Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co.uk

Head of Planning and Transportation Service
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

Your Ref: 2025/0997
Our Ref: A/03506

30th June 2026

Dear Sir/Madam,

Low Valley Farm, Pitt Street, Darfield, Barnsley, S73 8AX - (BARNS) - Demolition of existing structures and outline planning application for up to 200 dwellings with associated infrastructure and open space. All matters except for means of access to, but not within, the site to be reserved

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

Submitted Documents

1.) The submitted 'Flood Risk Assessment & Drainage Strategy' 23131 (first Issue) prepared by AMA, dated May 2025 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that
a.) Foul water will discharge to public foul 300mm foul water sewer on Stoneyford Road - no pumped rate of discharge has been given.
b.) Sub-soil conditions do not support the use of soakaways - Infiltration testing has yet to be carried out.
c.) A watercourse exists near to the site - connection to this has been ruled out due to 3rd party land constraints - more information required to confirm this.

d.) Surface water will discharge to public 375 surface water sewer on George Street, via storage with restricted discharge 3.5 litres/second - no pumped rate has been given.
e.) The means of surface water management has not been properly considered within the FRA. Yorkshire Water requires further information regarding the means of draining surface water from the development

Foul Water

As our powers under the Water Industry Act are limited it is important to ensure explicit control over the approach to foul water disposal in any planning permission.

Regarding the foul water proposals, the local public sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.

A robust build plan and start date is required, so we can undertake an internal (Yorkshire Water) network reinforcement study to determine the suitable point(s) of connection to the available network, along with the relevant timescales required for any upgrade work which we will facilitate.

Yorkshire Water will promote an internal sewer network reinforcement investigation. The developer is required to provide a proposed start date and build program. The cost of the investigation and any subsequent works will be the responsibility of Yorkshire Water.

From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required, the peak pumped foul water discharge must not exceed 4.75 (four point seven five) litres per second, discharging to the 300mm foul water sewer on Stoneyford Road.

The developer is encouraged to provide updated drainage drawings showing points of connection onto the public sewer network.

Sewage Treatment

The proposed foul water discharge from the development will likely cause the receiving treatment works to fail an agreed standard. Concordantly, the above requested build program and phasing is required.

YorkshireWater

Surface Water

YWS encourages sustainable development, which includes ensuring appropriate surface water disposal to prevent unnecessary hydraulic loading. Volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result they have the potential to use up a significant hydraulic capacity in our infrastructure. If we can minimise surface water flows entering the public sewer, we are able to significantly manage the impact of development on wastewater infrastructure and minimise the risk of flooding.

The National Planning Policy Framework (NPPF) sets out the principle of sustainable drainage, while the National Planning Practice Guidance (NPPG) and National Standards for Sustainable Drainage Systems (SuDS) establish a hierarchy for surface water disposal. This hierarchy prioritises 1. Rainwater harvesting (non-potable use) 2. Infiltration to ground 3. Discharge to above ground SW body 4. Discharge to SW sewer 5. Discharge to combined sewer. YWS seeks to promote this hierarchy in collaboration with Local Planning Authorities and developers to improve water quality and reduce flood risk.

The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed. Infiltration testing should be carried out to preclude the use of soakaways that has been suggested in the above FRA. In regard to 3rd party land permission to reach a watercourse, Yorkshire Water would require this permission to be sought and refused before we would consider this means of surface water disposal conclusively ruled out.

As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to 375mm public surface water sewer on George Street, at a pumped rate of 4.75 litres per seconds - this being the minimum rate for an adoptable pump station

Other observations

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Water Distribution

A private 2 inch supply to Low Valley Farm runs through site and will need diverting at the developers cost to ensure it is not impacted the development or any future phases. We are not responsible for private assets, so liaison with the customer needs to be carried out with the developer direct and a new Point of Connection (POC) applied for via YW Developer services. (Suggest diverted route would be the Farm access road Netherwood Rd/Pitt Street)

The POC to site and the diversion would need to from off-site main lay on Pitt Street again, at the developers cost.

A water supply can be provided under the terms of the Water Industry Act, 1991.

Recommended conditions: -

No development shall commence until details of foul water infrastructure phasing, together with a dated build programme and proposed start date, have been submitted to and approved in writing by the Local Planning Authority. Should foul water pumping be required then the pumped rate shall not exceed 4.75 litres per second. The development shall thereafter be carried out in accordance with the approved details.
(To ensure that adequate foul water infrastructure capacity is available to serve the development in the interests of environmental protection and the effective operation of the public sewerage

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 sewer network at a rate not to exceed 4.75 litres per second pumped.
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

Yours faithfully

Reuben Thornton
Town Planning Team