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
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Your Ref: 2026/0834
Our Ref: B/03285

6th November 2026

Dear Sir/Madam,

Land south of White Hart Road, Penistone, Sheffield - (BARNS) Erection of 51 dwellings, open space, landscaping and associated infrastructure

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

Submitted Documents

1.) The submitted 'Drainage Strategy' 0172/85r2 prepared by ARP, dated 01/06/26 is acceptable

In summary, the report states that
a.) Foul water will discharge to private adoptable sewer.
b.) Sub-soil conditions do not support the use of soakaways
c.) A watercourse is remote from the site.
d.) Surface water will discharge to private adoptable sewerage at an unrestricted rate.

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 report is acceptable.

The developer should contact the original developer for consent if you wish to utilise these sewers. Please note, however, that these private sewers are believed to be contained in a sewer adoption agreement made with Yorkshire Water (or our predecessor/agent) under the provisions of Section 104 of the Water Industry Act 1991 (or similar earlier legislation that this has replaced). To avoid prejudicing any prospective adoption of these sewers, Yorkshire Water's approval to the use of such sewers should also be sought. -

Sewage Treatment

The receiving does not have processing capacity to accept foul water flows from the proposed development.

A robust build plan and start date are provided, Yorkshire Water may carry out a feasibility study to determine suitable foul connection points, any available capacity in the public sewer network, together with timescales for any potential upgrading works required.

The cost for any feasibility/modelling/upgrade works will be at Yorkshire Waters cost up-front and recouped via the sites eventual infrastructure charges.

What are infrastructure charges?

We levy infrastructure charges for all newly connected properties that have not been connected to our water or sewer network before. The charges are calculated to recover the cost of reinforcing our existing water and sewer networks needed to serve new developments. The charges are set to recover the costs over the whole of the Yorkshire Water area to increase capacity.

For more information

https://www.yorkshirewater.com/developers/developer-services-charges

Please review section 4 (page 68) of our New Connection Charging Arrangements 2023/2024 for an explanation of our infrastructure charges.

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.

As such the surface water discharge as outlined in the above resport is acceptable.

Other Observations

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yorkshire Water requests that the Local Planning Authority notifies us of the decision on this application via planningconsultation@yorkshirewater.co.uk. This will help ensure Yorkshire Water remains informed of the development's progress and can coordinate any necessary infrastructure improvements to align with the delivery of the proposed development.

Recommended Conditions: -

No development shall commence until details of foul water infrastructure phasing, together with a dated build programme and proposed start date, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
(To ensure that adequate foul water infrastructure capacity is available to serve the development in the interests of environmental protection and the effective operation of the public sewerage)

The development shall be carried out in accordance with the details shown on the submitted plan, "'Drainage Strategy' 0172/85r2 prepared by ARP, dated 01/06/26", unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)

Yours faithfully

Reuben Thornton
Town Planning Team