

From:
To: [Planning](#)
Cc:
Subject: Hackness C of E primary School. Your Ref: NYM/2019/0030/FL
Date: 06 March 2019 12:57:03
Attachments:

NYMNP

07/03/2019

FAO - Miss Harriet Frank

Following out discussion today, please find attached revised Design and Access Statement for the above application.

The amendment is to Section 2 – 2.1 Ownership statement now removed as previously incorrect.

The original planning application under Planning Portal Reference PP - 07582171 is correct in content, has not been amended and is not attached here.

Regards

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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 | P2

06 March 2019

E3046

17043 015

Design and Access Statement

Hackness Community VC Primary School

NYMNPA

07/03/2019

Project no: 17043 015 E3046
 Document title: Installation of a new Sewage Treatment Package Plant
 Document No. Design and Access Statement
 Revision: P2
 Date: 06 March 2019
 Client name: Children and Young People's Services
 Client no: E3046
 Project manager: Daniel Storey
 Author: Kenneth R Briscoe
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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
P2	06/03/2019	Section 2.1 – Stated ownership now removed as previously incorrect	KRB	RA	DLS

Limitations

This report is presented to North Yorkshire County Council in respect of the expansion of Hackness Community VC Primary School, and may not be used or relied on by any other person. It may not be used by North Yorkshire County Council in relation to any other matters not covered specifically by the agreed scope of this report.

Notwithstanding anything to the contrary contained in the report, Align Property Partners is obliged to exercise reasonable skill, care and diligence in the performance of the services required by North Yorkshire County Council and Align Property Partners shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence, and this report shall be read and construed accordingly.

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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
<u>Surveys</u>			
17043 015 E3046	P1	Design and Access Statement	N/A

Table 1 Planning Application Drawings and Documents

All as previously issued

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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 (m²) of 416.60 with a total site area of 3,417 m²

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 (9m³)

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.

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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

Proposed location of new treatment plant

Take down part of boundary wall for access. Reinstall on completion



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