Yorkshire Water Services
Developer Services
Sewerage Technical Team
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Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

**Your Ref: 2026/0374**
**Our Ref: B/02521**

**28th October 2026**

Dear Sir/Madam,

**49A Rowland Road, Old Town, Barnsley S75 2PF - (BARNS) Erection of a detached 2 storey dwelling and associated works**

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

**Submitted Documents**

1.) The submitted 'PROPOSED DRAINAGE STRATEGY – PLANNING CONCEPT' AD-DR-01 (rev P02) dated 08/10/26 as prepared by A. Designs shows foul water to discharge to public combined water sewer and surface water to soakaway.

**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 outlined in the above drawing acceptable.

**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 generally endorses this means of surface water disposal, the soakaway is located close to the site boundary. The developer or building control should confirm if this drainage solution is acceptable.

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 surface water 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.

**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)

**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:-**

**a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;**

**b) evidence of existing positive drainage to public sewer and the current points of connection; and**

**c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage) -

Yours faithfully

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