



Yorkshire Water Services Ltd

CAWTHORNE WASTEWATER 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 (PDAS) has been prepared by WSP on behalf of our client, Yorkshire Water Services Limited (the “Applicant”), in support of an application submitted to Barnsley Metropolitan Borough Council (the “Council”) for full planning permission for the following scheme:

The installation of a new MCC Kiosk at Cawthorne Wastewater Treatment Works (WwTW).

- 1.1.2. Yorkshire Water Services Ltd is a regulated water utility company with statutory responsibilities for the provision of sewerage services. Section 94 (1) of the Water Industry Act 1991 (as amended) states:

“(1) It shall be the duty of every sewerage undertaker—

(a) to provide, improve and extend such a system of public sewers (whether inside its area or elsewhere) and so to cleanse and maintain those sewers [and any lateral drains which belong to or vest in the undertaker] as to ensure that that area is and continues to be effectually drained; and

(b) to make provision for the emptying of those sewers and such further provision (whether inside its area or elsewhere) as is necessary from time to time for effectually dealing, by means of sewage disposal works or otherwise, with the contents of those sewers.”

- 1.1.3. In view of these statutory responsibilities, Yorkshire Water Services Ltd has planned improvements and investment directly associated with the provision of sewerage services.
- 1.1.4. The Proposed Development is associated with a wider phase of upgrade works at Cawthorne WwTW, to increase capacity and ensure compliance with Flow to Full Treatment (FFT) rates as required by the Environment Agency through its Water Industry National Environment Programme (WINEP) and the U_MON3 and U_MON4 drivers. This would see an Event Duration Monitor (EDM) installed to comply with U_MON3 and a flowmeter installed to comply with U_MON4.
- 1.1.5. The Applicant seeks full planning permission for the Proposed Development pursuant to Section 55 of the Town and Country Planning Act 1990 (TCPA) from Barnsley Metropolitan Borough Council as the determining planning authority.
- 1.1.6. The Proposed Development comprises the installation of a kiosk greater than 29m³ and therefore not benefitting from permitted development as set out in the Town and Country Planning (General Permitted Development) Order 2015 (the GPDO) Part 13 Class B. Nevertheless, other elements of the proposed works can be classified as permitted development under GPDO, as set out in Section 3 of this Statement.

1.2 STRUCTURE OF THIS DOCUMENT

- 1.2.1. This PDAS is structured as follows:
- **Section 2** describes the Site and any relevant planning history;
 - **Section 3** provides a description of the Proposed Development;

- **Section 4** sets out the national and local planning policy context;
- **Section 5** assesses the Proposed Development in relation to the planning policy framework; and
- **Section 6** provides a summary and conclusion.

1.2.2. The following plans and drawings are submitted alongside this PDAS:

Table 1-1 – Submitted Plans and Drawings

Drawing Title	Drawing Number
Site Location Plan	CAW03-ERW-WWT-WWT-DR-C-0001 Rev. P01
Site Plan	CAW03-ERW-WWT-WWT-DR-C-0004 Rev. P01
New MCC Kiosk (Elevations)	CAW03-ERW-WWT-WWT-DR-C-0005

1.2.3. The following reports are submitted alongside this PDAS:

Table 1-2 – Submitted Reports

Report Title
Preliminary Ecological Appraisal

2 SITE CONTEXT

2.1 SITE LOCATION

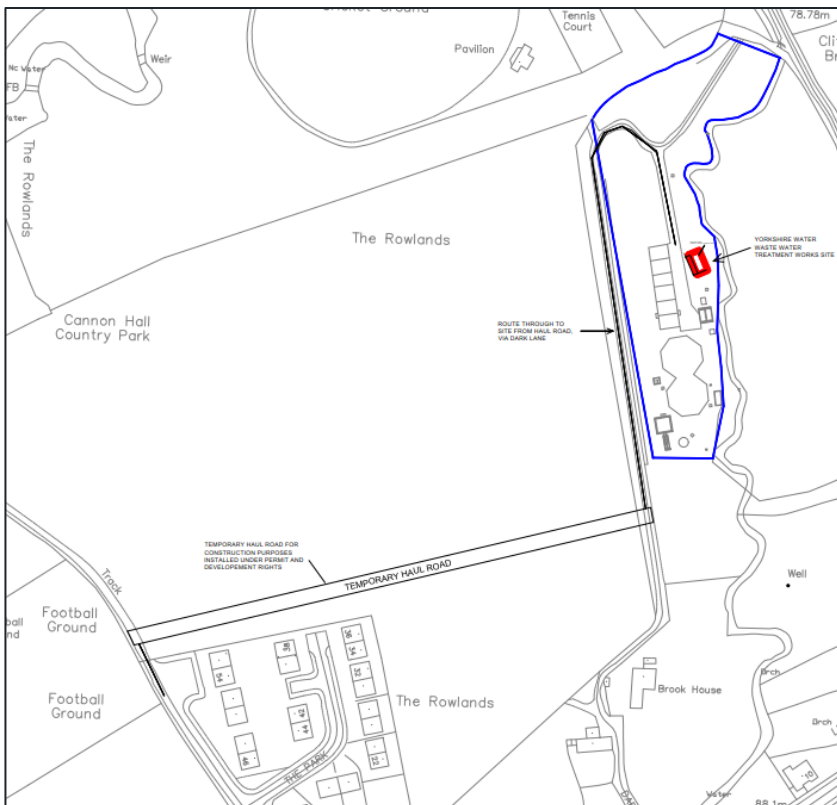
- Grid Reference: 428182 (Easting), 408020 (Northing)
- Nearest Postcode: S75 4HA

- 2.1.1. The application Site is a rectangular parcel of land located to the north of Cawthorne, a village within northern Barnsley, South Yorkshire. The Site has an area of 29.23m² and is located within the administrative boundary of Barnsley Metropolitan Borough Council.
- 2.1.2. The existing use of the Site is Cawthorne WwTW which is a sewage treatment plant designed to process wastewater.
- 2.1.3. The Environment Agency Flood Map for Planning indicates that the Site is located within Flood Zone 1, therefore at a low risk of flooding.

2.2 SURROUNDING ENVIRONMENT

- 2.2.1. The north of the Site is bound by Dark Lane and Cawthorne Cricket Club; to the east is Tanyard Beck; to the south is agricultural land and to the west is Dark Lane and an agricultural field.
- 2.2.2. The Site can be accessed from the south of the Site via Dark Lane which leads to Taylor Hill/ Tivy Dale Road which connects Cawthorne east to west.
- 2.2.3. According to Barnsley Metropolitan Borough Council's Public Right of Way Map, Dark Lane is a PRow Bridleway.

Figure 2-1 - Site Location Plan



2.3 PLANNING HISTORY

- 2.3.1. A review of the Barnsley Metropolitan Borough Council's Planning Application Map shows that there have been no planning applications submitted on the Site within the past 5 years.

3 THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

- 3.1.1. This section provides a detailed description of the Proposed Development, including anticipated construction timescales and outlines the need for the scheme.

3.2 NEED FOR DEVELOPMENT

- 3.2.1. The Proposed Development is associated with a wider phase of upgrade works at Cawthorne WwTW, to increase capacity and ensure compliance with Flow to Full Treatment (FFT) rates as required by the Environment Agency through its Water Industry National Environment Programme (WINEP) and the U_MON3 and U_MON4 drivers. This would see an Event Duration Monitor (EDM) installed to comply with U_MON3 and a flowmeter installed to comply with U_MON4.
- 3.2.2. The Water Industry National Environment Programme (WINEP) was 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”*.
- 3.2.3. The proposed solution to achieve compliance with the FFT rates is to install a new Motor Control Centre (MCC) Kiosk to improve the distribution of power to existing and future assets throughout Cawthorne WwTW. The proposed development is required to provide, improve and extend the power supply at Cawthorne WwTW to support the wider phase of upgrade works. The proposed MCC Kiosk requires planning permission, as it exceeds 29m³ cubic content.

3.3 THE PROPOSED SCHEME

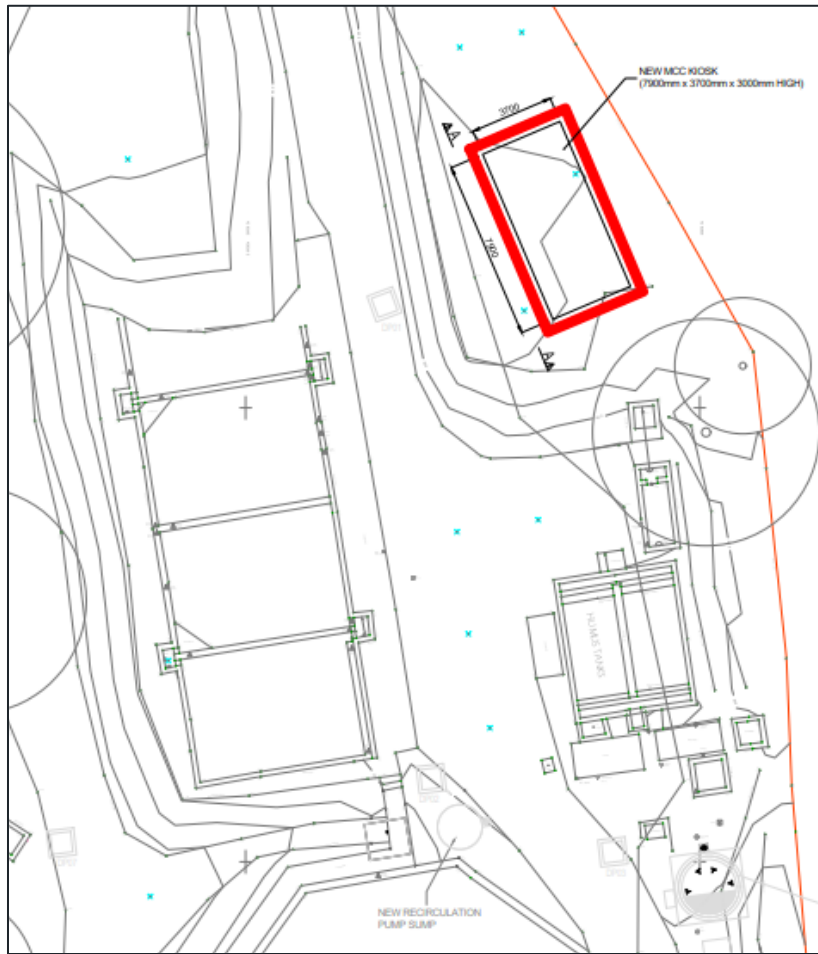
- 3.3.1. In full, the scheme comprises the following:
- New inlet screen (591 ACE screen) & Macipump 302 ACE (permitted development – see Section 3.6);
 - Flow control at the inlet works (permitted development – see Section 3.6);
 - 2 x actuated penstocks and minor civil modifications at inlet works (permitted development – see Section 3.6);
 - New inlet & storm pumping station (permitted development – see Section 3.6);
 - New recirculation pumping station (permitted development – see Section 3.6);
 - New primary sludge (RAM) pumping station to serve the existing PST (permitted development – see Section 3.6);
 - Inter process pipework (permitted development – see Section 3.6);
 - Retrofit access staircase to serve the existing balancing tank (permitted development – see Section 3.6);
 - New temporary vehicular access for construction from ‘The Park’ and associated temporary construction compound (permitted development – see Section 3.6); and
 - MCC kiosk (planning permission required).

3.4 PLANNING PERMISSION

- 3.4.1. As stated in the planning application form, full planning permission is sought for:

The installation of a new MCC Kiosk at Cawthorne Wastewater Treatment Works (WwTW).

Figure 3-1 - Proposed Development



3.5 DESIGN AND ACCESS

AMOUNT, SCALE AND LAYOUT

- 3.5.1. The Site Layout is shown on the Site Plan (Drawing No. **CAW03-ERW-WWT-WWT-DR-C-0004**).
- 3.5.2. The Site Area of the Proposed Development is 29.23m².
- 3.5.3. The dimensions of the proposed MCC Kiosk are set out in **Table 3-1** below:

Table 3-1 - Proposed Developmental Scale

Plant	Dimensions	Volume
MCC Kiosk	7.9m x 3.7m x 3m	87.69m ³

- 3.5.4. Visual representations of the proposed kiosk are provided in the following plan:
 - New MCC Kiosk (Elevations and Roof Details) (Dwg No. **CAW03-ERW-WWT-WWT-DR-C-0005**)

APPEARANCE

- 3.5.5. The proposed MCC Kiosk would be constructed on a concrete base and the external materials would be coloured Holly Bush Green (BS4800//56252 14-C-39), as shown on the New MCC Kiosk plan.

3.6 PERMITTED DEVELOPMENT

- 3.6.1. Part 13 Class B of the General Permitted Development Order (GPDO) sets out the permitted development rights for ‘development by or on behalf of sewerage undertakers’. Part 13 Class B (f) of the GPDO allows for *“any other development in, on, over or under their operational land, other than the provision of a building but including the extension or alteration of a building”*.
- 3.6.2. The following elements would be implemented in accordance with permitted development rights set out in Part 13, Class B (f) on the basis they would all be within the existing operational boundary of the site and would not exceed 15m in height:
- New inlet screen (591 ACE screen) & Macipump 302 ACE;
 - Flow control at the inlet works;
 - 2 x actuated penstocks and minor civil modifications at inlet works;
 - New inlet & storm pumping station;
 - New recirculation pumping station;
 - New primary sludge (RAM) pumping station to serve the existing PST;
 - Inter process pipework; and
 - Retrofit free-standing access staircase to serve the existing balancing tank.

TEMPORARY ACCESS AND CONSTRUCTION COMPOUND

- 3.6.3. In addition to the works described in paragraph 3.3.1 above, a temporary access and construction compound is required and would be located adjacent to the existing Cawthorne WwTW site, as shown on Drawing No. CAW03-ERW-WWT-WWT-DR-C-0001. A secure storage area would be located on site within the site compound and would be provided for the duration of the construction period (Jul 2023 – April 2024). Access to the Public Right of Way (Bridleway) at Dark Lane would not be affected by the Proposals.
- 3.6.4. On 12th April 2023, advice was sought from Barnsley Metropolitan Borough Council Transport Department, which confirmed that The Park is an Unclassified Road. On this basis the proposed temporary vehicular access and construction compound are considered to benefit from permitted development rights set out in Schedule 2, Part 4, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 4, Class A *‘The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land’*. Notwithstanding this, details are included on Drawing No. CAW03-ERW-WWT-WWT-DR-C-0001 for information purposes.

PRE-APPLICATION ENGAGEMENT AND CONSULTATION

- 3.6.5. The Applicant has sought to engage with local residents in advance of submitting this planning application through a combination of informal discussions.

- 3.6.6. Additionally, a formal meeting was held with Cawthorne Parish Council on Friday 2nd June 2023 to provide an opportunity to discuss the Proposed Development with local residents/ interested parties and also answer any comments and/ or queries ahead of the submission of the planning application.
- 3.6.7. An overview of the agenda of the meeting is provided below:
- Introduction to the Proposed Development;
 - The need for the development i.e. flow monitoring compliance;
 - Project Structure and Specialist Roles i.e. Yorkshire Water, WSP and Eric Wright;
 - Proposed Access/ Egress; and
 - Temporary Traffic Regulation Order.
- 3.6.8. In response to the above feedback, the following has been considered:
- Discussions were held regarding the current condition of Dark Lane, in particular the uneven surfacing and presence of potholes. In response, Yorkshire Water have offered to assist with this concern by filling in some potholes with any remaining waste materials from the temporary haul road construction.
 - Brief discussions were also held surrounding odour and the potential for an increase in local population. In response, Yorkshire Water explained that odour was beyond the scope of this planning application and that further discussions could be held regarding population increase as/ when it becomes apparent.
 - Yorkshire Water also stated that further public consultation would be undertaken following the approval of planning consent.
- 3.6.9. The feedback received from the meeting has been used to inform the design and construction of the Proposed Development, including elements benefitting from permitted development rights, as set out in Section 3.7.

3.7 TRAFFIC MANAGEMENT

- 3.7.1. In order to mitigate the risks associated with construction traffic and deliveries, The Park road is due to be temporarily closed, except for access, under a Temporary Traffic Regulation Order (TTRO).
- 3.7.2. The TTRO would include the following;
- Traffic Marshal;
 - Temporary Barrier (traffic cones, gate, fencing);
 - Resident-only Permits; and
 - Signage.
- 3.7.3. A Traffic Management Company would be instructed to oversee the temporary closure of The Park during working hours, including Monday – Friday (06:00 – 18:00 hours) and Saturday (08:00 – 12:00 hours).
- 3.7.4. The TTRO would allow unrestricted access onto Tivy Dale Drive, closing only access to The Park. The closure is to be manned during working hours, with access given to:
- Residents;
 - Resident visitors;
 - Carers;
 - Emergency services; and
 - Workers.

- 3.7.5. Access to The Park during working hours would be granted to valid permit holders or dash visible documentation. Multiple documents would be issued to each resident of The Park prior to works commencing. The road closure would be removed outside of working hours.
- 3.7.6. A Construction Traffic Management Plan is being prepared in tandem with the submission of this planning application.

3.8 CONSTRUCTION OPERATIONS

HOURS OF WORKING

- 3.8.1. Construction working hours for the Proposed Development would be as follows:

- Monday to Friday: 06:00 – 18:00 hours.
- Saturday 08:00 – 12:00
- Sunday & Bank Holidays – no working.

ANTICIPATED PROGRAMME

- 3.8.2. It is anticipated that the work would take approximately 17 months to complete. The anticipated construction start is summer 2023, with planned completion in December 2024.
- 3.8.3. A Construction Environmental Management Plan (CEMP) would be prepared by the appointed contractor prior to commencement of works at Cawthorne WwTW.

4 PLANNING POLICY

4.1 INTRODUCTION

- 4.1.1. 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.

4.2 NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 4.2.1. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied in decisions for new development proposals.
- 4.2.2. At the heart of the NPPF is a presumption in favour of sustainable development. The presumption highlights that proposals which accord with an up to date development plan should be approved without delay, unless material considerations indicate otherwise.
- 4.2.3. The economic objective of sustainable development identifies the provision of infrastructure as a requisite to build a strong, responsive and competitive economy. The environmental objective relates to protecting and enhancing our natural environment, minimising waste and pollution.
- 4.2.4. The following sections of the NPPF are of specific relevance to the determination of this application:
- Section 2: Achieving sustainable development
 - Section 6: Building a strong, competitive economy
 - Section 8: Promoting healthy and safe communities
 - Section 12: Achieving well-designed places
 - Section 13: Protecting Green Belt land
 - Section 14: Meeting the challenge of climate change, flooding and coastal change
 - Section 15: Conserving and enhancing the natural environment
- 4.2.5. Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development. In terms of plan-making, this presumption instructs local authorities to promote a sustainable pattern of development that *“seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.”*
- 4.2.6. Paragraph 126 of the NPPF states that *“good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities.”*
- 4.2.7. Paragraph 153 of the NPPF encourages, *“a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to mitigate climate change impacts.”*
- 4.2.8. Paragraph 174 of the NPPF states that *“Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.”*

NATIONAL PLANNING PRACTICE GUIDANCE

4.2.1. The relevant Sections of the Planning Practice Guidance are detailed below:

- Climate Change;
- Effective Use of Land;
- Green Belt;
- Natural Environment; and
- Water Supply and Water Quality.

4.3 DEVELOPMENT PLAN

4.3.1. Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

4.3.2. The Site falls within the administrative boundary of Barnsley Metropolitan Borough Council. The Statutory Development Plan for the Council comprises the following documents which are of relevance to the application:

- The Local Plan

4.3.3. As confirmed by the NPPF, in reaching a decision on any application, the first consideration is whether the proposals accord with the development plan. It is then necessary to have regard to all other material considerations.

BARNSELEY LOCAL PLAN (2019-2033)

4.3.4. The Barnsley Local Plan was adopted in January 2019, the Plan sets out the local planning policy for the future development of Barnsley up to the year 2033.

4.3.5. **Table 4-1** sets out the planning policies that are considered to be relevant to the Proposed Development:

Table 4-1 – Relevant Local Planning Policies

Policy	Policy Text
SD1: Presumption in favour of Sustainable Development	When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
GD1: General Development	Proposals for development will be approved if they meet the set requirements.
D1: High Quality Design and Place Making	Development is expected to be of high quality design and will be expected to respect, take advantage of and

	reinforce the distinctive, local character and features of Barnsley, including the Design Principles.
LC1: Landscape Character	Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located.
GS2: Green Ways and Public Rights of Way	<p>The Site is located adjacent to a Bridleway Public Right of Way (Dark Lane).</p> <p>The Council will protect PRoW from development that may affect their character or function.</p> <p>Where new development is close to a PRoW it may be required to:</p> <ul style="list-style-type: none"> ■ Provide a link to the existing route; and/or ■ Improve an existing route; and/or ■ Contribute to a new route. <p>In some cases, the Council will ask developers to make a financial contribution to meet these requirements in accordance with the Infrastructure and Planning Obligations Policy.</p>
BIO1: Biodiversity and Geodiversity	<p>Development will be expected to conserve and enhance the biodiversity and geological features of the borough by meeting the set requirements.</p> <p>No trees are to be removed to facilitate the proposed development that require planning permission.</p>
GB1: Protection of Green Belt	<p>The Site is located within the Green Belt.</p> <p>Green Belt will be protected from inappropriate development in accordance with national planning policy.</p>
GB2: Replacement, extension and alteration of existing buildings in the Green Belt	<p>The Site is located within the Green Belt.</p> <p>Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:</p> <ul style="list-style-type: none"> ■ Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. ■ Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. ■ Dividing an existing house to form smaller units of accommodation. <p>All such development will be expected to:</p> <ul style="list-style-type: none"> ■ Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and

	<ul style="list-style-type: none"> Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.
CC1: Climate Change	<p>The Council will seek to reduce the causes of and adapt to the future impacts of climate change by:</p> <p>Giving preference to development of previously developed land in sustainable locations.</p>
CC3: Flood Risk	<p>According to the EA Flood Risk Map, the Site falls within Flood Zone 1.</p> <p>The Site has an area of 29.23m² and is located within the existing operational boundary of Cawthorne WwTW.</p> <p>Therefore, a Sequential Test, Exception Test or FRA would not be required to support this planning application.</p>
UT2: Utilities Safeguarding	<p>Existing services and utilities including major pipelines, transmission lines, distribution mains, sewerage and sewage treatment works, land drainage systems and water resources, together with associated equipment, installations and operational land, will be protected from development that will detrimentally affect them.</p>

LOCAL PLAN POLICIES MAP

4.3.6. A review of the Barnsley Local Planning Policy Map shows that the Site falls within the Green Belt.

5 PLANNING APPRAISAL

5.1 INTRODUCTION

5.1.1. This section provides a planning assessment of the key considerations relating to the Proposed Development in the context of existing planning policy and other material considerations. Given the nature of development the main considerations of this proposal include:

- Principle of Development;
- Green Belt;
- Design and Access;
- Environmental considerations.

5.2 PRINCIPLE OF DEVELOPMENT

- 5.2.1. The Proposed Development is associated with a wider phase of upgrade works at Cawthorne WwTW, to increase capacity and ensure compliance with Flow to Full Treatment (FFT) rates as required by the Environment Agency through its Water Industry National Environment Programme (WINEP) and the U_MON3 and U_MON4 drivers. This would see an Event Duration Monitor (EDM) installed to comply with U_MON3 and a flowmeter installed to comply with U_MON4.
- 5.2.2. The proposed solution to achieve compliance with the FFT rates is to install a new Motor Control Centre (MCC) Kiosk to improve the distribution of power throughout Cawthorne WwTW. The proposed MCC Kiosk requires planning permission, as it exceeds the 29m³, to operate the above referenced Works and forms the focus of this planning application.
- 5.2.3. The NPPF identifies the provision of infrastructure as a requisite for achieving the economic objective of sustainable development. In addition, supporting strong, vibrant and healthy communities is required to achieve the social objective whilst protecting and enhancing the environment is required to achieve the environmental objective. In particular, paragraph 174 of the NPPF states that development should, wherever possible, help to improve local environmental conditions such as water quality. The Proposed Development would improve monitoring of potential spills, enabling appropriate mitigation measures to be implemented, if required. The Proposed Development would therefore prevent excess spills and improve the quality of water discharged from the Site, which is in direct alignment with the environmental objective set out in the NPPF.
- 5.2.4. The Proposed Development would be located on hard-standing within the existing operational boundary of Cawthorne WwTW, therefore not resulting in any loss to trees or other vegetation contributing to the green and open character of the network.
- 5.2.5. Overall, it is considered that the Proposed Development complies with the relevant policies of NPPF and the adopted Development Plan and therefore, is acceptable in principle.

5.3 GREEN BELT

- 5.3.1. Paragraph 137 of the NPPF (2021) highlights that, *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*
- 5.3.2. Paragraph 138 identifies the five purposes of the Green Belt:
- to check the unrestricted sprawl of large built-up areas;

- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.3.3. The Proposed Development seeks to provide a new MCC Kiosk within the curtilage of the existing Cawthorne WwTW boundary, as such on a well-established operational site adjacent to existing operational infrastructure.

5.3.4. The Proposed Development is relatively minor in scale and nature (within the wider WwTW Site context), it is therefore concluded that the Proposed Development would be appropriate and not impinge upon the character or purpose of the Green Belt. The Proposals are in accordance with Paragraph 137 and 138 of the NPPF and can be justified as limited infilling and in-keeping with existing structures which is in accordance with Policy GB1 and GB2 of the Local Plan.

VERY SPECIAL CIRCUMSTANCES

5.3.5. It should be noted that Paragraph 147 of the NPPF states that, *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”* It should be noted that whilst the Proposed Development complies with paragraph 137 of the NPPF, consideration is also given to paragraph 147 and Very Special Circumstances.

5.3.6. Paragraph 144 of the NPPF states that, *“very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*

5.3.7. In this instance, it is considered that ‘very special circumstances’ do exist, whereby any harm is clearly outweighed by the following considerations:

- The Proposed Development aims to improve the current power capacity at Cawthorne WwTW to support existing and new assets that are required as part of the wider upgrade at Cawthorne WwTW. The new MCC Kiosk is required to provide a sufficient supply of power to the existing and new assets (it can be classed as ‘essential infrastructure’);
- The Proposed Development would improve monitoring of potential spills, enabling appropriate mitigation measures to be implemented, if required. Therefore, preventing excess spills and improving the quality of water discharged from the Site, which is in direct alignment with the environmental objective set out in the NPPF.
- As the Site is within Yorkshire Water’s existing ownership boundary, development is not required on ‘open’ Green Belt land. In this case, it is considered that very special circumstances do exist to justify the Proposed Development as it needs to be located adjacent to existing infrastructure and therefore its location in the Green Belt is necessary.

5.3.8. It is therefore concluded that the Proposed Development can be considered as ‘essential infrastructure’ and meets the ‘very special circumstances’ tests, and the requirements of Paragraph 144 of the NPPF and the objectives of Policy GB1 and GB2 of the Local Plan.

5.4 DESIGN AND ACCESS

DESIGN OF THE PROPOSED KIOSK

- 5.4.1. The scale, layout, and appearance of the proposed kiosk adheres to Yorkshire Water standards, allowing suitable space for access and maintenance. The kiosk has been designed to be as small in scale as possible without compromising operational requirements.
- 5.4.2. The location of the kiosk is driven by the need for close proximity to the existing wastewater treatment infrastructure and availability of space in the WwTW in order to facilitate its operations. The proposed layout has been developed to provide the most compact and efficient footprint.
- 5.4.3. In terms of appearance, the proposed kiosk would be constructed of Glass Reinforced Plastic (GRP) finished dark green in colour (BS5252 14-C-39) so as to blend in with the existing infrastructure and surrounding environment. The kiosk would assimilate into the setting of the Cawthorne WwTW complex which comprises a number of wastewater treatment facilities and associated infrastructure.
- 5.4.4. Policy CC1 of the Barnsley Local Plan aims to, *“reduce the causes of and adapt to the future impacts of climate change by giving preference to development of previously developed land in sustainable locations.”* The Proposed Development would be sited within the existing operational boundary within an area already used for wastewater treatment.
- 5.4.5. It is considered that the proposed kiosk functional design is appropriate in the context of the Cawthorne WwTW in terms of scale, massing, layout, design, and materials. Accordingly, it is considered that the Proposed Development accords with policy CC1 and would be acceptable in terms of design.

SITE ACCESS AND EGRESS

- 5.4.6. The existing main site access via Dark Lane to Cawthorne WwTW would be unaffected by the Proposed Development. Access to the Proposed Development would be via existing site roads within the existing operational boundary.
- 5.4.7. Appropriate traffic management measures would be implemented to manage pedestrian and vehicular access and circulation. It would ensure easy and safe access to work areas, loading and unloading areas, and welfare facilities. Deliveries of materials would be organised to maximise the safety of all personnel and would be in accordance with a Construction Traffic Management Plan that is being prepared in tandem with this planning application.
- 5.4.8. The Proposed Temporary Traffic Regulation Order has been discussed with local residents of The Park. As discussed in 3.6.7, a formal meeting was held with Cawthorne Parish Council on Friday 2nd June 2023 to discuss the proposals and address any comments and/or queries from local residents.

5.5 ENVIRONMENTAL CONSIDERATIONS

LANDSCAPE AND VISUAL

NEW MCC KIOSK

- 5.5.1. The nearest residential properties are situated at The Park, which is approximately 168m away across an agricultural field adjacent to the south-west boundary of the Site. The new MCC kiosk would be constructed on a concrete base and raised 3m from the ground. The nearest sensitive receptor to the MCC Kiosk are the residential properties, approximately 200m to the west of the site.

The site would be well screened from The Park by existing structures, vegetation and boundary treatment intervening. Views into the site would be screened by existing boundary vegetation and structures within the site. On this basis it is considered that the landscape and visual impact of the Proposed Development would be negligible and is acceptable in policy terms.

ECOLOGY

- 5.5.2. The planning application is accompanied by a Preliminary Ecological Appraisal (PEA) Report, dated 5th June 2023. BL Ecology Ltd was commissioned to undertake a PEA of the Site which comprised of a desk study, UK Habitat Classification Survey, Condition Assessment, Faunal Surveys and Impact Assessment.
- 5.5.3. The Report found that there are no Statutory Nature Conservation Sites within 2km of the site, however the site does lie within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ):
- Pye Flatts Meadows (SSSI and IRZ) – 2.9km south of the site, neutral impact.
- 5.5.4. There are three Non-Statutory Nature Conservation Sites within 2km of the Site:
- Daking Brook Local Wildlife Site (LWS) – 0.06km north of the site, moderate adverse impact
 - Margery Wood LWS – 1.1km north-west of the site, neutral impact
 - Deffer Wood LWS – 1.6km north-west of the site, neutral impact
- 5.5.5. Habitats within the WwTW boundary are predominantly comprised of other neutral grassland with developed urban areas (WwTW infrastructure) and areas of scrub. All are common habitats found across the UK, with no rare flora or communities recorded during the survey.
- 5.5.6. It should be noted that no trees are proposed to be removed to facilitate the Proposed Development requiring planning permission.
- 5.5.7. The majority of the recommendations and mitigation measures relate to habitats that are located to the west of the existing Cawthorne WwTW on arable land. Planning permission is sought for a new MCC Kiosk that would be situated within the existing operational boundary of Cawthorne WwTW.

FLOOD RISK

- 5.5.8. The Proposed Development is located within Flood Zone 1 and there is negligible increase in impermeable area and thereby negligible increase in surface water runoff .
- 5.5.9. It is therefore considered that the Proposed Development would be acceptable in terms of flood risk and that it would accord with paragraph 167 of the NPPF and policies CC3 and CC4 of the Barnsley Local Plan.

6 CONCLUSION

- 6.1.1. As stated in the planning application form, full planning permission is sought for:
The installation of a new MCC Kiosk at Cawthorne Wastewater Treatment Works, Dark Lane, Cawthorne, S75 4HA.
- 6.1.2. This Planning, Design and Access Statement provides an overview of the Proposed Development. It sets out the need for the Proposed Development and considers material considerations, confirming how any residual adverse effects would be mitigated.
- 6.1.3. The Proposed Development would be required to comply with the regulatory duties on Flow to Full Treatment (FFT) rates as part of the WINEP. The Proposed Development would implement a new MCC Kiosk to improve the power supply to existing assets and future improvements to Cawthorne WwTW.
- 6.1.4. Section 5 of this Planning, Design and Access Statement assesses material matters including the principle of development, design and access and environmental considerations including landscape and visual, ecology and flood risk against relevant policy in both the NPPF and Development Plan.
- 6.1.5. The Proposed Development would be located within the curtilage of the existing WwTW boundary and as such on a well-established operational site, adjacent to existing operational equipment. The Proposed Development is relatively minor in scale and nature (within the wider WwTW site context), it is therefore concluded that the development would not impinge upon the character or purpose of the Green Belt.
- 6.1.6. 'Very special circumstances' for development within the Green Belt exist in that the Proposed Scheme is providing an upgrade to 'essential infrastructure' on an existing STW.
- 6.1.7. It is considered 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. This would be achieved by the utilisation of appropriate building materials and colours that would harmonise with the surrounding area, and the preservation of the existing landscape without any significant alterations.
- 6.1.8. In conclusion, the Proposed Development accords with the relevant national policy and the Barnsley Local Plan and thus planning permission should be granted.



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