

By email
24th June 2025

Planning Services
Barnsley Council
PO Box 634
Barnsley
S70 9GG



Dear Sir/Madam

Clough Fields Road permanent access track

This application is submitted by Ove Arup & Partners Ltd ('Arup') on behalf of Yorkshire Water Services Limited ('Yorkshire Water'). The application is submitted under section 73a of the Town and Country Planning Act 1990, for part retrospective planning permission for a permanent access track and dropped kerb from Clough Fields Road to the Clough Fields Road Combined Sewage Outflow. The Ordnance Grid Reference for the site is SK 366999.

This planning application is supported by the following documents and drawings:

Table 1: Components of this Application

Document / Drawing Title	Document / Drawing Reference
Planning Covering Letter	This Document
Application, Forms and Certificates	Submitted via the Planning Portal
Ecological Walkover (for information only)	Prepared by MMB, dated 21/02/2025
Arboricultural Survey	22701/AJB by JCA
Arboricultural Impact Assessment	22701-A/AJB by JCA
Site Location Plan (1:1250)	CLO08 MMB WTN FLS DR C 5202 P03
Site Plan and Road details inc. elevations (1:500, 1:250)	CLO08 MMB WTN FLS DR C 5201 P04

Site Location and Description

The site is located to the south of Clough Fields Road, close to the junction with the western section of Shaftesbury Drive and adjacent to the play area. The proposed permanent access track connects with the Clough Fields Road Combined Sewage Outflow project, which has recently been completed. This project did not require planning permission, as the works were permitted development. The outflow is located approximately 45m to the south of Cloughfields Road.

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Yorkshire Water is investing £180m to drive improvements and reduce discharges from storm overflows across the whole of Yorkshire. As a result, the installation at this site comprised of a new storage tank, which was installed under Schedule 2, Part 13, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO). During periods of heavy rain flows, water will be retained in the tank until the weather returns to normal. The flows will then be returned for final treatment, which will significantly reduce spill frequency from the nearby storm overflow, thereby improving water quality in the local watercourse. This new storage tank that has been constructed under permitted development is 12m in diameter and has a depth of 10.24m.

The levels of the site fall away gently to the south. The site is screened on the western boundary by mature tree planting. There are also mature trees along the northern boundary adjoining Clough Fields Road, however the dropped kerb itself (for which retrospective permission is sought) has been sited in a clearing between trees, to protect the existing trees.

The immediate surrounding land use to the south is predominantly agricultural, with wider areas of open green space and a play area located immediately to the west. The site itself is owned by Barnsley Council and is located outside Doncaster's designated Green Belt. The Green Belt boundary follows the field boundary to the west.

The site lies within site allocation HS61 in the Barnsley Local Plan. The site also lies within a Nature Improvement Area.

Scheme Description

The development, for which part retrospective planning permission is sought, consists of:

- Permanent access track off Clough Fields Road, to the storm storage tank (retrospective);
- Dropped kerb and vehicular crossover onto Clough Field Road (proposed);
- Bollards and a swing gate, to prevent unauthorised access (proposed).

These works are detailed on the submitted Site Plan (drawing CLO08 MMB WTN FLS DR C 5201 P04).

Permitted Development

Yorkshire Water, as a Sewerage Undertaker, are afforded several Permitted Development Rights, by virtue of Schedule 2, Part 13, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO), which enables development to be undertaken without applying for planning permission. This includes Part (d) under which the tank was installed. However, Class C does not allow for the construction of access tracks/roads and therefore retrospective planning permission is sought for this element, which is not permitted development. In addition, the proposed vehicular crossover onto Clough Fields Road requires planning permission.

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Need for the Development

As mentioned above, the Clough Fields Road Combined Sewage Outflow project will significantly reduce spill frequency from the nearby storm overflow, thereby improving water quality in the local watercourse.

The permanent access track is required to facilitate the necessary maintenance and servicing of the sewage outflow tank installed as part of the Storm Overflow Programme. It is anticipated that the access track would be used by 2.5 tonne HIAB lorry around once a month to carry out cyclical maintenance. Without the access track, the outflow tank could not be maintained and would have to be removed, to the detriment of water quality in the locality.

Planning Policy

This section summarises the local and national planning policy that is applicable to the proposed scheme.

Barnsley Local Plan 2015 to 2035

The Barnsley Local Plan was formally adopted in January 2019. Applicable policies of the Local Plan are detailed and assessed below.

Policy D1: High Quality Design & Placemaking: 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: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; Views and vistas to key buildings, landmarks, skylines and gateways.

Policy Compliance

The development is located just beyond the edge of the existing settlement at Hoyland.

The track is viewed within the context of the existing, established site of the storm overflow tank, with the track being ancillary to the continued operation of treating local sewage and foul water. The track is no higher than the existing structures on site.

The bollards and the swing gate are modest in scale and appearance and would not appear as prominent features within the context of the street or the surrounding landscape.

As such it is considered that the development respects the local landscape character, skyline and nature features, in accordance with this policy.

Policy UT2: Utilities Safeguarding: 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

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Policy Compliance

Whilst this policy is not directly relevant to the proposal, it demonstrates the value that the Council attributes to essential infrastructure projects such as this. The access track would not detrimentally impact the functioning of the storage tank. Conversely, the access track allows for ongoing maintenance and upkeep of this essential asset.

Overall, it is considered that the proposed development is in accordance with this policy.

Policy GI1: Green Infrastructure: This policy seeks to protect, maintain, enhance and create an integrated network of connected and multi-functional Green Infrastructure assets that:

- Provides attractive environments where people want to live, work, learn, play, visit and invest;
- Meets the environmental, social and economic needs of communities across the borough and the wider City Regions;
- Enhances the quality of life for present and future residents and visitors;
- Helps to meet the challenge of climate change;
- Enhances biodiversity and landscape character;
- Improves opportunities for recreation and tourism;
- Respects local distinctiveness and historical and cultural heritage;
- Maximises potential economic and social benefits; and
- Secures and improves linkages between green and blue spaces;

Policy Compliance

The access track is minor in scale and essential to the functioning of the local sewage network. The access track maintains the existing network of open spaces and does not result in harm to landscape character or biodiversity.

As such, the development is considered to be compliant with this policy.

Policy BIO1: Biodiversity and Geodiversity: Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

- Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.
- Maximising biodiversity and geodiversity opportunities in and around new developments.

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- Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.
- Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.
- Protecting ancient and veteran trees where identified.
- Encouraging provision of biodiversity enhancements.

Policy Compliance

The application is predominantly retrospective in nature (with only a small element of proposed works on existing sealed ground) and therefore the application is not subject to the legal mandatory 10% biodiversity net gain requirement. An Ecological Walkover was undertaken prior to the works taking place, which provided recommendations for safeguarding any ecological features and biodiversity. These recommendations were integrated into the construction methodology. No evidence of protected species was found.

Given the retrospective nature of the works and the tight red line boundary, it was not possible to undertake any biodiversity improvements.

An arboricultural impact assessment is submitted as part of this application, which demonstrates that there would not be an impact on trees within the site.

As such, the application is considered broadly compliant with this policy.

Conclusion

This letter is submitted on behalf of Yorkshire Water in support of a part retrospective planning application for a permanent access track and dropped kerb off Clough Fields Road, to the existing storm storage tank and the installation of bollards and a swing gate, to prevent unauthorised access.

The purpose of the planning system is to achieve sustainable development. It is considered that the overall scheme balances the need for good design against the functional needs of the existing piece of infrastructure, and the need for the project to achieve the Environment Agency WINEP obligations.

The access track was installed as an essential engineering operations required to support improvements to an operational sewage treatment works, including required improvements to water quality.

For the reasons set out in this letter and the supporting application drawings and documentation, the Council is requested to grant planning permission for the proposed development.

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Yours faithfully



Emily Holton-Walsh
Principal Planner

