

# **Planning Application Justification for Development Within the Green Belt**

## **Ingbirchworth WwTW 3<sup>rd</sup> Party Growth**

**Prepared for:**  
***Yorkshire Water Services  
Limited***

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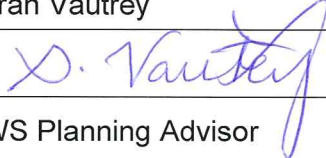
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Planning Application  
Justification for Development  
Within the Green Belt

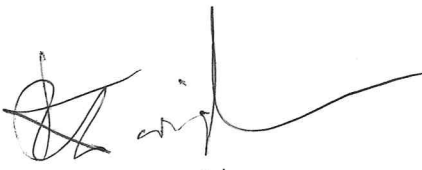
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#### AMENDMENT RECORD

| Issue | Date       | Details of Changes | Checked                                                                               | Approved |
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|       |            |                    |                                                                                       |          |
|       |            |                    |                                                                                       |          |

Note: Changes to the text in the latest version are denoted by a solid black vertical line in the margin.

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## GENERAL SITE DESCRIPTION & LOCATION

The existing Waste Water Treatment Works WwTW serving Ingbirchworth is located on the southeast side of the Village between the A629 Huddersfield Road and Ingbirchworth Dike. Access to the existing site is from the A629 Huddersfield Road.

The existing site, originally constructed in the 1950's, is owned and operated by Yorkshire Water Services Limited (YWS) for the sole purpose of treating waste water flows from the Village. The existing site contains numerous buildings and structures that are normally expected on a site of this nature.

The site of the proposed WWTW is adjacent to the existing in land owned by Yorkshire Water Services Ltd (YWS).

## SCHEME JUSTIFICATION

The existing WwTW has insufficient treatment capacity to deal with additional waste water flows from past and planned third party development in the Village. It is proposed that a new WwTW be constructed on adjacent YWS owned grassland. This new WwTW will ensure that final effluent quality meets the consent stipulated by the Environment Agency. The new treatment works will be a three-stage, twin stream treatment packaged treatment plant. The plant will be buried with only the green Glass Reinforced Plastic (GRP) access covers visible. Each stream will consist of the following:

- An 8.9m long x 2.88m wide x 3m deep primary settlement tank.
- A 4.8m long x 2.88m wide x 3m deep filtration tank.
- An 8.7m long x 2.88m wide x 3m deep secondary settlement tank.

The following is also required to operate and maintain the above:

- A 5m wide concrete site access road and turning area.
- A buried site drainage pumping station consisting of two 2.4m diameter circular buried chambers. The open mesh covers to both chambers will be visible at ground level.
- An above ground 5m diameter, 3m high, steel tank finished in dark green for the temporary storage of surface water drainage from the new access road and turning area.
- A 5m long x 3.5m wide x 2.5m high GRP kiosk building, finished in dark green, housing the power supply and controls for the treatment plant.
- Two 2m long x 1.35m wide x 1m high GRP kiosk enclosures, finished in dark green, housing the package plant blower equipment.

The existing WwTW will remain operational throughout the construction period. Following successful commissioning of the new WwTW, redundant plant, equipment and structures on the existing site will be demolished and the land returned to grass.

The new treatment plant and associated equipment is required because:

- The existing WwTW has insufficient treatment capacity to deal with additional flows from past and planned third party development in the village.
- The plant, equipment and structures on the existing site, constructed in the 1950's, are nearing the end of their economic asset life.
- It is not possible to modify the existing assets to meet the future calculated waste water loads.
- The existing assets do not meet current asset standards.
- The existing treatment works is required to remain operational throughout the construction period and there is insufficient space within the existing site boundary to install the new plant.
- Without the new package plant, discharge of untreated sewage to Ingbirchworth Dike is a possibility.

#### EFFECT ON THE GREEN BELT AND THE REASONING FOR THE VERY SPECIAL CIRCUMSTANCES FOR THE DEVELOPMENT

The proposed development will be visible from the A629 Huddersfield Road, as is the existing site which also lies within the Green Belt. Construction of the treatment works will undoubtedly have some impact on the Green Belt. However, Yorkshire Water is of the opinion that very special circumstances exist for permitting this development. The new works will:

- Have minimal impact as the majority of plant will be buried with only the access covers visible at ground level and all above ground tanks and kiosks will be dark green in colour to blend in with their surroundings.
- Replace the majority of structures on the existing Ingbirchworth WWTW. With only final effluent pumping station and access road on the existing site will be retained.
- Have a smaller footprint. The existing site is approximately 3385m<sup>2</sup> and the proposed approximately 2625m<sup>2</sup>.
- Allow an area of approximately 3000m<sup>2</sup> on the existing WwTW site to be returned to grassland.
- Give a net gain of 375m<sup>2</sup> grassland.

Although constructing the new package waste water treatment plant will have an impact on the Green Belt, Yorkshire Water feel that the above points justify allowing the development and in addition to this the risk of untreated waste water discharging to Ingbirchworth Dike is minimised.

Apart from the benefits to public amenity through having a new state of the art WWTW. Yorkshire Water has also been liaising with Highways to have, for safety reasons, the speed limit on Huddersfield Road on the approach to the

proposed works relocated. This proposal has been welcomed greatly by local residents.

### Conformity with Planning Policy and Guidance

PPG2 lays out the purposes for including land within the Green Belt. They are:-

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns from merging into one another;
- To preserve the setting and special character of historic towns
- To assist in safeguarding the countryside from encroachment
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

The proposed WwTW will only impact on the fourth point above as clearly there will be some encroachment into the open countryside but visual impact will be minimal as the majority of structures are underground. The majority of structures on the existing WwTW site will also be demolished and grassed over thus returning the land to the Greenbelt.

Local plan policy very much reflects the guidance provided by PPG 2 and so the reasoning applied above also applies within the local plan context with regard to policies GS7 and GS8 of the Barnsley Unitary Development Plan. The scale of the proposed WWTW is small enough to ensure that the openness of the Green Belt will not be compromised. This along with all other points raised around the justification for this development Yorkshire Water feel constitute very special circumstances for this development being permitted within the Green Belt.

Also, in accordance with the provisions of PPS 1 – Delivering Sustainable Development Yorkshire Water has undertaken consultation with the local community as well as engaging with the Parish Council. Yorkshire Water also held pre-application meetings with both the Local Planning and Highways Authorities. This process has generated a high level of support for the application from the local community who appreciate the need for their waste water treatment facility to be improved.