



YorkshireWater

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Your Ref: 2026/0406

Our Ref: B/01593

18th June 2026

Dear Sir/Madam,

1 Kensington Avenue, Thurlstone - (BARNS) Formation of new detached residential property, including forming driveway and garden area

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

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.

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.





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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, though the eventual outfall is unclear. 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. There is a private surface water sewer network, approximately 3 metres off the western site boundary, that connects to culverted watercourse to the south – this should be fully explored as a means of surface water disposal.

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 public sewer at a restricted rate not to exceed 3.5 litres per second..

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 will have been submitted to and approved by the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)





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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 3.5 litres per second.**

(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

