



YorkshireWater

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

25th September 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:

Submitted Documents

1.) The submitted 'Cross Street, Worsborough, Infiltration tests Carried out by Spandrel Homes' dated 04/08/26 is acceptable.

In summary, the report states that

a.) Sub-soil conditions do not support the use of soakaways





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2.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Drainage Layout' 1188-98 (revision D) dated April 26 that has been prepared by RAB, namely: -

- a.) The proposed sewer diversion subject to the requirements of Section 185 Water Industry Act 1991.
- b.) The proposed separate systems of drainage on site and off site with combined
- c.) The proposed amount of domestic foul water to be discharged to the public combined water sewer
- d.) The proposed amount of curtilage surface water to be discharged to the public combined water sewer at a restricted rate of 3.5 litres/second.
- e.) The proposed point(s) of discharge of foul and surface water to the respective public sewer.

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.

It is understood that this will be diverted subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991 - Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010 - H4S185).

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

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.

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

Recommended Condition: -

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:

i) 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

