**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: 2026/0706**
**Our Ref: B/03034**

**16th October 2026**

Dear Sir/Madam,

**10 Ballfield Lane, Kexbrough, Barnsley S75 5EF - (BARNS) Demolition of existing takeaway building and erection of a replacement two-storey building comprising three commercial units, with office accommodation at first floor, associated car parking, and bin and cycle storage**

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

**Yorkshire Water objects to the application due to lack of submitted proposed drainage plan.**

**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.

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

YorkshireWater

**Surface Water Disposal**

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 SUDS however the eventual outfall has not been stated. 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.

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 public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

**Reuben Thornton**
**Town Planning Team**