

NYMNP

20/04/2021

DESIGN & ACCESS STATEMENT

RETENTION OF EXISTING LOG CABIN

Low Moor Farm, Scalby, Scarborough, YO13 0DN

Low Moor Holiday Cottages

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire

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IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

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1. INTRODUCTION

This report has been commissioned by Mrs Paula Penny of Low Moor Holiday Cottages, Low Moor Farm, Scalby, Scarborough, YO13 0DN.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 23 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. PROPOSED DEVELOPMENT

The proposal seeks full planning consent for the retention of a log cabin in connection with the existing rural tourism business.

3. AMOUNT / SCALE

The log cabin extends to 11000mm x 3600mm, with an eaves height of 2262mm and a ridge height of 2700mm. The cabin provides 2-bedroom accommodation, with a double and single bed.

4. USE

The log cabin seeks permission to offer holiday accommodation as an expansion to the existing tourism business. The existing business is prosperous and shows every sign of remaining so; the log cabin will offer an additional source of income, thus increasing the wider sustainability of the existing business.

5. LAYOUT

The log cabin is sited adjacent to an existing hardstanding area which is utilised as a parking and turning area for the existing business. The building is sited within a grass paddock, which is bound by timber post and rail fences, and mature trees and hedgerows. The wider site layout can be seen on the attached site plan (drawing No. IP/PP/02).

6. LANDSCAPING

The proposal relates to the retention of an existing log cabin. The building is grouped as practically as possible with the existing development, being sited immediately adjacent to an existing hardstanding parking area, and an existing storage building.

The grass paddock is bound to the north and east by existing mature trees and hedgerows. To the west the topography rises away from the development, making wider views limited. The log cabin is screened to the south by existing built development.

The proposal is not generally be open to public views and is not generally considered pose a detrimental impact on the character and appearance of the surrounding landscape.

7. APPEARANCE

The log cabin is of a timber framed construction and is of a typical appearance. The doors and windows are also of a timber frame make up. The applicants are proposing to re clad the building using treated log lap, a material that matches that of the existing adjacent storage shed. The roof will be recovered with felt shingles.

This design and appearance is generally considered appropriate given the rural setting.

8. ACCESS

Access will be gained via the existing access immediately to the east. The log cabin will utilise the existing parking and turning areas which have sufficient capacity.

9. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2019). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 83.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The National Planning Policy Framework provides clear support for the proposals within paragraph 83.

The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site Low Moor Farm, Harwood Dale Road, Scalby, YO13 0DN

1. Please indicate distance to nearest mains drainage Burniston - Approx. 1km

2. Number of Occupiers of proposed development:

Full Time -

Part Time Max 3 persons

3. Number of previous occupiers (if applicable) _____

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank Package Treatment Plant Cess Pool
- existing

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.

NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank _____

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) _____

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04/05/2021

BioDisc®

WASTEWATER SOLUTIONS

PREMIUM SEWAGE TREATMENT PLANT FOR DOMESTIC USE FROM THE MARKET LEADERS IN WASTEWATER TREATMENT.





60 YEARS OF EXPERTISE

Kingspan Klargester

For over 60 years, Kingspan Klargester has designed and manufactured innovative ways to treat, pump, separate and recycle wastewater. We pioneered the world's first GRP septic tank and the patented RBC (Rotational Biological Contactor) BioDisc® wastewater treatment system - leading change in our sector and setting industry standards around the world.

As established global market leaders, we offer a diverse range of innovative and 100% compliant wastewater treatment solutions for domestic, commercial and industrial applications. We give you relevant advice and support throughout the wastewater treatment purchasing process based on our in-depth local knowledge and expertise.



The Wastewater Management Experts

Kingspan Klargester are the wastewater management experts with over 60 years of innovation and knowledge. Our mission is to design and manufacture premium tried and tested wastewater management solutions on a global scale whilst offering one of the largest and most technologically advanced wastewater ranges available.

Operating in 85 countries worldwide, we offer a global distribution network backed by experienced sales and technical teams. Our support teams provide focused customer service from delivery scheduling to consultancy and installation guidance. We give you the confidence of support over the lifetime of the product and beyond.

85
COUNTRIES
WORLDWIDE

BioDisc®



Kingspan Klargester BioDisc® wastewater treatment plant

Our Kingspan Klargester BioDisc® sewage treatment range benefits from a wealth of industry experience and knowledge that allowed us to bring to market the first Rotational Biological Contactor treatment system over 40 years ago.

The patented BioDisc® is engineered to treat wastewater to the highest level of standards. In terms of ongoing service and maintenance, it offers one of the best returns on investment compared to other treatment processes. Each BioDisc® is designed to ensure 100% compliance with industry requirements, including national and international regulations such as BS EN12256.

The aim of BioDisc® is simple - quality product and quality customer service for total peace of mind.



EXPERTISE

With over 60 years' experience delivering high performance and reliable wastewater treatment systems worldwide, you can trust Kingspan Klargester.

PREMIUM

BioDisc® is one of the only premium sewage treatment systems in the world to use the patented Rotating Biological Contactor technology. This ensures continued high performance and hassle-free sewage treatment.

SERVICE

We pride ourselves on a quality customer experience from comprehensive on-site assessments to professional installation options and expert after sales care.



BioDisc®

PROTECTING YOUR HOME AND THE ENVIRONMENT

ULTIMATE RELIABILITY

GUARANTEEING LONG TERM PERFORMANCE

4 EASY STEPS TO THE PERFECT WASTEWATER TREATMENT SOLUTION



Step 1
Contact us and we'll arrange for a local Kingspan Klargestar expert to visit your home for a full site assessment, should you need it.



Step 2
Our professional team will work with you to help choose the correct BioDisc® model.



Step 3
A Kingspan professional can be arranged to commission and activate your tank.



Step 4
We offer tailored service and maintenance packages for your BioDisc® treatment plant.



KINGSPAN KLARGESTAR
BUILT ON LEADERSHIP



KEY BENEFITS

In an increasingly regulated world with new Environment Agency and SEPA standards, it's more important than ever to choose a sewage treatment plant that delivers peace of mind by guaranteeing safe and reliable treatment of wastewater.

BioDisc® from Kingspan Klargestar is built on the back of 60 years' experience and offers the following benefits:

LOW RUNNING COSTS

The robust patented design of the BioDisc® treatment plant offers complete peace of mind. With low running costs and minimal servicing and maintenance required, the BioDisc® is a high-quality lifetime investment that helps safeguard the health of you and your family.



FULLY COMPLIANT SOLUTION

BioDisc® is tested and certified to European standard EN 12566, the European standard for small treatment plants and was awarded its Performance Certificate by delivering high levels of pollution removal (up to 97.5%). As a homeowner you can rest assured that the BioDisc® will operate optimally at all times, saving you time, money and hassle.



EXPERTISE AND KNOWLEDGE

BioDisc® is backed by 60 years' of expertise and technical knowledge. Our expert team is on hand to guide you on the best choice of sewage treatment system for your home.

60

*Subject to stock levels and other conditions. Free delivery from our distribution hubs.

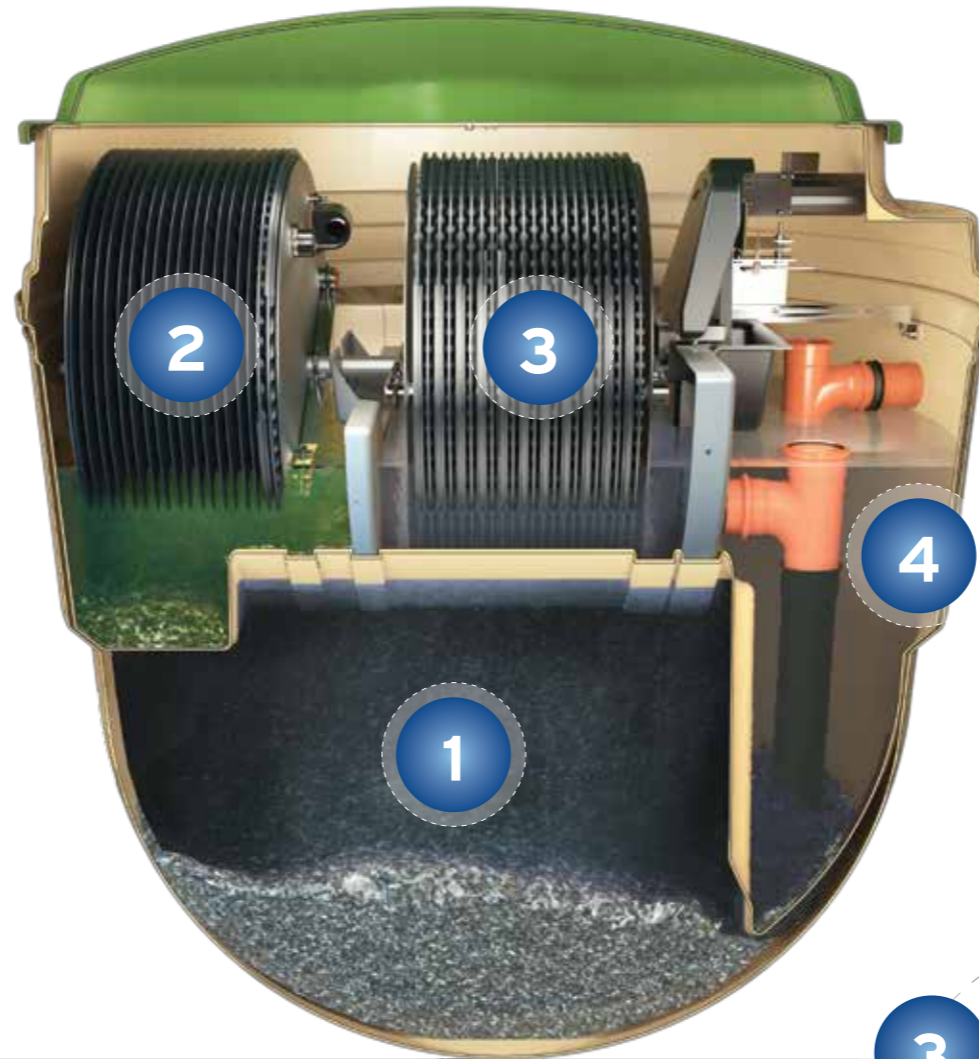


BioDisc® HOW IT WORKS

The Rotational Biological Contactor (RBC) is central to the operation of each Kingspan Klargester BioDisc®. It supports a biologically active film or biomass onto which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below.

UNIT SIZE	SINGLE HOUSE		MULTIPLE HOUSES	
	BA	BA-X	BB	BC
Population Equivalent	1 House up to 4 bedrooms	1 House up to 7 bedrooms	2 House up to 8 bedrooms	3 House up to 12 bedrooms
Overall diameter / Width (mm)	1995	1995	1995	2450
Standard drain inlet (mm)	750*	750*	750*	600†
Standard outlet (mm)	835	835	835	685
Depth from invert to base (mm)	1400	1400	1400	1820
Pipework Diameter (mm)	110	110	110	110
Sludge storage period (Approx)	12 Months	9 Months	6 Months	7 Months
Standard power supply	Single Phase	Single Phase	Single Phase	Single Phase
Motor rating	50W	50W	50W	75W
Weight (tonnes) standard units	0.388	0.418	0.418	0.650

* BA-BB 450/1250 † BC 11000



ROTATING BIOLOGICAL CONTACTOR (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

BioDisc® from Kingspan Klargester

For further technical information and videos on the BioDisc® treatment plant visit our website at kingspanklargester.com



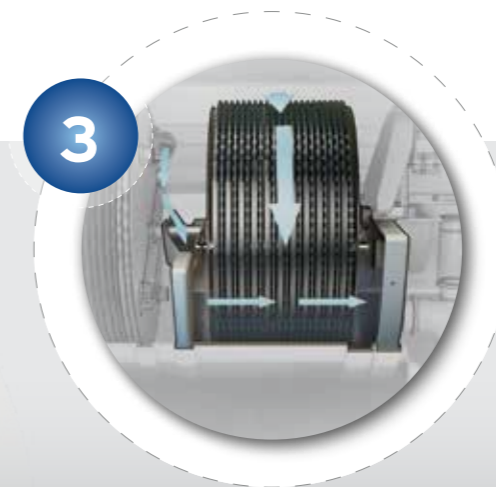
PRIMARY SETTLEMENT TANK

Wastewater and sewage flows into the primary settlement tank where the large solids are retained for future removal.



FIRST STAGE BIOLOGICAL TREATMENT

The liquor and fine solids then flow into the Biological Treatment Zone 1 where the first stage of treatment occurs.



SECOND STAGE BIOLOGICAL TREATMENT

The liquor is then fed forward at a controlled rate into Biological Treatment Zone 2 for further cleaning.



FINAL SETTLEMENT TANK

The clean liquid passes into the final settlement tank where it can be discharged to ground or water course.



BioDisc®

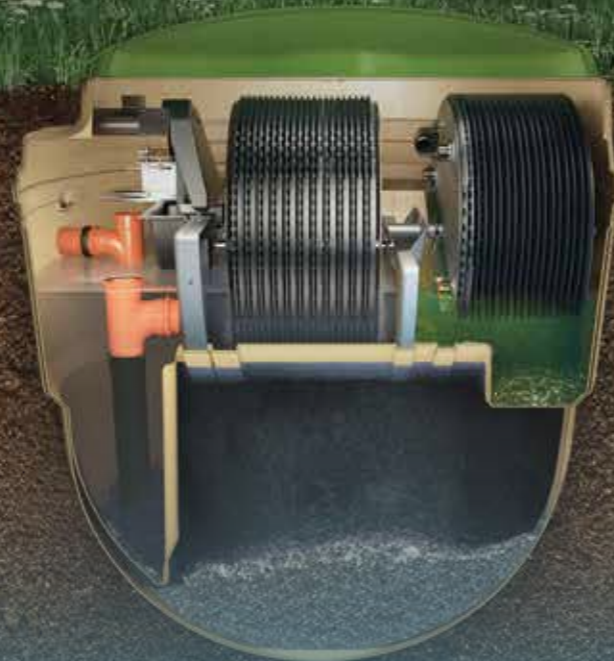
CHOOSING THE CORRECT SEWAGE TREATMENT PLANT FOR YOUR HOME

At Kingspan Klargestar we offer a full range of options and professional insight to help you choose the perfect sewage treatment plant for your home.

All our robust BioDisc® models cater for properties housing between 4-16 people. The premium BioDisc® sewage treatment system is available in four sizes for all types of domestic applications.

For single house applications we offer the BA and BAX models and, for multiple homes, the Kingspan Klargestar BB and BC BioDisc® models are ideal.

Because various inlet and outlet options are available, we carry out a free comprehensive site assessment to ensure the correct system model and size for your home.



WHAT DETERMINES MY CHOICE OF SEWAGE TREATMENT PLANT?

The BioDisc® is technically engineered with high performance and quality in mind. Each component of the BioDisc® has been manufactured and chosen with care, to ensure continuous operation of a tried and tested wastewater treatment process.

What else do I need to consider when choosing my sewage treatment plant?

- ✓ • **The size of treatment plant needed**
We'll take you through the best practice guidelines from British Water's 'Flows and Loads' sizing criteria to help you make the correct choice.
- ✓ • **Ground conditions around the plant**
We'll establish whether it's a wet or dry site to determine the choice of backfill used on the tank.
- ✓ • **Wastewater discharge options**
With the new Environmental Agency regulations for domestic plants, it's now more important than ever to take responsibility for wastewater discharges.
- ✓ • **Ground conditions around the plant**
Kingspan Klargestar offer a range of drain invert level options to match your site conditions.



BioDisc® from Kingspan Klargestar

For further technical information and videos on the BioDisc® treatment plant visit our website at kingspanklargestar.com



REED BEDS

Klargester BioDisc® treatment plants use a reed bed filtration process to further enhance the quality of the effluent migrating into drainage fields or a surrounding watercourse.

DESIGN
Advanced Patented design delivers superior performance
Pre-fabricated to ensure correct sizing
Modules designed with a hydraulic gradient across the length of the units
Performance tested in Germany to EN12566-3 in combination with a Part 3 plant
Modular system comprising of: <ul style="list-style-type: none"> • Two individual reed beds = single house application • Four individual reed beds = two house application
Adjustable outlet weir allows water level control
One piece GRP moulding installed flush to the ground
Reeds and GRP beds supplied. Washed pea gravel, 'growing' media by others (not included)
Effluent discharge is typically improved by at least 50%, providing reduced BOD and suspended solids
Provides rooting zone depth of 600mm (required by Phragmites Australis)



Benefits

- › Tertiary treatment for new applications with tight discharge consents
- › Satisfies new building regulations
- › Improved effluent quality for existing works
- › Very low maintenance
- › Aesthetically pleasing and environmentally friendly
- › Easy to install and maintain

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.

Customer support when you need it

Our friendly local customer service team are on hand with professional advice. We operate a dedicated helpline on 01296 633 000 and a support email address for customers on klargestere@kingspan.com

WE OFFER A FULL **2 YEAR GUARANTEE*** ON OUR DOMESTIC BioDisc® TREATMENT PLANT.

* One year guarantee offered as standard on the domestic BioDisc model

Register for your extended two year guarantee at: kingspanenviro.com/guarantee

Service and maintenance

We recommend that you service your BioDisc sewage treatment plant once a year. Under new Environment Agency regulations, it's now your responsibility to ensure smooth running of your plant. Our in house Service department offer a range of service packages including Gold, Silver and Bronze to cater for all homeowners' needs. To find out more about how you could benefit from a tailored service package from Kingspan, call us on **0844 846 0500** or email helpingyou@kingspan.com.



Contact your expert local Kingspan Klargester team today

Our experienced local Kingspan Klargester product experts are on hand with professional advice on all aspects of your sewage treatment system, including sizing and installation.

Book your no obligations site assessment from the global experts in wastewater treatment, Kingspan Klargester. Contact us today on **+44 (0) 1296 633 000**. You can also book your visit online at Kingspanklargestere.com

BioDisc®



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Disclaimer: We take every care and precaution to ensure that information in this document is accurate at the point of publish but with continuous product development the details given in this document are subject to alteration without notice .

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04/05/2021



PERFORMANCE RESULTS

Kingspan Environmental Ltd.
College Road North, HP22 5EW, Aylesbury
United Kingdom

EN 12566-3
"Small wastewater treatment system for up to 50 PT"

Small wastewater treatment system BioDisc®
Rotating biological contractor

Nominal organic daily load	0.29	kg BOD ₅ /d	
Nominal hydraulic daily load	1.2	m ³ /d	
Material	glass reinforced plastic (GRP)		
Watertightness (water test)	pass		
Crushing resistance (vertical load test)	pass (also wet conditions)		
Treatment efficiency (nominal sequences)		Efficiency	Effluent
	COD	89.4 %	59 mg/l
	BOD ₅	95.7 %	10 mg/l
	NH ₄ -N	88.6 %	3.8 mg/l
	SS	94.8 %	15 mg/l
Electrical consumption	1.3	kWh/d	

Performance tested by:

PIA – Prüfinstitut für Abwassertechnik GmbH
(PIA GmbH)
Hergenrather Weg 30
D-52074 Aachen

Certified according to
ISO 9001:2008
Notified Body number: 1739



This document replaces neither the declaration
of conformity nor the CE marking.

Prüfinstitut für Abwassertechnik GmbH

geprüft - tested - teste

Elmar Lancé

May 2013