrangements to the south of the farm complex.

4. PROPOSED DRAINAGE STRATEGY

4.1. The foul drainage arrangement shown on the submitted plan makes use of the existing private drainage infrastructure serving the farm complex, including the existing Klargester BioDisc treatment plant.

4.2. The existing arrangement is understood to provide foul drainage for the farm complex, which is not understood to be connected to a public foul sewer. The proposal is to connect Jowett Barn to this private system rather than introduce a separate treatment arrangement for the barn.

4.3. The BioDisc is a package sewage treatment plant. The manufacturer's brochure submitted with this application provides information on the unit type. The foul drainage arrangement is intended to operate as part of the existing private system serving the property complex.

4.4. The treatment and disposal of foul effluent will take place through the existing drainage arrangements. The submitted plan identifies the existing drainage infrastructure and the proposed connection from Jowett Barn.

4.5. The drainage arrangements are to be operated and maintained in accordance with the requirements applicable to the system and its discharge. Where relevant, the requirements of the Environment Agency and the Land Drainage Authority will apply to the discharge and any associated works.

4.6. The proposal is a change of use of an existing building, with no material increase in the roof area of Jowett Barn anticipated. The submitted drainage plan shows a separate clean water connection, distinct from the foul drainage connection.

4.7. The surface water arrangement uses the existing clean water drainage infrastructure identified on the submitted plan. The plan shows a route towards the existing watercourse to the north-east.

4.8. The existing Alpha tank is identified in the available information as a storm water collection tank with a stated capacity of 2,800 litres. It forms part of the existing drainage arrangements shown on the plan.

4.9. The access and parking areas will be arranged to avoid surface water being discharged onto the adjacent public right of way, Cawthorne Path No. 27, in accordance with Condition 10.

4.10. Foul and surface water are shown as separate flows on the indicative drainage layout, with roof and other clean water kept separate from foul drainage.

4.11. The submitted plan shows that parts of the existing drainage infrastructure are located outside the application site boundary but this remains within the applicants ownership. And as such, no 3rd party land is required. The foul and surface water arrangements described in this statement and shown on the submitted plan are intended to serve Jowett Barn as part of the farm complex's existing private drainage system.

4.12. The drainage system will be maintained in accordance with the requirements applicable to the treatment plant and drainage infrastructure, including relevant manufacturer guidance.

4.13. The arrangements serving Jowett Barn will be retained for the life of the development, unless otherwise agreed in writing with the Local Planning Authority.

4.14. The submitted drainage plan identifies the intended foul and clean water connections for Jowett Barn and should be read alongside the approved plans for the development.

4.15. The drainage routes will be coordinated with the landscaping (Condition 7), boundary treatment (Condition 12) and vehicular area (Condition 10) details.

5. CONCLUSION

5.1. This statement, read alongside the submitted plan, photographs and manufacturer's brochure, describes the proposed foul and surface water connections for Jowett Barn using the existing private drainage arrangements at Jowett House Farm. The layout shows separate foul and clean water connections and the intended relationship with the existing drainage infrastructure.

5.2. The Council is respectfully requested to approve the submitted details and discharge Condition 5 of planning permission 2024/1057.