



YorkshireWater

**Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
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**Your Ref: 2026/0232
Our Ref: B/01185**

13th May 2026

Dear Sir/Madam,

**Land to the south of Bloomhouse Lane, East of Woolley Colliery Road, Darton, Barnsley –
(BARN) Erection of 119 dwellings, open space and associated infrastructure**

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 new tree planting will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage 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 sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email technical.sewerage@yorkshirewater.co.uk.





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Submitted Documents

1.) The landscaping details submitted on drawing 'Site Layout' 25-5808-01 (revision B) dated 19/03/26 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 of public sewer network
- 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 tree planting stand off -- or an agreed alternative scheme

Existing Infrastructure

On the Statutory Sewer Map, there is a 225mm and 150mm 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.

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, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010). In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

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

