



YorkshireWater

**Head of Planning and Transportation
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**Yorkshire Water Services
Developer Services
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**Your Ref: 2026/0640
Our Ref: B/02707**

22nd September 2026

Dear Sir/Madam,

Land south of Cemetery Road, Jump, Barnsley S73 0QN - (BARNS) Residential development of 270 new dwellings, together with access, public open space, landscaping, drainage infrastructure and associated works

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

YWS objects to the full application for the erection of up to 270 residential dwellings. The application site is not allocated in the Barnsley Local Plan for residential development and as such has not been considered in the current Asset Management Plan (AMP) period. The public sewer network and receiving wastewater treatment works do not have sufficient available capacity to accept the anticipated foul flows from a development of this size. Allowing additional properties to drain to our network has the potential to create environmental damage, flooding and potential regulatory penalties.

Should the local planning authority be minded to approve the application, against the consultation advice of YWS, we request the following conditions are attached to any permission:





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1.) No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority, in collaboration with Yorkshire Water. No dwelling hereby permitted shall be occupied until confirmation has been provided to the Local Planning Authority by the statutory undertaker that sufficient capacity exists within the public sewerage network and wastewater treatment works to accommodate the foul drainage from the development. The confirmation shall include details of any necessary off-site infrastructure improvements and a timetable for their completion. Occupation of dwellings shall only proceed in accordance with the approved phasing and infrastructure delivery plan.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal).

2.) The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed, with details submitted to and approved by the Local Planning Authority

(In the interest of satisfactory and sustainable drainage)

3.) There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public surface water sewer network at a rate not to exceed 3.5 litres per second**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

Additionally, should the local planning authority be minded to approve the application, against the consultation advice of YWS, the following matters of layout and landscaping would need to be resolved prior to the issues of the above planning conditions.





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Submitted Documents

1.) The layout and landscaping details submitted on drawing 'LANDSCAPE MASTERPLAN' 404.064778.00001 (revision 00) dated May 2026 that has been prepared by SLR is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears to show new tree planting proposed within the stand-off distance of the public sewer network recorded to cross the site.
- b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site
- c.) the submitted drawing should show the required building and tree planting stand-off from public sewer -- or an agreed alternative scheme

Existing infrastructure

On the Statutory Sewer Map, there is a 300mm diameter public surface 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.

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.

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.

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

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

