

PLANNING SUPPORTING STATEMENT

At: Ruswarp Mart,
Sneaton Lane, Ruswarp

NYMNPA
05/06/2020

Cheryl **Ward**
Planning



**For: Richardson and Smith
Ruswarp Mart, Sneaton Lane, Ruswarp, YO21 5HL**

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Contents

1.0	Introduction	5
2.0	Purpose of Statement	5
3.0	Planning History	5
4.0	Site Constraints	6
5.0	The Site	7
6.0	The Proposal	8
7.0	Planning Policy	10
8.0	Planning Assessment	14
9.0	Conclusion.....	17

Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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**For: Richardson and Smith
Ruswarp Mart, Sneaton Lane, Ruswarp, YO21 5HL**

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1.0 Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Ruswarp Mart, Sneaton Lane, Ruswarp, YO22 5HL.
- 1.2 The applicant seeks planning permission under the Town and Country Planning Act 1990 for demolition of the existing café and w.c. facilities and for the erection of 1 no. new building to encompass these facilities in approximately the same location on the site.
- 1.3 No other changes are proposed at Ruswarp Mart at the present time.
- 1.4 The location of the proposed building is identified on the accompanying application plans prepared by BHD Partnership Ltd. Together with more detailed plans these show the fundamental links with the Mart and the existing livestock buildings allowing the development to function with those over the lifetime of the development.
- 1.5 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of the North York Moors National Parks online search facility has revealed that the application site has the following planning history:

NYM4/031/0039A/PA – Erection of cover for penned market area at Ruswarp Mart – Approve.

NYM4/031/0039/PA – Roof over existing livestock pens at Ruswarp Mart – Approve.

- 3.2 It is confirmed that no new development/building work has taken place at the site for nearly 30 years.

3.3 The planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Planning application forms.
- Planning supporting statement - CWP
- Existing location and block plan - D11650-1 Rev B.
- Existing floor plan and elevations - Cafe - D11650-10 Rev B.
- Existing floor plan and elevations - Toilets - D11650-11 Rev B.
- Proposed block plan - D11650-03 Rev B.
- Proposed ground floor plan and elevations - D11650-13 Rev A.
- Water Management - Sewage treatment plant details.

4.0 Site Constraints

Geographic Information

4.1 A thorough check of Magic Map has revealed there is no presence on the site edged in red or within proximity to any known ecological (habitat and species), archaeological, landscape classification or marine constraints that would have a bearing on the submission of the application.

Flood Risk

4.2 The Governments long term flood risk information database shows the site to be at very low risk from flooding from the sea, surface water and reservoirs with a chances of flood risk being less than 0.1 per cent. A flood risk assessment is not deemed to be necessary in this instance.

Soilscape

4.3 Local soil structure is described as slightly acid loamy and clayey soils with impeded drainage. It is a low carbon type. Up to 10.6% of this type is found in England.

5.0 The Site

Site context and surroundings

- 5.1 The application site falls under the jurisdiction of the North York Moors National Park for planning control and lies within the parish of Sneaton. The site is located on the south side of the River Esk and is between this and the Esk Valley Railway which remains a fundamental link between Whitby and Middlesbrough. The Ruswarp Mart site lies on the southern edge of Ruswarp to the north side of Sneaton Lane and is at the foot of Oakley Bank.
- 5.2 This area of Ruswarp is where main hub of industry is in operation i.e. close to BATA, Ruswarp Service Station and other building suppliers and is strategically placed along the villages southern entrance away from the built up residential areas and the traditional core of the village.
- 5.3 There has been a livestock auction market at Ruswarp since 1890. It was originally run by farmers who walked their livestock across fields or used the railways cattle trucks. The mart was taken over by Richardson and Smith, the applicant in 1930.
- 5.4 In a wider context, the livestock mart is 1.8 miles west of Whitby, at the junction of the B1410 and B1416 roads on the River Esk and the Esk Valley line with trains stopping at Ruswarp railway station.
- 5.5 The site is in an ideal position for access required by large livestock vehicles/HGVs needing to access the site from the adjacent road network. The site also has good access links to the A171, A169, A174 and the main arterial routes throughout the Park and to other rural areas and the moors where concerned with the distribution and movement of livestock.
- 5.6 Direct access is taken from Sneaton Lane by an existing wide access and is where the application site and livestock buildings make up the road frontage at the northern entrance to the village.
- 5.7 The surrounding topography is relatively flat as the land gradually falls towards the valley floor at the River Esk. These levels provide the site with a good base which is ideal for development of this type.
- 5.8 The majority of visitors to the mart are those using the livestock facilities which take place with twice weekly auction sales on Mondays and Wednesdays together with other seasonal livestock sales throughout the year.

6.0 The Proposal

Introduction

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The aim of the proposal is to replace the existing outdated buildings with a new single building that will accommodate the café and w.c. facilities under one roof.
- 6.3 The mart has operated successfully in a low key manner for many years without promoting its identity as a key service to rural enterprise in the area. Whilst the existing livestock buildings and their continued function will remain at the forefront of the site it is for users of the livestock mart that this proposed new building will give provide a modest upgrade and allow for a safe and secure meeting point.
- 6.4 It is proposed that new purpose built facility will occupy a similar position to the buildings it replaces on the site's northern boundary. Being close to the north west corner of the site the building would be set well back into the site behind the front building line and to the side of the adjacent to the cattle pens.
- 6.5 With a suitable space being available there is an opportunity to do away with the existing buildings and start with a blank canvas. The building is carefully designed and positioned to allow for the site's functionality and pedestrian footfall over the site by all users.
- 6.6 The site is currently part of the operational yard area used in connection with the mart and will continue to be used for these purposes. Facilitating the development requires a small amount of levelling of ground on account of falling levels over the site. A low level retaining wall will be introduced close to the south elevation to enable the building to sit on a level platform.
- 6.7 The main entrance is to be accommodated in the south elevation of the proposed building to permit access to a lobby area with direct entry to the café. A further entrance direct from the mart will be accommodated on the east side of the building where there is to be a modest outside seating area for those who do not wish to enter the building/site outside.
- 6.8 The building is generally split into three sections and is constructed on a steel portal frame consisting of three bays. At the east end will be a café facility, the central element will accommodate the kitchen, servery and prep area and the third element at the west end of the building will provide a lobby with properly laid out toilet facilities together with a cleaning cupboard.
- 6.9 Male and female toilet facilities would be accessed independently and without necessarily having to access the café facility. This means the café can be closed and made secure and for the toilets to remain open for use if required.
- 6.10 A new sewage package treatment plant will replace an existing septic tank sited in the same location between the cattle pen and the proposed building on the site's northern boundary.

- 6.11 The building is designed with the existing livestock buildings in mind in scale, form, materials and appearance. The proposed building measures 15 metres wide, 8 metres deep and 4 metres and 6 metres to the eaves and ridge respectively.
- 6.12 The total area of the proposed building and external areas for public use equates to 292 sqm of new (existing) floorspace ancillary to the use of Ruswarp Mart.
- 6.13 The external materials are to be traditional vertical timber boarding under a grey insulated sheet roof (Kingspan) with translucent roof sheets for natural light and solar panels to the south elevation.
- 6.14 The majority of window openings are in the buildings south and east elevations to aid to natural light the café to create a warm and welcoming area for its users.

Foul and surface water drainage

- 6.15 Surface water generated from the roof of the building will be channelled to surface water drains connected to proposed soakaways at three corner points of the building.
- 6.16 Foul water will be channelled to a proposed new mini sewage treatment plant sited underground between the proposed building (east side) and the existing cattle pens.

Landscaping

- 6.17 The management and upkeep of the site is within the applicants control and is periodically maintained. It is not considered that any further landscaping or hard surface over and above that shown on the plans (**Dwg No. D11650-13 A**) is necessary in to facilitate the development.
- 6.18 The building is to be viewed in context with the other buildings with a landscape backdrop in the main from all visual aspects when viewed from across the site.

Access

- 6.19 Access to the site remains unchanged for the purpose of this proposal.

7.0 Planning Policy

- 7.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 7.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2019)

- 7.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in January 2019. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.4 Paragraph 7 of the NPPF states that ‘at a very high level, 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’.
- 7.5 Paragraph 8 states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways’ (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective
- 7.6 The economic role should contribute to sustainable development by building a strong, responsive and competitive economy and ensuring the sufficient amount of the right type of development to support growth (including the expansion of an existing business).
- 7.7 Paragraph 9 states that ‘planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.
- 7.8 Paragraph 10 of the NPPF confirms there is a presumption in favour of sustainable development and for planning applications such as this - proposals for development conforming to the Development Plan should be approved without delay.

7.9 Paragraph 38 of the NPPF relates to decision taking and confirms that 'local planning authorities should approach decision taking in a positive way to foster the delivery of the sustainable development' and that they "should look for solutions rather than problems, and decisions taken at every level should seek to approve applications for sustainable development where possible'.

7.10 Paragraph 80 of the NPPF states:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential".

7.11 Paragraph 81 of the NPPF states:

'Planning policies should:

a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;

b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances'.

7.12 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Authorities should approach development management decisions positively - looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Securing the optimum viable use of the property and achieving public benefits are key material considerations for application proposals.

7.13 In addition to the above, paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

North York Moors Local Development Framework (2008)

7.14 The NYM Local Plan covers the whole of the National Park area and the administrative areas of Scarborough District that fall within the Park and comprises the development plan in force.

7.15 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the NYM National Park.

7.16 The Core Strategy and Development Policies was adopted in November 2008 and is nearing its term for providing up to date planning policy. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

7.17 An overall summary of National and local planning policies considered relevant to the case are summarised in the table below:

DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2018)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 80, 81, 83, 84, 127, 130, 131, 172
Local Development Plan in force	
NYM Core Strategy and Local Development Framework (2008)	Core Policy A – Delivering National Park Purposes and Sustainable Development Core Policy B – Spatial Strategy Core Policy H – Rural Economy Development Policy 10 – New Training and Training Development Development Policy 12 - Agriculture
NYM Management Plan	4.6 – Local business

Emerging NYM National Park Local Plan

- 7.18 The National Park Authority is preparing a new Local Plan for shaping the future of the North York Moors. This will be the document used to help decide planning applications in the near future. For the purposes of this proposal the policies containing in the new NYM Local Plan are those that are focussed on.
- 7.19 The Inspector's Report has now been received (15 May), bringing the Examination in Public to an end. The Report, together with proposed modifications and a version of the draft Local Plan incorporating the Inspector's modifications. The Authority is planning to adopt the Plan at its National Park Authority/AGM meeting on 27 July.
- 7.20 Emerging **Strategic Policy K** (The Rural Economy) will be the most relevant to the case. It will support development that fosters the economic and social well-being of local communities within the National Park will be supported where one or more of the following criteria are met:
1. It promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;
 2. It helps maintain or increase job opportunities in the agricultural, forestry and tourism sectors which help maintain the land based economy and cultural heritage of the National Park or contribute to National Park purposes;
 3. It provides for and supports small and micro business through the provision of flexible start-up businesses;
 4. It provides additional opportunities to diversify and better equip the National Park's workforce, including through the development of new communications technologies (including superfast broadband) and home working;
 5. It provides additional facilities, or better use of existing facilities for educational and training uses, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.
- 7.21 **Policy BL1** (Employment and Training Development) will replace Development Policy 10. This new policy recognises the benefits of permitting new buildings to be used for employment and training development purposes where:
1. The scale and location of the proposal would not individually or cumulatively be detrimental to the character and appearance of the local and wider landscape;
 2. The site can be safely accessed by the existing road network;
 3. There is sufficient land and storage space attached for the functional needs of the proposed use, including parking space and space for manoeuvring vehicles and that;
 4. There is no unacceptable harm in terms of noise, activity or traffic generation on the immediate neighbourhood, either individually or cumulatively with other development.

8.0 Planning Assessment

- 8.1 Paragraph 83 of the National Planning Policy Framework (NPPF) states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Promoting such plans should result in:
- Support to sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - Promote the development and diversification of agricultural and other land-based rural businesses.
- 8.2 Not only does the proposed development promote the continuation of an existing business in the National Park, it promotes the continuation of an existing well established and traditional rural livestock business together with the siting of a well-designed new building within the existing group of buildings.
- 8.3 It allows a rural business to survive in a current uncertain economic climate and takes a positive approach to the three dimensions to sustainable development listed at paragraph 7.5 of this statement.
- 8.4 This proposal takes account of the guidance contained in **Strategic Policy K** where the intention is to encourage the development of rural based businesses which can benefit from the environmental, economic and social resources offered by the National Park.
- 8.5 It is considered that this proposal would objectively contribute to the economic and social well-being of local communities and rural sectors of the area. As such it would not in any way compromise an existing, valued resource and asset of the National Parks rural economy.
- 8.6 Rather, this proposal seeks to bring a new facility to the mart where development and growth does not take place often. Significant weight should therefore be placed on the need to support this local business and the economic growth and opportunities it will bring thereby taking into account both the applicants local business needs.
- 8.7 The proposed building will allow the mart to build on its strengths and upgrade access to a better quality facility and may provide a long term employment opportunity for an additional key worker.
- 8.8 The Authority has a duty to foster the economic and social well-being of local communities whilst pursuing the National Park purposes. The proposal is one we hope to bring to the forefront and one that promotes an opportunity to deliver new employment, training and enterprise in the National Park. As well as supporting the continued viability of Ruswarp Mart in the long term as a valued asset to rural enterprise.

Business development

- 8.9 The site is exceptionally well placed on the edge of the NY Moors and has sufficient land to accommodate the building. The sites compatibility to accommodate this new facility in place of the existing buildings will function well. It will allow farmers/dealers and livestock hauliers to remain on site for longer and to use make use of these facilities and allow for social discussion and instructions to take place inside the café rather than outside as a means of rural hospitality.
- 8.10 A building of this scale is unlikely to impact on neighbouring residential amenity, other business(es) including the adjoining land uses and general industry taking place on adjacent sites including those on the south side of the road. It is not anticipated that the development will increase activity levels significantly where it will continue to be used for users of the mart.
- 8.11 The application is not concerned with business expansion and therefore would not adversely affect the special qualities and character of the site or the wider National Park area.
- 8.12 It is particularly important at this time that the LPA recognise the requirements of the national planning policy framework and the need to consider the business needs of the applicant.

Development – key objectives

- To improve the existing facilities and provide an upgrade to the existing informal café and w.c's where there is no insulation to cavities, damp courses are old and deteriorating and are generally unit fit purpose.
- The proposed building will be significantly more sustainable.
- Supporting a healthy 'business eco-system' and make way for better facilities for its users.
- The new building would provide a proportionately sized unit to meet a prescribed demand which is currently met by two existing worn out structures which are no longer serving a useful purpose.
- Establishing this new facility is likely to generate a small amount of local employment.
- The applicant is simply taking the opportunity to reorganise the layout of the site and improve the working conditions for staff, operatives and users (farmers and dealers).

Economy and Enterprise (within the NY Moors)

- 8.13 It is important that development opportunities continue to be brought forward. At the heart of the proposal is a commitment to improve the level of infrastructure at Ruswarp Mart.
- 8.14 Seeking to rebalance the problems of economic inactivity in the NY Moors with the delivery of this type of infrastructure will in our opinion act as a catalyst for further local inward investment and enable a rapid response to recent changes in economic circumstances albeit on a modest scale.

Scale and design

- 8.15 The scale and design of the proposal is commensurate with the adjacent buildings and makes more efficient use of an operational area. This demand is driven by the need to create a facility of a better size and quality that is suited to the needs and use of the site as a livestock market.
- 8.16 In essence, the proposal carries substantial weight to the value of using an available space on an existing suitable brownfield site.
- 8.17 The new build unit will have a low carbon footprint and like all existing buildings the design, appearance and constructional detailing respects the context and intrinsic character of the site and the local rural/agricultural distinctiveness of the National Park.
- 8.18 Any residual harm from the proposed development is capable of being offset by the positive contribution that the proposed building will make to the site/area. There is significant public and community benefits born out by the proposed development through the net environmental enhancements brought by the loss of the two older, worn out buildings.
- 8.19 Post Covid-19 no one knows what will happen to our rural businesses and therefore securing this facility now may assist with the region's rural/agricultural economic recovery and support for key producers and key workers in agriculture and is therefore vital to the future prosperity of the local economy.
- 8.20 All in all, the proposal is in accordance with national and local planning policies and would not give rise to a significant increase in landscape impact due to it being located on a lower part of the site with a backdrop of trees and vegetation in longer distance views behind which means the building will not breach the skyline.

9.0 Conclusion

- 9.1 This section brings together the information presented within this planning statement and provides a reasoned conclusion for the approval of this application.
- 9.2 This statement demonstrates that the proposed development accords with the relevant national and local planning policies. Paragraph 7 of the NPPF (2019) states that at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations in meeting their own needs.
- 9.3 **Strategic Policy K** seeks to provide additional opportunities to diversify and better equip the National Park with a strategic workforce including the development of new facilities for local business needs.
- 9.4 Other markets in the District such as Thirsk, Northallerton and the brand new livestock mart that is to be built on the outskirts of Malton offer a wide range of services, especially on a market day, and it is clear that the farming community benefit from many of these. Whilst Ruswarp is on a smaller scale this proposal is proportionate to the site's needs. The social and mental health benefits provided by a vibrant auction mart business are often overlooked but should not be underestimated.
- 9.5 Ruswarp is an existing well-established platform for business and has the capabilities to deliver this proposed building without harm to the National Park.
- 9.6 The proposal does not conflict with the existing scale, form and layout of buildings or access into and out of the site.
- 9.7 Of all of the activities in the North York Moors farming has one of the biggest influences on the way the National Park functions. Not only is farming an economic use and provider of jobs and income in its own right, farmers rely heavily on local livestock markets for the contribution they make to the agricultural sector, the rural economy and communities.
- 9.8 The proposal has at its heart the core principles of sustainability and is compliant with planning policy and understands the impact of the proposal on the surrounding area. The development has been objectively assessed and it is concluded that bringing a new facility to the mart will enhance the site as required by paragraph 83 of the NPPF in that it will allow the sustainable growth and expansion of all types of business in a rural area.
- 9.9 Taking account of the development plan in force and the core principles of sustainable development we would request that the development is respectfully approved.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

Our planning services are continually developing to keep up with the changing dynamics of the UK planning system. This helps to widen our knowledge so that our clients are furnished with the most up to date planning criteria.

Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, landowners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

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- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

NYM Moors, Yorkshire Dales, Whitby, Scarborough, Ryedale, Hambleton, Redcar and Cleveland, Selby, Wolds, North Lincolnshire, North East

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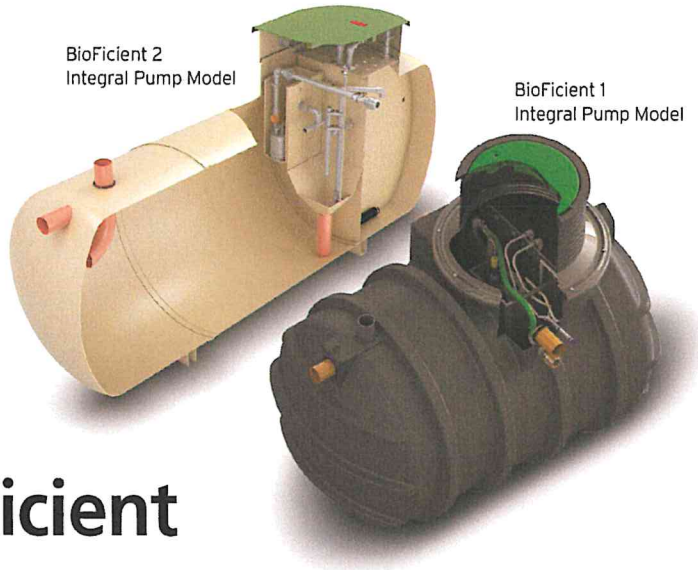
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Integral Pump Model

BioFicient 1
Integral Pump Model



BioFicient

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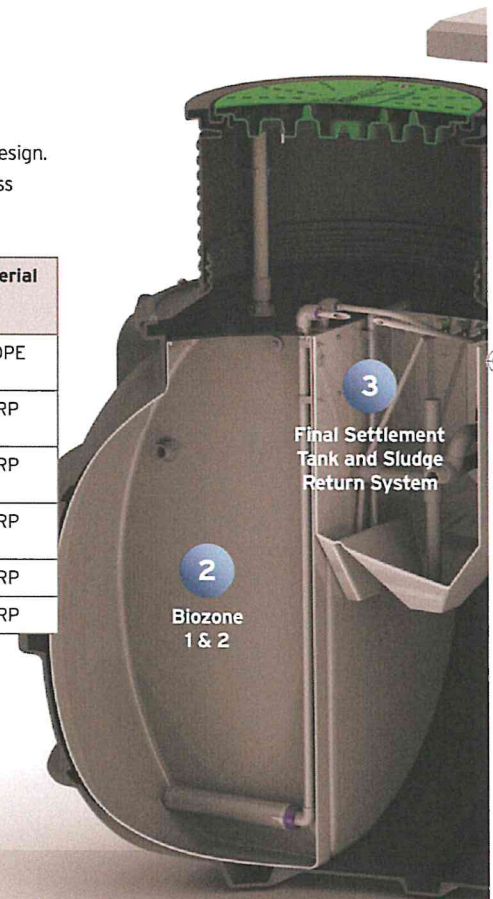
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Model	Population Equivalent	Overall Diameter (mm)	Length (mm)	Inlet Invert (mm)	Outlet Invert (mm)	Material
BioFicient 1	6	1540	2500	800*	Gravity 600-1600 IPS 555-1555	MDPE
BioFicient 2	8	1425	3760	500-1500	Gravity 600-1600 IPS 320	GRP
BioFicient 3	10	1425	3760	500-1500	Gravity 600-1600 IPS 320	GRP
BioFicient 4	15	1920	3230	500-1500	Gravity 600-1600 IPS 320	GRP
BioFicient 5	20	1920	4390	500-1500	600-1600	GRP
BioFicient 6	30	1920	6220	500-1500	600-1600	GRP

*500-1500 available by trimming or adding necks

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Step 1

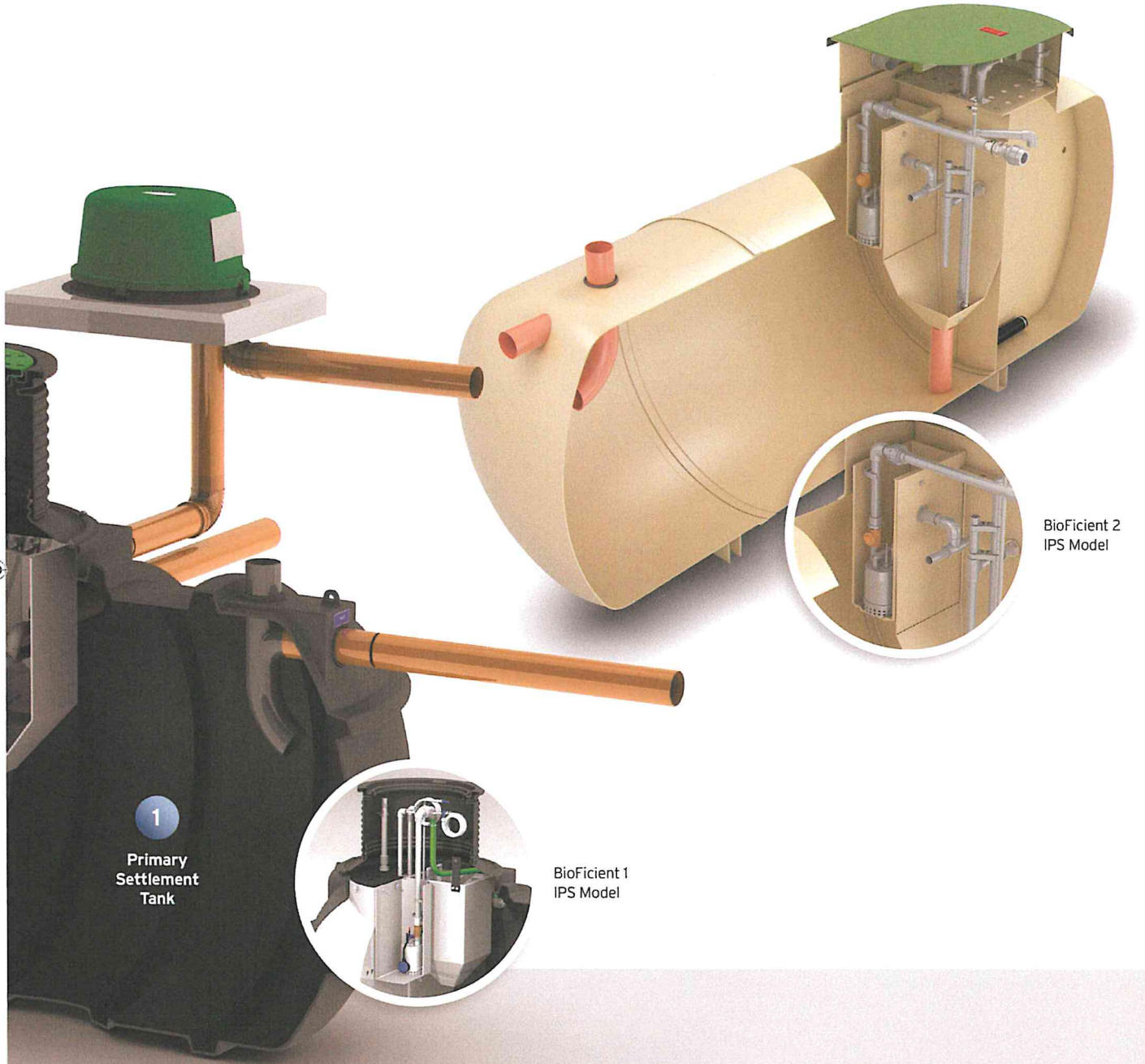
Raw sewage gravitates to the unit where it is received in the primary settlement zone. Here, gross solids and other social debris settle to the bottom of the tank where they remain until the tank requires desludging. Settled sewage is displaced from primary zone and enters the first of two sequential moving aerated media reactors.

Step 2

Solids are broken down by air agitated media in the Biozone. Media and liquid circulation in the Biozone is achieved through the use of a compressor and diffuser, which introduces fresh air into each compartment. The liquor is constantly re-circulated and contacts the moving media and as it does so, it is purified by the micro organisms growing on the surface of the media and within the moving liquor. Excess growth of biomass is shed as solid particles into the liquor.



KINGSPAN KLARGESTER
EXPERTISE, RELIABILITY
AND TRUST



1
Primary
Settlement
Tank

BioFicient 1
IPS Model

BioFicient 2
IPS Model

Step 3

The final settlement tank is where humus solids settle to form sludge. At preset intervals, portions of the sludge and liquor are returned to the primary tank for additional treatment.

BioFicient from Kingspan Klargester

For further technical information and videos on the BioFicient treatment plant visit our website at kingspanklargest.com



CUSTOMER SUPPORT

We stand by the quality and performance of Kingspan Klargester products and our support doesn't stop once your tank is installed. We're on standby 24/7 with guidance on servicing and maintenance and offer tailored warranty options. Our trained professional support team is only a phone call away.

Peace of mind with extended warranty options

We offer an extended and tailored warranty or bond on your sewage treatment plant to suit your needs and budget. This cost effective package offers the benefits of scheduled maintenance inspections to ensure your system performs at optimum levels at all times.

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Our friendly local customer service team are on hand with professional advice. Contact our sales office on +44 (0) 1296 633 000 or use our support email address klargest@kingspan.com

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Regular tank maintenance is recommended to ensure optimal performance of any system. When your tank is due to be serviced, our local installers are on hand to help.



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