



Yorkshire Water

LUNDWOOD WASTE WATER TREATMENT WORKS

PLANNING DESIGN AND ACCESS
STATEMENT





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PLANNING DESIGN AND ACCESS STATEMENT

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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1. This Planning, Design and Access Statement has been prepared by WSP on behalf of the Applicant, Yorkshire Water Services Limited, and accompanies a planning application for full planning permission for the construction of 2.no chemical dosing kiosks at Yorkshire Water's Lundwood Waste Water Treatment Works (WwTW) ('the Proposed Development').
- 1.1.2. The Proposed Development is a part of a wider scheme to upgrade Lundwood WwTW. As detailed in Section 3: Proposed Development, the other elements would be defined as Permitted Development, and therefore would not require planning permission.
- 1.1.3. The Applicant seeks to upgrade Lundwood WwTW to ensure that its final effluent discharges comply with the Water Industry National Environment Programme's (WINEP) new phosphorus discharge levels jointly set by the Environment Agency, Department for Environment, Food and Rural Affairs (Defra), and Water Services Regulation Authority (Ofwat) in May 2022. A full justification of the project is stated in Section 3.2 (Need for the Scheme) in the Planning, Design and Access Statement.
- 1.1.4. Yorkshire Water Services Limited is a regulated water utility company with statutory responsibilities for the provision of clean water services. Section 37(1) of the Water Industry Act 1991 (as amended) states:

"It shall be the duty of every water undertaker to develop and maintain an efficient and economical system of water supply within its area and to ensure that all such arrangements have been made—

a) for providing supplies of water to premises in that area and for making such supplies available to persons who demand them; and

b) for maintaining, improving and extending the water undertaker's water mains and other pipes, as are necessary for securing that the undertaker is and continues to be able to meet its obligations under this Part."

- 1.1.5. In view of these statutory responsibilities, Yorkshire Water Services Limited has planned maintenance and investment directly associated with the distribution of safe and wholesome drinking water.

The purpose of this statement is to:

- Provide details of the Proposed Development to which the application relates;
- Set out operational needs; and
- Identify relevant planning policy and demonstrate the Proposed Development's conformance with such policy.

- 1.1.6. A full description of the Proposed Development is found in Chapter 3 of this Planning, Design and Access Statement submitted in support of this planning application.

1.2 PURPOSE OF THE PLANNING, DESIGN AND ACCESS STATEMENT

- 1.2.1. The purpose of this Planning, Design and Access Statement is to explain the Proposed Development, summarise the results of the technical assessments which have been carried

out, review key policy requirements, and address the material planning considerations which will be used as the basis for the decision-maker to determine the application.

1.2.2. In addition to this Planning, Design and Access Statement, the planning application is accompanied by the following documents in accordance with the national and Barnsley Metropolitan Borough Council validation checklist:

- Application Forms and Certificate of Ownership
- Site Location Plan
- Existing Site Layout Plan
- Proposed Site Layout Plan
- Elevation Plans
- Flood Risk Assessment

Table 1-1 – Application Drawing Schedule

Title	Drawing Number	Scale
SITE LOCATION PLAN	LUNDW GLA WWT WWT DR Z 0101	1:2500
PROPOSED SITE LAYOUT PLAN	LUNDW GLA WWT WWT DR Z 0103	1:500
CHEMICAL DOSING KIOSK ELEVATIONS	LUNDW GLA WWT WWT DR Z 0104	As shown on drawing

1.3 STRUCTURE OF THIS DOCUMENT

1.3.1. This Planning Design and Access Statement is structured as follows:

- **Section 2** describes the site, its surroundings and planning history;
- **Section 3** sets out a detailed description of the Proposed Development;
- **Section 4** sets out the design principles;
- **Section 5** sets out the national and local planning policy context;
- **Section 6** assesses the Proposed Development in accordance with the planning policy framework; and
- **Section 7** provides a summary and conclusions.

2 SITE AND SURROUNDING AREA

2.1 SITE LOCATION AND DESCRIPTION

- 2.1.1. Lundwood WwTW (also referred to as ‘the Works’) is a large waste water treatment works located off Lund Lane on the north bank of the River Dearne, in the village of Lundwood, South Yorkshire. It is approximately 3.2 km to the north-east of the centre of Barnsley, Figure 2-1 shows the location of The Works, which is located at Grid Reference: X (Easting) 437822, Y (Northing) 407070.
- 2.1.2. A Site Location Plan (**Drawing: LUNDW GLA WWT WWT DR Z 0101**) is submitted with this planning application. The Site Location Plan illustrates:
- the Site (outlined in red)
 - the location of the proposed new kiosks (outlined in green)
 - the Applicant’s wider landownership (outlined in blue).

2.2 SURROUNDING ENVIRONMENT

- 2.2.1. The Works is predominantly surrounded by residential areas immediately to the north, north-west, and to the west, with some residential and commercial properties further to the south and south-west across open fields. The nearest residential properties are located approximately 132 metres north on Lund Lane, adjacent to the northern boundary of the Works. There are industrial land uses to the east, with a scrap yard located at the eastern boundary of the site. To the south and south west there is open grassland and agricultural land. There is a commercial and industrial area located approximately 750 m to the south west at Tank Row/Grange Lane.
- 2.2.2. The Proposed Development will be entirely within the operational site boundary (**Drawing: LUNDW GLA WWT WWT DR Z 0103**) shows the Proposed Site Layout Plan.

2.3 PLANNING HISTORY

- 2.3.1. A planning history search for a time period of 5 years was completed in regard to all types of developments within and adjacent to the Site. The following planning applications have been identified as existing site considerations in the context of the planning application following a search of the Local Planning Authority’s online database (<https://www.barnsley.gov.uk/barnsley-maps/planning-applications/>) accessed on 29/03/2023.

Table 2-1 – Planning History

LPA Ref.	Address	Description	Outcome
2018/0035	Lundwood Waste Water Treatment Works, Lund Lane, Lundwood, Barnsley, S71 5NP	Siting of 7 no. kiosks and sludge thickening building to enable upgrade of treatment process	Approved 23/05/2018

- 2.3.2. There is no relevant recent planning history in the immediate vicinity of the Site.

3 PROJECT DESCRIPTION

3.1 INTRODUCTION

- 3.1.1. This section provides a justification for the Proposed Development, its objectives and a detailed description of the Proposed Development.
- 3.1.2. As stated in the planning application form, planning permission is sought for:
“The installation of 1.no Ferric Dosing Kiosk and 1.no Caustic Soda Dosing Kiosk at Lundwood Waste Water Treatment Works”.

3.2 NEED FOR THE PROPOSED DEVELOPMENT

- 3.2.1. The upgrading project at Lundwood WwTW is being driven by the Water Industry National Environment Programme (WINEP) published on 11th May 2022, developed jointly by the Environment Agency, Department for Environment, Food and Rural Affairs (Defra), and Water Services Regulation Authority (Ofwat). The WINEP seeks “opportunities to enhance the environment, create resilient communities, and support economic growth”.
- 3.2.2. Under WINEP, the Applicant is required to meet the new standards to reduce Phosphorus (P) concentrations in the final effluent to 0.25mg/l Total P annual average. This driver originates from new Water Framework Directive and Urban Wastewater Treatment Directive consents being applied to the site from the Environment Agency, and the date for compliance is December 2024.
- 3.2.3. The proposed solution to achieving the Phosphorus consents is to install:
- A chemical dosing kiosk for Ferric Sulphate
 - A chemical dosing kiosk for Caustic Soda.
- 3.2.4. The new chemical dosing kiosks are required at Lundwood WwTW to ensure that its final effluent discharges comply with the new Phosphorus environmental permit consenting requirements.

3.3 THE PROPOSED DEVELOPMENT

- 3.3.1. The Ferric Sulphate dosing kiosk is required to remove Phosphorus from the treated waste, in order to meet the new consent level. The Caustic Soda dosing kiosk is required to mitigate against the impact of the Ferric Sulphate on the alkalinity level of the treated waste.
- 3.3.2. Each of the two chemical dosing kiosks proposed exceed 29 cubic metres in capacity and therefore exceed the threshold set under Permitted Development rights as outlined under Class B (d) (development by or on behalf of sewerage undertakers) Part 13 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and therefore would require full planning permission.
- 3.3.3. Planning permission is sought for:
- 1.No Ferric Sulphate dosing kiosk
 - 1.No Caustic Soda dosing kiosk

4 DESIGN AND ACCESS

4.1 INTRODUCTION

4.1.1. This section sets out how the Proposed Development's context has influenced the design.

4.2 AMOUNT, SCALE AND LAYOUT

4.2.1. The Proposed Site Layout Plan is shown on Drawing: LUNDW GLA WWT WWT DR Z 0103.

4.2.2. The site area of the Proposed Development is 239.5m².

4.2.3. Visual illustrations of the proposed kiosks are shown on the Elevation Drawing: LUNDW GLA WWT WWT DR Z 0104.

4.2.4. The dimensions of the two kiosks are defined in **Table 4-1** below:

Table 4-1 – Proposed Development Scale

Plant	Dimensions in Metres (m)
Ferric Sulphate dosing kiosk	12.07m x 4.06m x 4.05m
Caustic Soda dosing kiosk	12.07m x 4.06m x 4.05m

4.3 APPEARANCE

4.3.1. The kiosks will comprise prefabricated Glass Reinforced Plastics or similar.

4.3.2. Any requirement for stilts and rail systems, including fixings and finishing trims, would be detailed by the manufacturer/installer.

4.3.3. The external kiosks colour is proposed to be Green RAL 6002 or similar. The Applicant considers green would be an appropriate colour for the Proposed Development within the context of the existing WwTW Site.

4.4 ACCESS

4.4.1. The Site would be accessible via the internal site road network from the main access on Lund Lane.

4.5 LANDSCAPE AND BOUNDARY TREATMENT

4.5.1. The Proposed Development would not require alterations to the existing site boundary. The site is comprised of hardstanding.

4.6 CONSTRUCTION

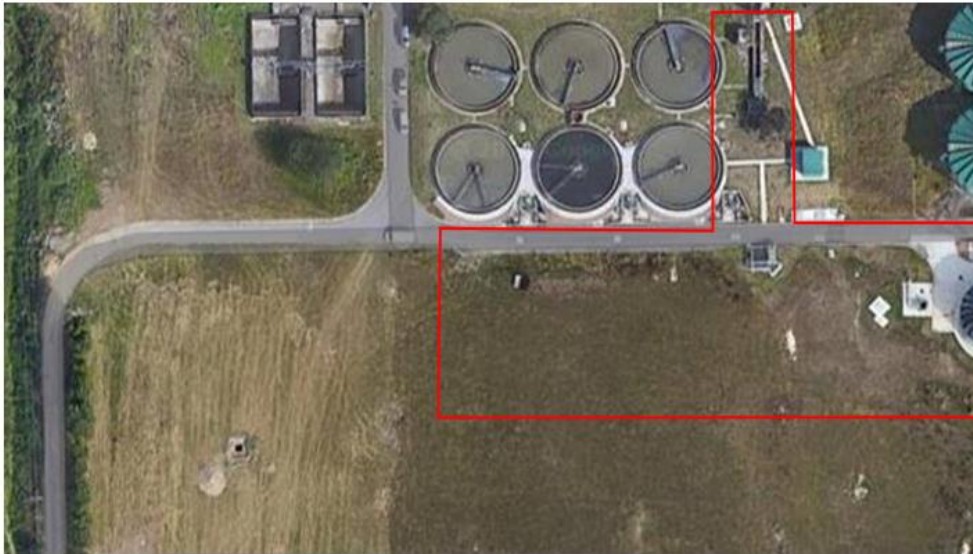
4.6.1. It is anticipated that the work will take approximately seven months to complete. The anticipated construction start is December 2023, with planned completion in June 2024.

4.6.2. Construction working hours for the Proposed Development will be as follows:

- Monday to Friday: 07:00 – 19:00 hours
- No weekend and Bank Holiday working.

- 4.6.3. A Construction Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to commencement of works at Lundwood WwTW.
- 4.6.4. A construction compound will be temporarily located in the area outlined by the red boundary in Figure 4.1 below. The compound will be permitted development under Part 4, Class A (*temporary buildings and structures*) of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 4.6.5. The construction compound will be removed following the completion of the works and the site will be reinstated to its original condition.

Figure 4-1 - Location of construction compound



4.7 OPERATION AND MAINTENANCE

- 4.7.1. The Proposed Development, including the Wastewater Treatment site, will be operated and maintained by Yorkshire Water Services Limited.

5 PLANNING POLICY CONTEXT

5.1 INTRODUCTION

- 5.1.1. This section sets out the planning policy context for the Proposed Development. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 (as amended) (TCPA), planning applications must be determined in accordance with the statutory development plan unless 'material considerations' indicate otherwise. The following section introduces the relevant legislative and policy framework in relation to planning matters. This covers international, national, regional and local planning policy. This section identifies the main planning considerations arising from the development plan applicable to this planning application, as well as the material considerations warranting the grant of planning permission for the Proposed Development.
- 5.1.2. A planning application under the TCPA 1990 should be prepared and submitted to the Local Planning Authority to obtain full planning permission for the Proposed Development.
- 5.1.3. The determining authority for the Proposed Development is Barnsley Metropolitan Borough Council. The adopted development plan relevant to this site comprises:
- The Barnsley Local Plan (2019)
 - Barnsley, Doncaster and Rotherham Joint Waste Plan (2012)

5.2 NATIONAL PLANNING POLICY

- 5.2.1. The National Planning Policy Framework (NPPF) was first published in March 2012, the most recent update was published in September 2023. The NPPF "sets out the government's planning policies for England and how these are expected to be applied".
- 5.2.2. The economic objective of sustainable development identifies the provision of infrastructure as a requisite for building a strong, responsive and competitive economy.
- 5.2.3. The following sections of the NPPF (2023) are of specific relevance to the determination of this application:
- Section 2 Achieving sustainable development
 - Section 4 Decision-making
 - Section 6 Building a strong, competitive economy
 - Section 8 Promoting healthy and safe communities
 - Section 11 Making effective use of land
 - Section 12 Achieving well-designed places
 - Section 14 Meeting the challenge of climate change, flooding and coastal change
 - Section 15 Conserving and enhancing the natural environment
- 5.2.4. The Government's 'Water supply, wastewater and water quality' section of the National Planning Practice Guidance, The Water Environment Regulations 2017 apply to surface waters (including some coastal waters) and groundwater (water below the surface of the ground). These regulations set out requirements to prevent the deterioration of aquatic ecosystems; protect, enhance and restore water bodies to 'good' status; and achieve compliance with standards and objectives for protected areas.

5.3 LOCAL PLANNING POLICY

- 5.3.1. The Development Plan is a set of local planning policy documents that set out the criteria that will be used in the determination of planning applications, detailing what development can happen, how development can happen and where development can happen.

5.4 THE BARNSELEY LOCAL PLAN (2019)

- 5.4.1. The Barnsley Local Plan (2019) was adopted by Barnsley Metropolitan Borough Council (BMBC) on 3 January 2019. It provides the strategic development policies for the part of the district the site is located in alongside the Barnsley, Doncaster and Rotherham Joint Waste Plan (2012) (BDRJWP).
- 5.4.2. The policies considered relevant to the Proposed Development have been set out in **Table 5-1**.

5.5 BARNSELEY, DONCASTER AND ROTHERHAM JOINT WASTE PLAN (2012)

- 5.5.1. The BDRJWP (2012) was adopted in March 2012 and sets out the overall approach to managing waste across Barnsley, Doncaster and Rotherham over the next 15 years. The Joint Waste Plan is the starting point for assessing planning applications for waste management proposals in the borough.
- 5.5.2. The policies considered relevant to the Proposed Development have been set out in **Table 5-1**.

Table 5-1 – Local Plan Policies

Policy/Paragraph	Text
THE BARNSELEY LOCAL PLAN (2019)	
Policy GD1 General Development	Policy GD1 will be applied to all development and will be the starting point for making decisions on all proposals.
Policy BIO1 Biodiversity and Geodiversity	Seeks to prevent proposed developments from negatively impacting biodiversity or geodiversity.
Policy GB1 Protection of Green Belt	Seeks to protect the Green Belt from inappropriate development in accordance with national planning policy.
Policy CC3 Flood Risk	Seeks to reduce the extent and impact of flooding by not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere.
Policy CC5 Water Resource Management	Proposals will be supported which do not result in the deterioration of water courses.
Policy Poll1 Pollution Control and Protection	Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

Policy UT2 Utilities Safeguarding	Existing services and utilities including sewage treatment works, together with associated equipment, installations and operational land, will be protected from development that will detrimentally affect them.
BARNSELEY, DONCASTER AND ROTHERHAM JOINT WASTE PLAN (2012)	
Policy WCS4: Waste Management Proposals On Non Allocated Sites	Proposals for waste development on non-allocated sites will be permitted provided they demonstrate they would not adversely affect the character or amenity of the site or surrounding area.
Policy WCS6: General Considerations For All Waste Management Proposals	Proposals for waste development will only be permitted within Barnsley, Doncaster and Rotherham provided they can demonstrate how they support the vision, aims and overall strategy of the Joint Waste Plan.
Paragraph 4.39	Planning applications for waste facilities must provide a detailed site specific flood risk assessment.
Paragraph 4.40	No waste proposals (apart from waste water and sewage treatment works) will be permitted on the functional floodplain.

6 PLANNING AND ENVIRONMENTAL CONSIDERATIONS

- 6.1.1. The following section provides a high-level summary of the planning and environmental that are located within or in close proximity to the Site.

6.2 PRINCIPLE OF DEVELOPMENT

- 6.2.1. Under WINEP, the Applicant is required to meet the new standards for phosphorus (P), specifically to achieve compliance with the WINEP driver of 0.25mg/l Total P annual average. The Proposed Development seeks to ensure that the waste quality for the Works is maintained and is therefore in accordance with **Policy CC5** (Water Resource Management) of the Barnsley Local Plan (2019) which seeks to conserve and enhance the Boroughs water resources and states,

“proposals will be supported which:

a. Do not result in the deterioration of water courses and which conserve and enhance:

i. The natural geomorphology of water courses;

ii. Water quality; and

iii. The ecological value of the water environment, including watercourse corridors”.

- 6.2.2. **Policy WCS4** (Waste Management Proposals On Non Allocated Sites) of the BDRJWP (2012) states,

“A. Proposals for waste development on non-allocated sites will be permitted provided they demonstrate how they:

1) do not significantly adversely affect the character or amenity of the site or surrounding area;

2) contribute towards the aims of sustainable waste management in line with the waste hierarchy [...]

B. Subject to meeting these criteria, the types of location where waste proposals may be acceptable in principle include [...] 4) waste water treatment and sewage works”.

- 6.2.3. **Policy UT2** (Utilities Safeguarding) of the Barnsley Local Plan (2019) states that existing services and utilities including sewage treatment works, together with associated equipment, installations and operational land, will be protected from development that will detrimentally affect them.

- 6.2.4. **Policy GB1** (Protection of Green Belt) seeks to protect the Green Belt from inappropriate development in accordance with national planning policy.

- 6.2.5. The principle of development is in accordance with the aforementioned policies as it seeks to provide safe waste water processing and ensure the water quality of discharge is in accordance with the latest guidance. Although the site of the Proposed Development is within the Green Belt, it is not considered that this constitutes inappropriate development within the Green Belt as the Proposed Development is small in scale and would be located on brownfield land within an existing treatment Works, and therefore would not negatively impact upon the openness of the Green Belt.

6.3 ECOLOGY

- 6.3.1. Given the small scale of the Proposed Development and its location in semi-improved grassland within the operational Lundwood WwTW site, it is anticipated the Proposed Development would not result in significant ecological impact or loss of biodiversity.
- 6.3.2. The Government's mandatory requirement for biodiversity net gain (BNG) is expected to come into place in January 2024 for all Town and Country Planning Act development, but exempts small sites. The Government's 2023 response to the 2022 BNG consultation set out that the transition period for small sites will be extended to April 2024. As the site area of the Proposed Development is less than the 1,000 square metres threshold, BNG has not been provided for.
- 6.3.3. The Applicant considers that the Proposed Development would be acceptable in terms of **Paragraph 174** of the NPPF (2023), **Policy BIO1** (Biodiversity and Geodiversity) of the Barnsley Local Plan (2019) and **Paragraph 4.20** of the BDRJWP (2012).

6.4 WATER AND FLOODING

- 6.4.1. **Paragraph 153** of the NPPF (2023) states that, *"Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk"*. Furthermore, **Paragraph 167** states, *"When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment."*
- 6.4.2. **Policy CC3** (Flood Risk) of the Barnsley Local Plan (2019) states, *"The extent and impact of flooding will be reduced by [...] Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed"*.
- 6.4.3. **Paragraph 4.39** of the BDRJWP (2012) states, *"Where waste facilities are proposed within areas of flood risk, planning applications must provide [...] a detailed site specific flood risk assessment (to ensure development will be safe and not cause flooding elsewhere)"*.
- 6.4.4. **Paragraph 4.40** of the BDRJWP (2012) states, *"No waste proposals (apart from waste water and sewage treatment works) will be permitted on the functional floodplain"*.

FLOOD RISK ASSESSMENT (FRA)

- 6.4.5. Parts of the WwTW are shown to be located within the floodplain of the River Dearne, which is designated as a Main River by the Environment Agency (EA). As such, the planning application for the Proposed Development is accompanied by a FRA, which has been prepared in accordance with the NPPF and supporting Planning Practice Guidance (PPG).
- 6.4.6. The Proposed Development is essential infrastructure required to ensure that final effluent discharges at Lundwood WwTW comply with the Water Industry National Environment Programme's (WINEP) new phosphorus discharge levels jointly set by the Environment Agency, Department for Environment, Food and Rural Affairs (Defra), and Water Services Regulation Authority (Ofwat) in May 2022.
- 6.4.7. According to the Environment Agency's Flood Map for Planning, parts of the WwTW lie within Flood Zone 2 (Medium Probability) and Flood Zone 3 (High Probability) of the River Dearne.
- 6.4.8. The proposed development would be classified as 'Less Vulnerable' under the PPG (i.e. *"Sewage treatment works, if adequate measures to control pollution and manage sewage*

during flooding events are in place”). As part of the FRA, the Environment Agency’s 2018 Lower and Middle Don Model of the River Dearne was obtained to quantify both the flood risk from the River Dearne and the impacts of the Proposed Development on flood risk elsewhere, and to ensure that the new infrastructure will remain safe and operational over its intended lifetime, whilst taking climate change into account.

- 6.4.9. The model results show that the Proposed Development will be located within Flood Zone 1 (Low Probability) and therefore it is at a low risk of flooding and would not result in any net loss of floodplain storage.
- 6.4.10. The FRA confirms that the Proposed Development will meet the requirements of the NPPF/PPG and demonstrates that:
- The proposed land use is appropriate for its Flood Zone, and the development proposals will not involve an increase in the number of staff working within a flood risk area;
 - The proposed development will remain operational in times of flooding over the duration of its intended lifetime, will not result in a loss of floodplain storage capacity or reduce floodplain conveyance; and
 - The new infrastructure will not result in an increase in the volume and rate of surface runoff leaving the site.
- 6.4.11. In conclusion, the FRA demonstrates that the Proposed Development is appropriate for its location, will remain operational in times of flooding, and will not result in an increase in off-site flood risk.

7 CONCLUSION AND PLANNING BALANCE

- 7.1.1. Planning permission is sought for:
“The installation of 1.no Ferric Dosing Kiosk and 1.no Caustic Soda Dosing Kiosk at Lundwood Waste Water Treatment Works”.
- 7.1.2. This Planning, Design and Access Statement has provided an overview of the Proposed Development. It has set out the need for the Proposed Development and has looked at the material considerations and examined how any residual adverse effects would be mitigated.
- 7.1.3. The Proposed Development would ensure the new standards for phosphorus (P), specifically to achieve compliance with the WINEP driver of 0.25mg/l Total P annual average.
- 7.1.4. Chapter 6 of this Planning, Design and Access Statement has assessed material matters of the Proposed Development, including the principle of development, design and access, and environmental considerations against relevant national and local planning policy.
- 7.1.5. The Applicant considers that the Proposed Development achieves a design that balances the clear need for development with the potential for environmental impacts at the Site location and surrounding area.
- 7.1.6. In conclusion, the Proposed Development accords with the relevant local and national policy and thus the Applicant considers that planning permission should be granted.



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