



YorkshireWater

**Head of Planning and Transportation
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**Yorkshire Water Services
Developer Services
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**Your Ref: 2026/0422
Our Ref: B/01930**

21st July 2026

Dear Sir/Madam,

**Land to the south of Weetshaw Lane Roundabout, Cudworth, Barnsley – (BARNs)
Residential development of up to 144 units and associated works**

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

NOTE- it appears from the submitted site layout that buildings and new tree planting will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public water network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the water mains.

Submitted Document

1.) The layout and landscaping details submitted on drawing 'Proposed Site Plan' A23104 (revision J) dated 13/05/26 that has been prepared by Southgate & Sarabia is not acceptable. The following point(s) should be addressed:

a.) the submitted drawing appears to show a building proposed to be built-over the line of public of the public water mains recorded to cross the site.





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- b.) the submitted drawing appears to show a new tree planting proposed to be built-over the line of public of the public water mains recorded to cross the site.
- c.) the submitted drawing should show the site-surveyed position of the public water main crossing the site
- d.) the submitted drawing should show the required easement of the public water mains-- or an agreed alternative scheme

Existing infrastructure

On the Statutory water main Map shows a 4 inch & 3 inch asbestos cement mains recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

Both these mains have a 3 (three) metres easement each side of the sewer centre-line of the mains

In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

The position of these mains is indicative only and should be confirmed by site survey - please contact YWS on 03451 24 24 24 for assistance mapping the mains.

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.

Tree Planting Restrictions Adjacent to Water Mains

When planning tree planting, the risks trees may pose in the future should be minimised. The selection of the type of tree or shrub and its planting must be considered so that root damage to buried mains and services will be avoided.

Planting must also be planned so that damage to trees and shrubs will not be caused by excavations for repair and maintenance to mains and services.

To minimise any interruption to water supplies, unrestricted access to mains and services must be maintained at all times. Extensive root systems must not restrict access to mains and services.

To reduce the risk of damage and in order to ensure access for future maintenance and repair works to our apparatus remain unhindered, the following guidelines for tree planting in close proximity to water mains should be followed.





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- 1.) Poplar and Willow trees, having extensive root systems, should not be planted within 10 metres of the water main.
- 2.) Other potentially large trees should not be planted within 6 metres of the main. These would include Ash, Beech, Birch, most conifers, Elm, Horse Chestnut, Lime, Oak, Sycamore, Apple and Pear.
- 3.) Smaller trees should be planted in such a way that the eventual root spread reaches no more than one metre from the main. The use of 'root-proof' membranes or boxes may be considered.
- 4.) No bushes or shrubs should be planted within one metre of the centre line of the main. This includes shallow rooting hedge plants and ground cover plants such as Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Snowberry and most ornamental flowering shrubs.
- 5.) In areas where soft fruit is grown, Blackcurrant, Raspberries and Gooseberries may be planted in close proximity to water mains, provided that a path is left clear for inspection access and surveys.

Yours faithfully

Reuben Thornton
Town Planning Team

