



YorkshireWater

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**Your Ref: 2026/0354
Our Ref: B/01738**

30th June 2026

Dear Sir/Madam,

Land west of Cross Street, Worsbrough Dale, Barnsley – (BARNs) Erection of a residential care home consisting of 6 single bedroom self-contained units and a detached 2 bedroom respite bungalow for young adults (Use Class C2) with associated works including formation of accesses; car parking and landscaping

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 details.

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.





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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.

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.

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.





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Existing Waste Water Infrastructure

On the Statutory Sewer Map, there is an unknown diameter foul water sewer, and a 150mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).

A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Existing Clean Water infrastructure

Based on a desktop survey of our GIS records shows a 4 inch Cast Iron main in the pavement of Overdale Ave and a 4 inch uPVC main in the pavement of Cross Street running parallel of site boundary.

YW will require access to the main at all times or the at the developers cost the main would need to be diverted prior to the work commencing allowing YW to have clear access for maintenance of water mains.

The proposed development does not conflict with YW clean networks apparatus. However, A developer may, where it is reasonable to do so, require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. This provision is contained in Section 185 of the Water Industry Act 1991, that also requires the developer to pay the full cost of carrying out the necessary works.

For the new drop curb crossing all excavation works near to YW apparatus should be by hand digging only and no vibrating plant should not be used directly over any apparatus.. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required. If surface levels are to be decreased/increased significantly the effects on existing apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.





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We would recommend trial holes are undertaken to establish an exact location of depth and position of the water mains. This will allow YW to have clear access for maintenance of both water mains and not conflict with the proposed development (and our apparatus. Accordingly, YW objects until satisfactory information is provided to demonstrate no conflict with our apparatus.

The actual position of such apparatus and that of service pipes can be established on-site by contacting the Customer Helpline (0845 124 24 24) for water.

A supply can be made available. Any supply issues can be resolved under the provisions of the WI Act 1991.

Yours faithfully

Reuben Thornton
Town Planning Team

