



**Hackness Community VC Primary School  
Hackness, Scarborough. YO13 0JN**

Children and Young People's Services

**Installation of a New Sewage Treatment Package Plant**

Stage 3 | P1

29<sup>th</sup> January 2019

E3046

NYMNPA

06/02/2019

17043 015

# **Design and Access Statement**

## Hackness Community VC Primary School

Project no: 17043 015 E3046  
 Document title: Installation of a new Sewage Treatment Package Plant  
 Document No. Design and Access Statement  
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 Date: 29<sup>th</sup> January 2019  
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### Document history and status

Revision	Date	Description	By	Review	Approved
P1	09/01/2018	Planning – Design and Access Statement	KRB	RA	DJS

### Limitations

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# 1. Introduction

## 1.1 The Applicant

This planning support statement has been prepared by Align Property Partners to support a full planning application submitted on the behalf of North Yorkshire County Council, Children and Young People's Service.

## 1.2 Application Description

Installation of a new below ground sewage treatment package plant to be located in the existing playground to the north facing elevation of Hackness Community VC primary School, road from Storr Lane to Limestone Lane, Hackness, Scarborough, North Yorkshire. YO13 0JN. Easting 496859 Northing 490566

## 1.3 Supporting Statement

This document provides background and technical information required to assist in determining the planning application. Its primary purpose is to set out the key planning considerations and how these are addressed in the design of the proposed development.

## 1.4 Supporting Documentation and Drawings

The following plans and documents are provided as part of the planning application:

Document No.	Rev	Title	Scale
17043 015 XRef 001	P4	OS Site Location Plan	1:1250
17043 015 XRef 002	P1	Block Plan. Existing & Proposed	1:100
FSH-AWP-ZZ-XX-DR-C-3001	P1	Existing Drainage Works	1:100
FSH-AWP-ZZ-XX-DR-C-3000	P2	Proposed Drainage Layout	1:100
<b><u>Surveys</u></b>			
17043 015 E3046	P1	Design and Access Statement	N/A

**Table 1 Planning Application Drawings and Documents**

## 2. Site Location and Description

### 2.1 Site Features and Constraints

Hackness Church of England VC Primary School was built in 1903, it has a GEA (m<sup>2</sup>) of 416.60 with a total site area of 3,417 m<sup>2</sup>

The property and a further detached playing area opposite is leased from the Hackness Estate of Rt. Hon Lord & Lady Derwent.

Located on Storr Lane in the small rural village of Hackness, near Scarborough, North Yorkshire, adjacent to St Peter's Church of England and attended by approximately 90 pupils

The school boundary is enclosed by a low stone wall with a surfaced playground to the north elevation adjacent to Storr Lane.

There are a number of private properties in close proximity to the school, Low Hall, Low Hall cottages and Church cottages which are all independent of the school building. Kirk Beck lies to the south running west to east and Lowdales Beck lies to the west running south to north of the site.

The site of the School does not contain any listed buildings or lie within a conservation area.

### 3. Detailed Description of Proposal

#### 3.1 Reason for Development

Hackness Church of England VC Primary School currently discharges its domestic foul water into a treatment facility which is understood to consist of a settlement process, biological treatment and further settlement. Clarified and treated effluent discharges into the local watercourse, Lowdales Beck. However, the treatment's facility is unproven with no record drawings or survey information of the facility. It's original design and capacity is equally unknown.

There is a general concern that the facility may be construed as a septic tank rather than a treatment facility, and it is at, or near, capacity which ultimately may not provide the level of treatment required. To compound matters the treatment plant is on third party land and takes domestic foul water flows from third party adjacent properties.

As of 2020, flows from septic tanks that discharge to watercourses will not be allowed. This requirement was announced in 2010 and there has been a ten year 'grace' period. From 2020 the Environment Agency can enforce this regulation.

The proposed development is to construct a new treatment facility buried below ground in the current school playground to the north elevation of the school building and discharge treated foul water to the local watercourse, directly or indirectly.

The proposed new treatment plant (*Klargester - BioFicient 23 or equal and approved*) will allow the school foul water discharge to be detached from the current facility on third party land and thereby become stand alone.

#### 3.2 Design Philosophy

The design proposal is based on current and projected foul water flows estimated using British Water 'Flow and Loads' guidance which shows that for schools with canteens, the 'per capita' consumption figure is 90 litres per person per day. Allowing for future growth of the school population, say 100, the daily discharge could be in the region of 9,000 litres (9m<sup>3</sup>)

Whilst a public sewer connection is always the preferred method of foul water disposal, the site is remote from any public sewer, the nearest being 3.5 kilometres to the east.

The land owner where the current facility is located is not receptive to the expansion of the existing facility and has expressed preference that the school deal with the foul water disposal without the need to discharge flows through third party land and into a treatment facility located on that land.

Based on the uncertainty of the existing treatment facility's capacity and efficiency, discussions with the land owner, upcoming 2020 change in regulations and the volumes of foul water generated from the school the favoured option is to provide a new treatment facility to treat the school's foul discharge water in isolation of any third party land. The new facility will be buried below ground in the school playground.

#### 3.3 Landscaping and External Works

General external works comprise of:

1. Excavation and installation of new sewage treatment plant below ground in the school playground.
2. All associated power and drain connections
3. Excavation and installation of new pumping station in the school playground.
4. All associated power connections.

5. Partial temporary demolition of existing low level stone boundary wall to the north elevation of the school.
6. Reinstatement like for like of stone wall.

There are no Tree Preservation Orders currently identified within the site information provided by North Yorkshire County Council's Strategic Planning Team.

## **4 Conclusion**

The proposed new sewage treatment package plant will be buried below ground with only four access hatches visible at ground level.

The existing macadam playground will be re-surfaced and re-marked out as existing on completion of the works.



## Appendix A. – NYPA Validation Requirements (Section 6)

### NORTH YORKSHIRE PLANNING AUTHORITY VALIDATION REQUIREMENTS SECTION 6 - OTHER REQUIREMENTS JUSTIFICATION STATEMENT (ADDENDUM)

Further to the information highlighted in the Validation Checklist, all items marked as not applicable or left blank are items that do not relate to the scheme and its context. On this basis it is information which will not contribute to the planning process of this application.

	INCLUDED / N/A	COMMENT
Affordable Housing Statement	N/A	Not required. Development is not residential.
Air Quality Assessment	N/A	Not required. Not relevant to determine this application.
Biodiversity/Geological Survey & assessment Report	N/A	Not required. Not relevant to determine this application.
Flood Risk Assessment	N/A	The development does not lie within a flood risk area but FRA included.
Foul Sewage & Utilities Assessment	INCLUDED	Utility survey and drainage drawings & Technical Note provided.
Heritage Statement (including historical archaeological features and scheduled ancient monuments)	N/A	Not required. Not relevant to determine this application
Land Contamination statement	N/A	The development is not on a contaminated site
Land stability/geological report and/or Coal Mining Risk Assessment	N/A	No stability/geological site risks have been identified
Lighting Assessment	N/A	Not required. Not relevant to determine this application.
Noise Impact Assessment	N/A	The development will not create any additional disturbance as defined within the planning schedule.
Open Space Assessment	N/A	The development does not encroach on any public or private open space as defined within the planning schedule.
Parking Provision	N/A	Parking provision will not be affected by proposed development. All contractor parking to be accommodated on site.
Photographs and Photomontages	N/A	N/A
Planning Obligations/Draft Head of Terms	N/A	None prescribed within this development

Planning and Sustainability Statement	N/A	Not required. Not relevant to determine this application.
Statement of need for agricultural dwellings	N/A	The development is not agricultural
Structural Survey	N/A	Not required. Not relevant to determine this application.
Town Centre Uses (evidence to accompany applications for main Town Centre Uses)	N/A	Not required. Not relevant to determine this application.
Transport Assessment	N/A	No increase in numbers due to this application.
Travel Plan	N/A	No increase in numbers due to this application.

## Appendix B. – Site Photographs

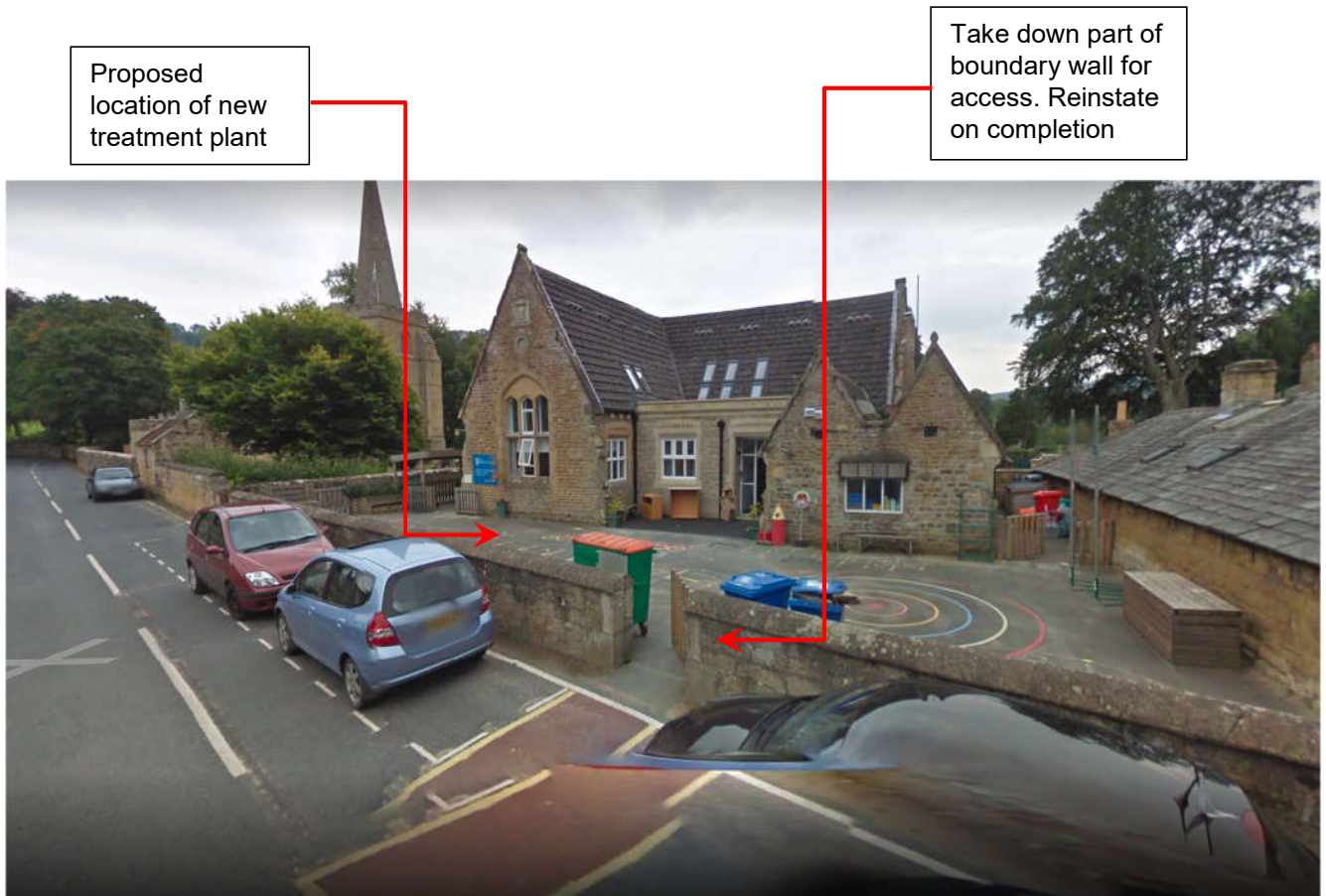


Figure 1 – North facing elevation. School playground and location of proposed new treatment plant.

# North York Moors National Park Authority

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Your ref:

Our ref: NYM\2018\ENQ\14770

Date: 03 October 2018

Dear Mr Booth

## **Pre-application advice for construction of new foul treatment facility at Hackness C Of E Primary School, Hackness**

Thank you for your enquiry received 20 September 2018. I have now had the opportunity to carry out the necessary planning constraints check and would advise you that Hackness Church of England School is not a listed building or within a conservation area. A search of the Authority's records has revealed some recent planning history for the site but none of the conditions imposed restrict the proposed development.

Based on the details submitted, the proposed installation of a new sewage treatment plant constitutes an engineering operation and therefore development as set out in Section 55 of the Town and Country Planning Act 1990. The works do not fall within any of the criteria as set out under the Town and Country Planning (General Permitted Development) Order 2015 and consequently planning permission is required.

Please find attached a copy of the necessary form for completion. The fee for such an application would be £234.00. Additional information to assist you in the process of submitting an application and the requirements can be found on the Planning section of our website at <http://www.northyorkmoors.org.uk/planning>.

I note from the correspondence submitted that a section of wall will be taken down and rebuilt to allow for the works to be undertaken. Providing the rebuilt wall does not exceed its former height, this element of the works will constitute permitted development as set out under Class A, Part 2 (minor operations) of the Town and Country Planning (General Permitted Development) Order 2015 and planning permission will not be required.

The proposed construction of the new foul treatment facility would be assessed against the requirements of Core Policies A (Householder Development) and F (of the North York Moors Local Development Framework (LDF)).

Continued...



Core Policy A of the LDF is supportive of development proposals providing the scale of development and level of activity will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park, not detract from the quality of life of local residents or the experience of visitors.

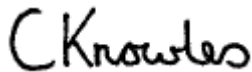
Core Policy F seeks sustainable waste management and states that the development of small waste facilities will be allowed where they manage waste predominantly generated from communities within the National Park and where waste is managed as close to its source as possible.

Unfortunately no details of the facility have been provided so the Authority is unable to assess whether the proposal is likely to be supported. The premise of the development, providing it meets the needs of the school and does not have an adverse impact on neighbouring amenities, is one that should receive favourable consideration. If you wish to have the scheme fully assessed to see whether it is likely to be approved, I would be pleased to receive details of the proposed facility, including capacity and size, together with information on how it will be managed.

I trust that this advice is of assistance but if you have any further queries, please feel free to contact me at the above address.

In the meantime I am sure you will appreciate that this is an expression of officer opinion only and is given without prejudice to any decision that the Authority may take in the future on receipt of a formal planning application.

Yours sincerely



Mr Christopher Knowles  
Development Management Technician

*Please note that my normal working pattern alternates fortnightly between Compliance and Development Management.*