



YorkshireWater

**Head of Planning and Transportation
Service
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**Yorkshire Water Services
Developer Services
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Your Ref: 2025/0850

Our Ref: B/01504

23rd June 2026

Dear Sir/Madam,

**Land adjacent 2 Cemetery Road, Bolton Upon Dearne, Rotherham, S63 8LS - (BARNs) -
Erection of 3no dwellings (Outline with all matters reserved)**

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

Submitted Documents

- 1.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Sketch Site Plan' as prepared by Peter Thompson, namely
 - a.) The proposed separate systems of drainage on site
 - b.) The proposed amount of domestic foul water to be discharged to the public combined water sewer
 - c.) The proposed amount of curtilage surface water to be discharged - to soakaway - please note however that the position of the soakaway will likely not be accepted by building control.

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. As such the foul water discharge as shown in the above drawings is acceptable.





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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.

It is noted from the submitted planning application that surface water is proposed to be drained to soakaway – While Yorkshire Water endorses this means of surface water disposal, soakaways may not be situated within 5 metres of a building or curtilage boundary. The developer is encouraged to consult with building control for a revised position for the soakaway

The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners' consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Recommended Conditions: -

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 details of which have been submitted to and approved in writing by the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)





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No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

Yours faithfully

Reuben Thornton
Town Planning Team

