



Sheriff Hutton

Planning Statement and Design and
Access Statement

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Yorkshire Water Services Limited

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Introduction

1.0 INTRODUCTION

This Planning Statement and Design and Access Statement has been prepared to support a planning application for the erection of 1 No. dosing kiosk and the formation of temporary site access off Dale Road, at Sheriff Hutton Wastewater Treatment Works (WwTW), Sheriff Hutton Road, Sheriff Hutton.

1.1 BACKGROUND

The proposals at Sheriff Hutton will fulfil the requirements of the Water Industry National Environment Programme (WINEP) regulated by the Environment Agency which sets compliance dates for the works to be completed by 22 December 2021. The focus of the WINEP is on removal of phosphorous from the final (i.e. treated) effluent that drains from Sheriff Hutton WwTW into a receiving watercourse. The programme is designed to reduce eutrophication within surface waters across the UK. The WINEP requirements mean that a greater number of WwTW will now have to install phosphorous removal equipment.

The site is located within Sheriff Hutton Industrial Estate, which is located approximately 685m south west of the built-up area of Sheriff Hutton. Located at the south east corner of the existing industrial estate, the site is bounded by Dale Road to the east, Sheriff Hutton Road to the south and existing units of the industrial estate to the west and north. The ordnance survey grid reference for the site is SE 64414 65648. The site is accessed off Sheriff Hutton Road which provides access into Sheriff Hutton urban area to the north east and York to the south. The proposed development is located within the existing site boundary.

The south and west of the WwTW is bounded by trees. A building containing J. Skelton Garage Services and Revival Motorsport Fabrications is located to the north of the site. A building containing Monster Group and associated car parking spaces is located to the west of the site. Farmland is located to the east of Dale Road and south of Sheriff Hutton Road.

The location of the site and the proposed development is shown on the Site Location Plan (drawing ref. SHE38 WBK WWT WWT DR Z 7008 Rev. P02).

1.2 PLANNING HISTORY

An online search of North Yorkshire County Council's planning records reveals that no planning applications have been submitted in relation to the site in the last five years.



1.3 PROPOSED DEVELOPMENT

The proposed development consists of the following, as described within the planning application form:

'The erection of 1 no. dosing kiosk (22.6 sq.m) and formation of temporary site access off Dale Road.'

1.3.1 Permitted Development

Elements of the scheme are considered to be permitted development by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). Schedule 2, Part 13, Class B(f) of the GPDO states that development, being undertaken on behalf of Sewage Undertakers, consisting of development on operational land, that does not consist of the provision of a building, but including the extension or alteration of a building, would be permitted, providing that:

- the development does not involve the installation of a station or house exceeding 29 cubic metres in capacity; and
- the development does not involve the installation or erection of plant or machinery exceeding 15 metres in height.

It is considered that the structures listed below would be considered permitted development by the above-mentioned Act as they are being undertaken by Yorkshire Water Services (YWS), a Sewage Undertaker, upon its operational land, are considered to a station or house with a capacity of 29 cubic metres or less or are plant and machinery and will be installed below 15 metres in height:

- Balance tank, blind storm and mixing chamber;
- HST Blower kiosk; and
- Proposed dosing blower kiosk.

The proposed replacement perimeter fence and temporary access gate are considered permitted development as they are classed as any other development, in, on, over or under operational land (Schedule 2, Part 13, Class A(g) of the GPDO).

These structures, which are considered to be permitted development, have been highlighted on the Proposed Site Layout Plan (drawing ref. SHE38 WBK WWT WWT DR Z 7006_Proposed Site Layout Plan Rev. P02), which is submitted in support of this planning application.



1.4 COMPONENTS OF THIS PLANNING APPLICATION

The following drawings and documents are submitted as part of this planning application:

Table 1: Drawings

Drawing Title	Drawing Reference
Site Location Plan	SHE38 WBK WWT WWT DR Z 7008 Rev. P02
Existing Site Layout Plan	SHE38 WBK WWT WWT DR Z 7107_Existing Site Layout Rev. P01
Proposed Site Layout Plan	SHE38 WBK WWT WWT DR Z 7006_Proposed Site Layout Plan Rev. P02
Proposed North and East Elevations, Proposed South and West Elevations, Proposed Plans and Sections Plan	SHE38 WWT WWT DR Z 5203_Dosing Kiosk Rev. P01

Table 2: Reports

Report Title	Author	Date
Highway Statement	Stantec	August 2020
Human Health and Waste Classification Report	SOCOTEC	August 2020
Ecological Assessment	Bowland Ecology	October 2019
Ecology Advice Note	Bowland Ecology	July 2020



2.0 PLANNING POLICY

2.1 INTRODUCTION

This chapter identifies and provides an overview of the national and local planning policies that are relevant to the proposed development.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the application site comprises the North Yorkshire Waste Local Plan (NYWLP).

North Yorkshire County Council is currently preparing The Minerals and Waste Joint Plan (MWJP). As the MWJP has not yet been adopted, the emerging MWJP does not form part of the Development Plan. However, the emerging MWJP is a material consideration when processing this planning application. The weight given to the emerging MWJP is to be decided by the decision maker. As the emerging MWJP is quite well advanced in the adoption process, we consider that significant weight should be given to the document in the determination of this planning application.

Relevant national planning policy comprises the National Planning Policy Framework (NPPF) (most recently updated in February 2019) and Planning Practice Guidance [Practice Guidance] (first published in March 2014). The NPPF and the Practice Guidance are both material considerations in the determination of the planning application.

2.2 NATIONAL PLANNING POLICY

The NPPF sets out the Government's planning policies for England and is a material planning consideration in the determination of planning applications. The NPPF does not contain specific waste policies as these are published within the National Planning Policy for Waste.

The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):

2.2.1 Sustainable Development

Chapter 2, "Achieving sustainable development", paragraph 7, states that *"The purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"*. Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives (economic, social and environmental). Paragraph 10 states that *".....at the heart of the Framework is a presumption in favour of sustainable development"*.



2.2.2 Well-Designed Places

Paragraph 124 of the NPPF, within Chapter 12 ('Achieving well-designed places'), states that, "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*". Proposals that demonstrate this in developing the design of any proposed development should be looked upon favourably.

2.2.3 Climate Change, Flooding and Coastal Change

Chapter 14 of the NPPF ('Meeting the challenge of climate change, flooding and coastal change') advises, at paragraph 163, that: "*When determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere*".

2.2.4 Conserving and Enhancing the Natural Environment

Paragraph 170 of the NPPF, within Chapter 15 ('Conserving and enhancing the natural environment'), states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land and of trees and woodland;
- Preventing new and existing development from contributing to, being put at an unacceptable risk from, or being adversely affected by, unacceptable levels of soils, air, water or noise pollution or land instability. Development should wherever possible, help improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

2.2.5 Infrastructure

Chapter 3 of the NPPF ('Plan-Making') advises, at paragraph 20, that sufficient provision should be made for "*infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)*".

2.3 LOCAL PLANNING POLICY

2.3.1 North Yorkshire Waste Local Plan

As North Yorkshire County Council (NYCC) is the Waste Planning Authority for North Yorkshire, the NYCC has a duty, under the Town and Country Planning Act 1990, to prepare a Waste Local Plan. The North Yorkshire Waste Local Plan (NYWLP), which was adopted in 2006, is the key document



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for determining waste related applications and is a framework for waste management. The NYWLP was due to expire on 17 May 2009; however, the Government has issued a direction allowing some policies to be extended, or 'saved', until the policies that are being developed in the Minerals and Waste Development Framework supersede them.

Policy 4/3 of the NYWLP (Landscape Protection) states that proposals for waste management facilities will only be permitted where there would not be an unacceptable effect on the character and uniqueness of the landscape.

Policy 4/18 (Traffic Impact) states that waste management facilities will only be permitted where the level of vehicle movements likely to be generated can be satisfactorily accommodated by the local highway and trunk road network and would not have an unacceptable impact on local communities.

Policy 4/19 (Quality of Life) states that proposals for waste management facilities will be permitted only where there would not be an unacceptable impact on the local environment and residential amenity.

Policy 7/2 (Waste Water Treatment Works) states that proposals for new works, or extensions to works to treat waste water and sewage sludge proposals, will be permitted provided that: the proposal is required to improve the treatment of sewage sludge and waste water or discharge standards; or is required to increase capacity; the highway network and site access can satisfactorily accommodate the traffic generated; and the proposal will not have any unacceptable adverse impact on the local amenity.

2.3.2 The Mineral and Waste Joint Plan

The emerging MWJP was examined between February and April 2018, and an additional examination session was held in January 2019. The MWJP has not yet been adopted following those examination hearings but it is still a material consideration, as it close to adoption and so we address its content below. The MWJP will become the joint waste plan between City of York Council, North York Moors National Park Authority and NYCC.

Policy W08 of the emerging WMJP (Managing Waste and Sewage Sludge) states that proposals for new infrastructure and for the increase of capacity for the management of waste water and sewage sludge will be permitted in line with requirements identified in Asset Management Plans produced by waste water infrastructure providers within the Plan area. Policy W08 goes on to state that preference will be given to the expansion of existing infrastructure rather than the development of new facilities.

Policy W10 (Overall Locational Principles for Provision of Waste Capacity) states that a principle in the determination of a planning application is maximising the potential of the existing facility network by supporting the continuation of activity at existing sites with time-limited permission, the grant of permission for additional capacity and/or appropriate additional or alternative waste uses within the footprint of existing sites.

Policy D01 (Presumption in Favour of Sustainable Minerals and Waste Development) states that planning applications which accord with the policies in the MWJP (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.



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Policy D02 (Local Amenity and Cumulative Impacts) states that proposals for waste development, including ancillary development, will be permitted where it can be demonstrated that there will be no unacceptable impacts on local amenity, local businesses and users of the public rights of way network and public open space.

Policy D06 (Landscape) states that all landscapes will be protected from the harmful effects of development. Proposals will be permitted where it can be demonstrated that there will be no unacceptable impact on the quality and/or character of the landscape, having taken into account any proposed mitigation measures.

Policy D07 (Biodiversity and Geodiversity) states that proposals will be permitted where it can be demonstrated that there will be no unacceptable impacts on biodiversity or geodiversity.

Policy D09 (Water Environment) states that proposals for waste development will be permitted where it can be demonstrated that no unacceptable impacts will arise, taking into account any proposed mitigation, on surface or groundwater quality and/or surface or groundwater supplies and flows.

Policy D11 (Sustainable Design, Construction and Operation of Development) states that proposals for waste development will be permitted where it has been demonstrated that measures appropriate and proportionate to the scale and nature of the development have been incorporated in its design, construction and operation.

2.3.3 Circular 17/91 'Water Industry Investment: Planning considerations'

Circular 17/91 gives guidance to Local Planning Authorities on the planning implications of the investment programmes being undertaken by the water industry.

It advises local authorities to 'give sympathetic consideration to development proposals aimed at enhancing the treatment of sewage'. It states that 'projects are being undertaken to a strict timetable in order to meet specific European legislative requirements. Expedited handling should be given to all proposed works, irrespective of size, which are aimed at meeting water companies' obligations. Further advice in paragraph 15 states that 'the scope for altering the scale, location or elevation of treatment is limited.

'Such considerations may be sufficient to outweigh planning objections which would otherwise give grounds for the refusal of planning permission.'



3.0 PLANNING CONSIDERATIONS

In this section of the PDAS, we describe the environmental topics considered during the design of the proposed development and assess how they comply with the relevant planning policies of the development plan and other material considerations.

3.1 PRINCIPLE OF THE PROPOSED DEVELOPMENT

As set out above, the proposals at Sheriff Hutton will fulfil the requirements of the WINEP regulated by the Environment Agency which sets a compliance date for the works to be completed, of 22 December 2021. The focus of the WINEP is on removal of phosphorous from the final (i.e. treated) effluent that drains from Sheriff Hutton WwTW into a receiving watercourse. The programme is designed to reduce eutrophication within surface waters across the UK. The WINEP requirements mean that a greater number of WwTW will now have to install phosphorous removal equipment. The proposed dosing kiosk will help alleviate phosphorous and limit the amount of phosphorous entering Howl Beck and the River Foss. The proposed temporary egress from the site to Dale Road will enable the safe and efficient movement of vehicles during construction.

3.1.1 Applicability to Planning Policy

The proposed development constitutes sustainable development as it will improve the environment by providing wastewater containing less phosphorous and will provide cleaner water for households in the area. The proposed development is also improving an existing WwTW, in accordance with Chapter 2 and paragraph 124 of the NPPF, Policy 7/2 of the NYWLP and Policies W08, W10, D01 and D11 of the emerging MWJP.

The proposed development will ensure sufficient provision of wastewater infrastructure in Sheriff Hutton and is therefore considered to be in accordance with paragraph 20 of the NPPF.

The development will conserve and enhance the natural environment by improving the final effluent quality discharged into the River Foss, enabling the improvement of water quality in the river and the subsequent benefit to biodiversity in the river. It is therefore considered that the proposed development is in line with paragraph 170 of the NPPF, Policies 4/19 and 7/2 of the NYWLP, and Policies D07 and D09 of the emerging MWJP.

3.2 ECOLOGY AND BIODIVERSITY

3.2.1 Statutory and Non-Statutory Sites

The Ecological Assessment (EA) by Bowland Ecology (dated October 2019), explains that there are no statutory or non-statutory designated wildlife sites within 1 km of the site. The site is located within an Impact Risk Zone for Strensall Common Special Area of Conservation (SAC) and Site of Special Scientific Importance (SSSI). However, the proposed development does not fall into any of the categories



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which require further assessment. As such, no further consideration towards the Impact Risk Zone is required.

3.2.2 Habitats

The habitats on site consist of hardstanding and buildings, trees along the southern and western boundaries of the site, amenity grassland and scrub. The proposed development is focused on existing areas of hardstanding and scrub which are of very limited ecological importance.

3.2.3 Protected Species

3.2.3.1 Bats

British bat species are fully protected through their inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and in Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended). The Ecology Advice Note (EAN) by Bowland Ecology (dated July 2020) states that the building to the south west of the proposed dosing kiosk is considered to provide low potential for roosting bats. However, due to the mobile and transient nature of bats, the risk of encountering individuals during works cannot be completely ruled out. As such, it is proposed that best practice should be followed to prevent indirect impacts including switching off lighting at night or using motion sensors, and the use of sodium lighting over mercury or metal halide lamps.

3.2.3.2 Badgers

Badgers receive strict protection under the Protection of Badgers Act 1992. The EA explains that no badger setts or evidence of the presence of badgers was noted during the survey. The mixed plantation woodland potentially provides suitable habitat for the construction of badger setts; however, the woodland is very small and likely suffers from regular disturbance, therefore it is considered unlikely that badgers would utilise the site. As such, there is no need to consider badgers further, unless badgers are found on the site during construction.

3.2.3.3 Otters and Water Voles

The EA makes clear that the data search for the EA returned no records for otter or water vole within the search area. No evidence of the presence of otter or water vole was noted in the wet ditch to the south of the site during the survey. Furthermore, the ditch is considered to provide negligible potential for otter and water vole due to its very shallow and narrow nature and its potential to dry out regularly. Accordingly, there is no need to consider otters and water voles further, unless otters and/or water voles are found at the site during construction.

3.2.3.4 Birds

Wild birds are protected under Part 1 Section 1 of the Wildlife and Countryside Act 1981 (as amended). The EAN recommends that any works (removal/pruning) to the trees/scrub or other suitable nesting



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habitat will be undertaken outside of the nesting bird season (March to August inclusive). If this is not possible, a pre-clearance bird survey will be carried out by a suitably experienced ecologist.

3.2.3.5 Great Crested Newts

Great Crested Newts (GCN) are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitat and Species Regulations 2017. The EAN states that based on the amount of vegetation that could be impacted (approximately 50 sq.m) and the distance of the proposed works from the pond to the west of the site (approximately 120 m), the Natural England Rapid Risk Assessment assesses the likely risk of an offence in relation to GCN as being highly unlikely and therefore a European Protected Species licence is not considered necessary in this instance. The EAN recommends that a number of precautionary measures should be followed to reduce the risk to GCN to a negligible level.

3.2.4 Applicability to Planning Policy

The proposed development will not affect any areas of habitat within the WwTW. No tree removal will be required to accommodate the proposed development. The proposed development will not lead to any unacceptable impacts on biodiversity or geodiversity.

As such, we consider that the proposed development is in accordance with paragraph 170 of the NPPF and Policy D07 of the emerging MWJP.

3.3 NOISE

The infrastructure that could generate noise is limited to the proposed dosing kiosk, which will be located adjacent to existing equipment. No increase in the level of noise is anticipated.

The closest residential properties are located some 235m to the east of the development. A caravan park is located 350m to the west of the development.

The site is located within the boundary of the existing Sheriff Hutton WwTW, surrounded by light industrial units.

Construction of the development will be undertaken in accordance with best practice and any effects will be short term.

3.3.1 Applicability to Planning Policy

British Standard 4142:2014, which details the methods for rating and assessing industrial and commercial sound, states that '*...where the rating level (of any proposed plant) does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context*'. We therefore consider that the proposed development will not have any adverse impact on local sensitive receptors. As such the development is considered to comply with Policy D02 of the emerging MWJP.



3.4 LANDSCAPE AND VISUAL IMPACT

The WwTW and surrounding area are not subject to any landscape designations. The site is screened in by trees to the south, east and west. The site is visible from the north with views into the site from the industrial estate. However, the WwTW is existing and the proposed development will have little effect visually. The proposed upgrade works will not be prominent in views from outside the WwTW and the character of the proposed development will be in keeping with the character and use of the site as an operational WwTW. The scale of the new structures proposed is in line with the current infrastructure and built development within the WwTW site. The proposed dosing kiosk will be a maximum of 3.2m in height. The dosing kiosk will be no larger in scale or appearance than much of the existing and upgraded WwTW plant, equipment and buildings. No trees or hedgerows will be removed to accommodate the proposed development.

3.4.1 Applicability to Planning Policy

The proposed development will not lead to an unacceptable effect on the character and uniqueness of the landscape in accordance with Policy 4/3 of the NYWLP. There will be no unacceptable impact on the quality and/or character of the landscape caused by the proposed development in accordance with Policy D06 of the emerging MWJP.

3.5 HYDROLOGY AND FLOOD RISK

The Environment Agency's flood map for planning shows that the application site has a low probability of flooding (Flood Zone 1). A flood risk assessment is not required because the site is smaller than one hectare and the site is not within Flood Zones 2 and/or 3.

The site is not within an Environment Agency defined Source Protection Zone for groundwater vulnerability.

One of the primary objectives of the proposals is the removal of phosphorous from the final (i.e. treated) effluent that drains from Sheriff Hutton WwTW into a receiving watercourse. The proposed development will therefore contribute directly to improved water quality in Howl Beck and the River Foss.

3.5.1 Applicability to Planning Policy

The proposed development will not result in any significant increased risk of fluvial or surface water flooding and is therefore in accordance with paragraph 163 of the NPPF and Policy D09 of the emerging MWJP.

3.6 RESIDENTIAL AMENITY

As set out above, the closest residential properties are located 235m to the east of the development. A caravan park is located 350m to the west of the development.



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The south and west of the WwTW is bounded by trees, and trees are located on the opposite side of Dale Road, providing effective screening to the south, east and west. It is considered that the proposed development will have no adverse visual impact on the views from the residential properties some distance to the east, nor the caravan park to the west.

The upgrade works will provide modern plant and equipment, there will be no increase in odour emissions and they will not generate any significant noise or vibration.

The construction phase of the development has the potential to impact temporarily upon the amenity of the surrounding area due, for example, to the creation of dust and noise associated with groundworks, machinery operating on site and increased vehicle movements. The works will be carried out in accordance with a Construction Environmental Management Plan (CEMP) that will set out the control measures which will mitigate such impacts, which include, for example, the control of workings hours, dust suppression and switching off machinery when not in use. Construction work will be limited to Mondays to Fridays 07.00 and 19:00 and 08.00 to 15:00 on Saturdays.

There will be an increase in vehicular movements to the WwTW during the construction period, with the increased presence of a small number of vehicles, but any associated impacts will be temporary in nature. Traffic volumes will vary throughout the construction programme depending on the construction activity.

Once the proposed upgrade works are complete, there will be no significant increase in the level of traffic associated with the ongoing operation of the WwTW and there will be no intensification in the use of the site.

3.6.1 Applicability to Planning Policy

It is considered that the proposed development will have no significant impact on the amenity of the surrounding area and the development proposals are therefore in accordance with Policy D02 of the emerging MWJP.

3.7 LAND QUALITY

Due to the current use of the site as a WwTW, there is the potential for contamination to be present within the footprint of the proposed development. According to the Human Health and Waste Clarification Report by (HHWC) SOCOTEC (dated August 2020), during the quantitative human health risk assessment, no exceedances of the commercial Generic Assessment Criterion (GACs) were recorded in any of the four samples collected on site. This indicates that the sampled materials would not pose a significant risk to the site's end users should these be reused on site. It is considered that the materials represented by samples 'HP2' to 'HP4' are non-hazardous waste and the materials represented by sample 'HP1' are hazardous waste. All wastes removed from site should be consigned, transported, and disposed of in full accordance with all relevant UK legislation.

There will be no excavations within the area of the proposed development as the kiosks do not require foundations. The ground within the former sludge drying beds will be raised by approximately 500-600mm



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with ducts associated with the dosing kiosk laid on the surface, then filled and compacted with Type 1 fill. Given the above, the proposals will not establish a pollutant linkage to nearby potential receptors and no further investigation is required. The CEMP will set out control measures to ensure the proposals do not establish any pollutant linkages.

3.7.1 Applicability to Planning Policy

With the appropriate ground investigations and any necessary mitigation measures in place, it is considered there is minimal potential for any unacceptable risks to human health or the environment. The proposed development is therefore in accordance with Policy D09 of the MWJP.

3.8 HIGHWAYS SAFETY

According to the Highway Statement (Stantec, dated August 2020), it is envisaged that five construction vehicles will visit the site during a typical day, comprising one to two light courier deliveries and three to five goods vehicles. The largest type of construction vehicle to visit the site is envisaged to be a 10m long rigid heavy goods vehicle (HGV). It has been confirmed that the typical number of construction workers to be working on site is five. Yorkshire Water has agreed with Sheriff Hutton Industrial Estate to use five parking spaces within the car park to the west of the site during the construction period of the development. The proposal will have an insignificant traffic impact on the local highway network.

An assessment of visibility splays exiting the site has demonstrated that the achievable visibility along Dale Road is suitable for the speed limit of the road, taking account of likely vehicle speeds approaching the temporary exit.

There are no Public Rights of Way directly affected by the proposed works and access routes.

3.8.1 Applicability to Planning Policy

With the temporary egress from the site onto Dale Road, it is considered that highway safety will be maintained, and a safe access provided. The proposed development is therefore in accordance with Policy 4/18 of the NYWLP and Policy D02 of the emerging MWJP.



4.0 DESIGN AND ACCESS

4.1 DESIGN

This section outlines the design components of the proposed development in the context of the site's location, and the access requirements for construction and operation.

4.1.1 Character and Setting

The site is located within Sheriff Hutton Industrial Estate, which is located approximately 685m south west of the built-up area of Sheriff Hutton. The site and surrounding area rises from south to north. Land to the north and west is primarily used for industry uses. Land to the east and south is used for farming.

4.1.2 Materials and Colour

The materials utilised in the proposed development have been selected to ensure both longevity of the structures, and a low level of embodied carbon.

The proposed development has been designed to reflect the surrounding industrial buildings within the WwTW. This is intended to help ensure that the proposed development integrates into the visual fabric of the existing WwTW.

4.1.3 Dosing Kiosk

The proposed dosing kiosk is to be sited at existing ground level and will be enclosed in a glass reinforced plastic, coloured dark green, with a semi-gloss finish. This building will provide the dosing kiosk with protection from the elements. A staircase – constructed from stainless steel and left unfinished – will be provided so that operation and maintenance staff can access the dosing kiosk.

4.2 ACCESS

4.2.1 Construction

During the construction period of the development, it is proposed that the existing access onto Sheriff Hutton Road will be designated as a one-way entrance only into the site. In addition, a new temporary exit only access is proposed from Dale Road.

The existing road network will be able to accommodate the temporary increased traffic and as a result is not anticipated to have a detrimental impact on the local highway network.

During construction, existing site operatives and construction workers will use existing parking spaces at Sheriff Hutton WwTW. In addition, Yorkshire Water has agreed with Sheriff Hutton Industrial Estate that it can use five parking spaces within the car park to the west of the site during the construction period of the development. There will be no need for vehicles to park on the surrounding roads.



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4.2.2 Operation

Further to completion of construction works on site, the temporary exit onto Dale Road will be closed and the footway will be reinstated. The existing access onto Sheriff Hutton Road will return to an all movement junction, allowing vehicles to enter and exit the site from the existing access point.

During operation, the site will be accessed through the existing site's entrance off Sheriff Hutton Road. The proposed development, once completed, will not require any additional car parking facilities as a result of the proposed development. Additionally, it is not anticipated that the proposed development will increase the amount of traffic visiting the site.

4.3 SUMMARY

The proposed development has been designed with longevity of the structures in mind whilst reducing their potential impact on the local visual amenity.

The proposed development has been designed to reflect the industrial buildings surrounding the development to reduce visual impact. Additionally, the final colour of the dosing kiosk has been selected to match existing structures within the vicinity of the proposed development, where the materials selected (for above-mentioned reasons) have allowed.

During construction, the site will be accessed via the existing access from Sheriff Hutton Road and temporary egress to Dale Road will be provided. It is anticipated that the existing road network can accommodate the temporary increase in traffic, during this period. The proposed development will not increase the traffic movements at Sheriff Hutton WwTW, during operation.



5.0 COMMUNITY INFRASTRUCTURE LEVY

5.1 REASONS FOR EXEMPTION

Regulation 6, part 2 of the Community Infrastructure Levy Regulations 2010 (CIL Regulations 2010) states that developers which provide buildings which could be defined as a building in which people do not normally go, or buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery, would be exempt from the levy.

The proposed development will provide 1 No. kiosk, but once the building is operational, it will only need to be visited once a week for routine maintenance works and once per day as part of routine site security checks. We therefore consider that the proposed development meets the exception within Regulation 6, part 2 of the CIL Regulations 2010.



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Conclusion

6.0 CONCLUSION

Yorkshire Water is proposing the erection of 1 no. dosing kiosk (22.6 sq.m) and formation of temporary site access off Dale Road.

The scheme will fulfill the requirements of the WINEP, namely the removal of phosphorous from the final (i.e. treated) effluent that drains from Sheriff Hutton WwTW into a receiving watercourse.

The proposed development is located within the boundary of the existing WwTW site, in a suitable location to enable the integration of the dosing kiosk with the existing site. Whilst some localised disruption is anticipated during the construction phase, it can be adequately managed through methods of considerate construction. The proposal has been deemed by the project team to not have any significant adverse impacts on the environment, local highways networks or on the amenity of neighbouring properties.

It is considered that the development proposed is in line with the principles of sustainable development, as well as national and local planning policies. We therefore consider that the proposed development should be granted planning permission without delay.

