Design and Access Statement (DAS)

DAS-001

5 Rusper Drive (5 Clarack Drive), Moor Row, Cumbria, CA24 3LT

Proposed Detached Dwelling (4 Bedroom Dormer Bungalow)

Full Planning Application

17/03/2024

Document Control

Date	Issue Number	Change/Amendment	Author:
17.03.2024	Rev A	First Issue	

Approval and Sign off

Project: Plot 5 Rusper Drive (5 Clarack Drive), Moor Row, Cumbria, CA24 3LT

I have reviewed and approved the Design & Access Statement and all associated documentation for the Project named above, with changes, additions, deletions, or corrections as annotated in the instructional designer's master copy.

I hereby give you approval to proceed with creating the drafts of all workbooks, scripts, and other course materials.

I also give my approval for you to invoice my department for satisfactory completion of the Design Plans milestone of this project.

I understand that further changes to the structure, objectives, or content of the course (aside from those specified in the designer's master copy) will likely result in a delay in the final delivery date and could result in additional costs.

A Design and Specification Author

……..	……	17th March 2024
Print	Sign	Date

B Design and Specification Approver

……..	……	17th March 2024
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr Robert Greggain	……	17th March 2024
Print	Sign	Date

Contents

1. Introduction

This Planning Statement supports a full planning application by Mr Greggain for a residential development on Plot 5 Rusper Drive (5 Clarack Drive), Moor Row CA24 3LT. This is a full planning application which proposes the construction of a four-bedroom residential dwellings with associated parking, and landscaping.

This Planning Statement provides a summary of all relevant information about the proposed development and assesses the proposal in relation to all relevant adopted policy and other policy guidance including emerging policy.

Mr Greggain is committed to the delivery of this scheme at Rusper Drive, Moor Row and has carried out extensive studies, surveys, consultations and assessments, in order to create a deliverable, and sustainable residential development (see planning application 4/16/2206/001).

This Planning Statement is just one of a number of documents in addition to the planning drawings submitted in support of this application. The full list of supporting documents is as follows:

- Plans P5-RG-001-011
- Design and access statement – DAS-001
- Flood Risk Assessment - 31 May 2016 - Bingham Yates Limited
- Phase One Habitat Survey and Scoping Survey - July 2015 - OpenSpace, Ecological, Landscape & Tree Consultants.
- Reptile Survey - October 2015 - OpenSpace, Ecological, Landscape & Tree Consultants
- Phase 1: Desk Top Study Report - 11-11-2015 - Geo Environmental

2. Flood Risk

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1%
(1 in 1000) or greater chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Flood Defences

The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas benefit from flood defences, in the event of a river flood with a

1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

The Flood Risk information was obtained from the Environment Agency website.
Refer to the Integra Site Specific Flood Risk Assessment for further detailed information.

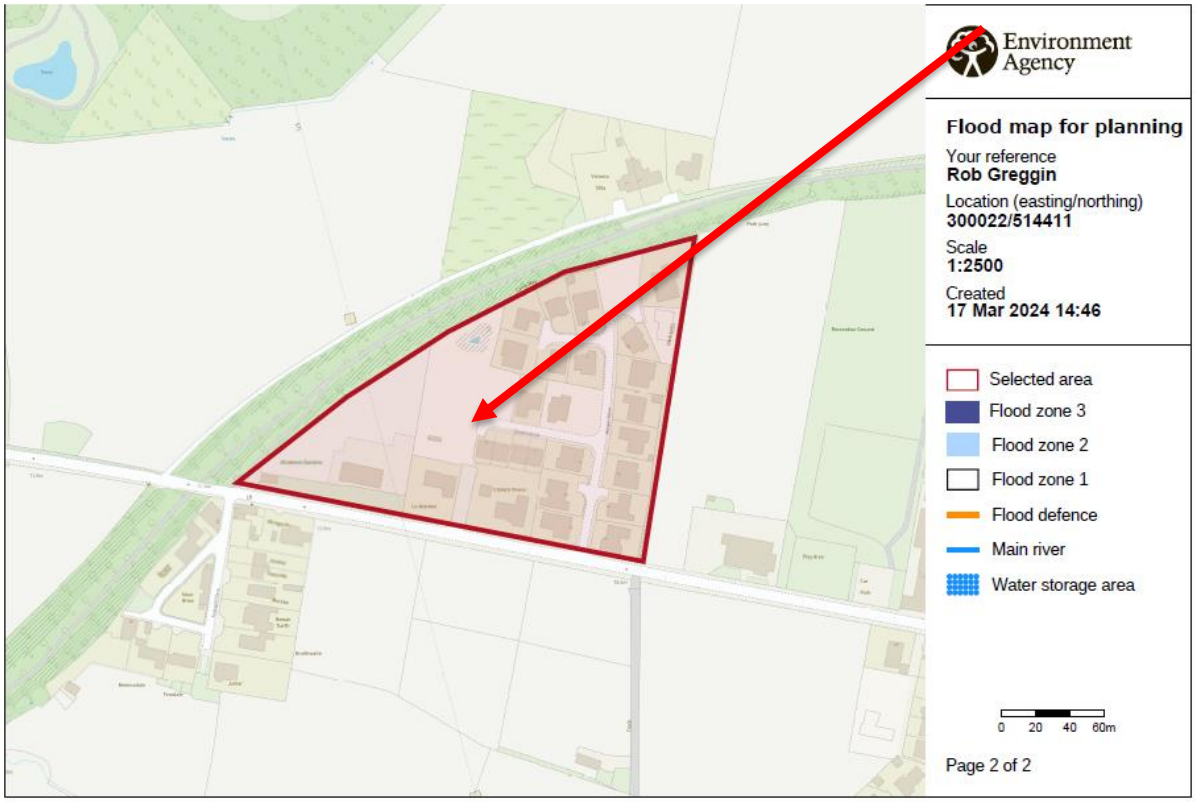

Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property falls outside the floor risk area and therefore is safe to develop, it should also be noted that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management.

3. Use

The site is not currently allocated for residential development within the Copeland Local Plan however the recent approved planning application 4/16/2206/001 allocates the land for 26 Plots therefore, the proposed development of the site for residential use is considered appropriate.

The site is currently being used as franchise car garage however historical land use was used as a haulier's yard therefore classifying the site as brownfield (Policy SS2, ST2).

The proposed dwelling is proposed to provide a family home it is considered that the proposed development would accord with the aims of the Government & Copeland Borough Council Core Strategy and Development Management Policies as set out in line with section 12.

Local Centre: Arlecdon/Rowrah; Beckermet; Bigrigg; Cleator; Distington; Frizington; Haverigg; Kirkland / Ennerdale Bridge; Lowca / Parton; Moor Row; Moresby Parks; Seascale; St Bees; Thornhill	Convenience shopping to meet day-to-day needs, which could include farm shops or similar. Emphasis will be on retention of existing provision.	Emphasis will be on retention. Expansion potential may include tourism in some places, generally limited by environmental constraints. New provision most likely to be provided through conversion/ re-use of existing buildings or completion of sites already allocated.	Within the defined physical limits of development as appropriate. Possible small extension sites on the edges of settlements. Housing to meet general and local needs. Affordable housing and windfall sites.

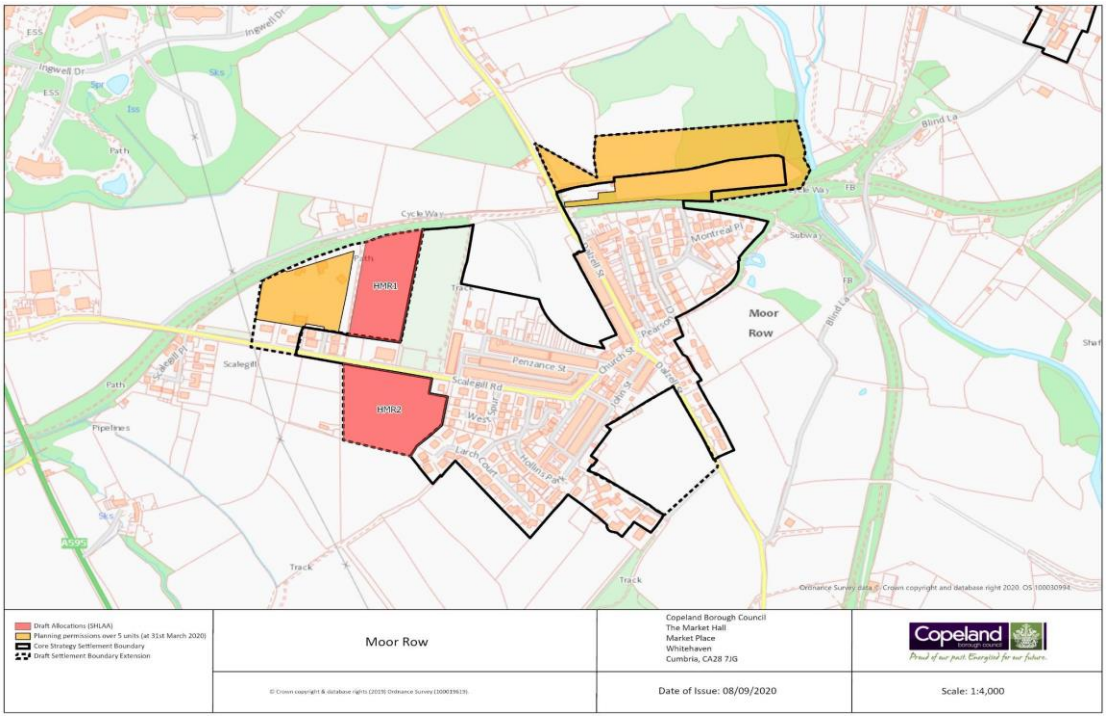

Fig 2 – Moor Row Settlement Boundary Maps

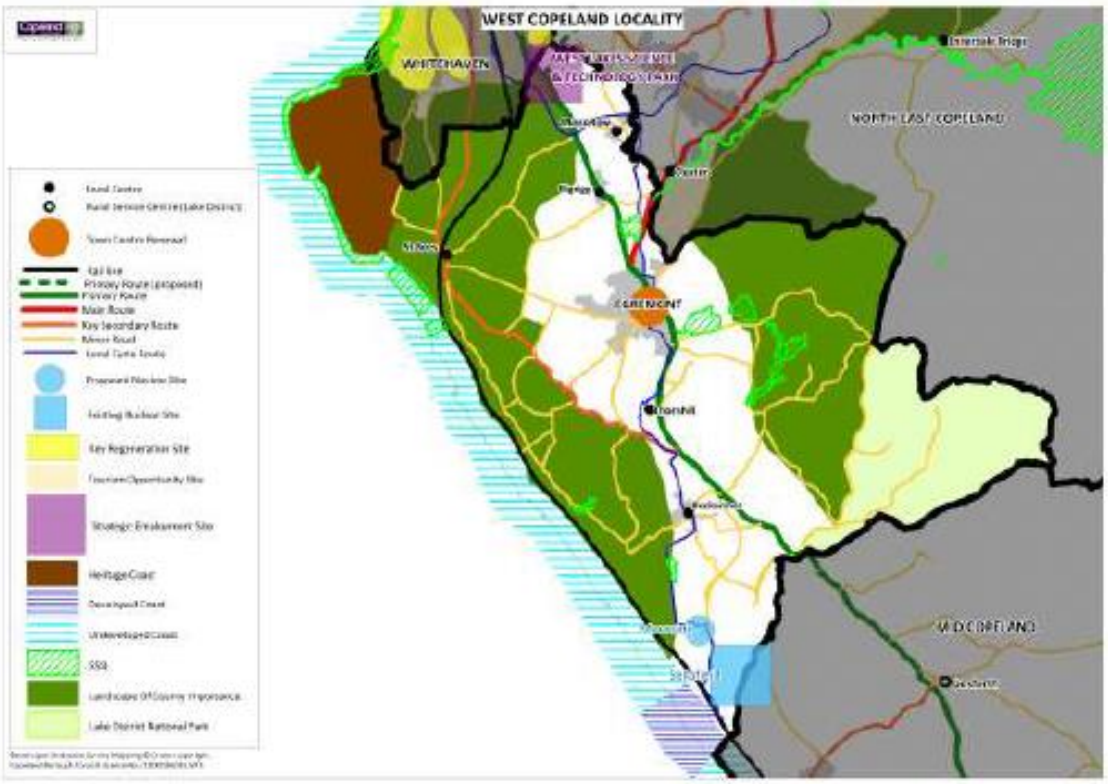

Fig 3 – Moor Row falls under the "West Copeland Spatial Portrait"

4. Appearance

Fig 4 - Google map highlighting the proposed development area.

5. The Moor Row & Rusper Drive Vernacular

There are a number of different styles in the vicinity from detached, semi-detached, linked and terraced two storey properties, to detached, semi-detached, linked and terraced single storey dwellings with the occasional semi-detached or terraced 2 ½ storey unit. There is no traditional set architectural style of Moor Row or the immediate area.

The self-build scheme has been designed to give a high-quality development therefore lifting the existing area. There will be a mix of facing brick and glazing throughout the development, which is in keeping with the surrounding area, as identified in our design.

To avoid the appearance of standard house types in the development, facing brick & glazed panels have been used to give some variation to the streetscape. The roofs will all be green slate to respect those of the existing / adjacent properties (Victoria Villas & the Farm). There are active frontages to all street scenes and any boundaries bordering public spaces such as footpaths will be provided with open space.

6. Housing Character.

The style of the development is to keep a constant theme running through the development of Rusper Drive (Hollins Park Scalegill Place etc.) with simple detailing to give individual distinctive character.

The constant theme is the window style and proportions, which reflect the traditional designs on frontage, individual detailing has been created with large, glazed panels/picture window (Policy DM10 – Achieving Quality of Place) and the good design guide.

Element	Materials & Colour
Roof Covering	Marley Modern Black Concrete Tiles
Wall Panels / Details	Red & Buff Facing Brick
Fascia and Soffits	Black finish UPVC
Windows	Black Upvc/aluminium
Doors	Black coloured GRP
Plot Parking & Hardstanding	Permeable sets (Marshall Tegulars – Black)
Boundary Treatment	1800mm Hit & Miss Timber Fence Indigenous Hedge Row

7. Secured By Design

In relation to designing out crime, we have endeavoured to provide all properties with defensible boundaries either by changing materials or the provision of 1800mm walls/fences (Policy DM10 – Achieving Quality of Place).

8. Energy Efficiency

The design principle adopted for the development was to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source.

Using these principles for the dwelling design, Summary of the energy efficient construction of the dwellings: -

Element	Energy Saving Method
Ground Floor	Concrete Slab with 150mm PUR insulation and screed U-Value of 0.12W/m2K
External Walls	Cavity Wall with 100mm PUR insulation - U-Values of 0.22 W/m2K
Ceiling (Slope)	150mm PIR between and 50mm PIR under - U-Values of 0.10 W/m2K
Ceiling (Flat)	500mm mineral fibre insulation quilt achieving - U-Value of 0.09 W/m2K
Windows	PVCU, double glazed, low e coating and argon - U-Value of 0.12 W/m2K
Doors	Composite external doors construction - U Value of 1.2 W/m2K

In addition to these measures the dwellings have been designed with an air tightness of >4m2/hr@50pa, this significantly exceeds the current standards set out in the Building Regulations.

After the design of the external envelope of the building was finalised, the demands for heating and hot water were analysed to determine a system that would be most appropriate for the development. The pro-posed solution is to incorporate a highly efficient condensing boiler.

Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development.

Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly.

Provision for the storage of waste recycling receptacles will be provided and a Site Waste management Plan will be implemented during the construction phase of the development reducing the amount of waste that would be ultimately destined for landfill (Policy DM11 – Sustainable Development Standards).

9. Access & Permeability

Pedestrian links in and out of the development have been maximised. There is an existing footpath to the main site hammer head entrance.

All footpaths and shared surface roads are well over looked and the proposed off-road parking for 3-4 vehicles is via the drive to the front of the property 12m x 7m & integral garage.

10. Scale & Massing

The scale of the development has been designed to reflect the plot size and other self-builds proposed for the site and its surroundings which are predominantly two storey residential property with pitched roofs.

- Average of 11500mm to the rear boundary
- 9600mm to frontage (6000m of tight corner)
- 3000mm (North) 3500mm (South) side boundaries

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality by redeveloping the existing redundant plot.

Every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site.

- Plot size - 674.34m².
- Dwelling size - 162.62m²

- Plot Development ratio - 24.03%

This development ratio is considered very low for new builds in line with the National Model Design Code: Part 2 & existing approved plots, we proposed the following dimensions.

- Plot - 34m deep x 20m wide.
- Minimum 17m x 9m drive to the front (3 cars) – over 134m².
- 3m to boundary (North Elevation) and over 3.5m to the South Elevation
- Plot size – 20m wide x 34m deep.
- Rear/side garden – over 264m².

11. Proposal

The proposal is to provide a palatial self-build dwelling with 4 bedrooms with a maximum capacity of 8 people in total.

12. Overlooking

The proposal is considered that acceptable overlooking distances are maintained throughout the site and provide a balance which results in a good design solution for the site. All routes are well overlooked by the proposal or adjacent properties.

- Picture windows only to the front of the property
- Front elevations have standard more traditional windows to minimise the postulation of overlooking.
- We don't propose any habitable room windows to the side elevations.
    - Frosted privacy window provided to the bathroom (FF South & North Elevation)
- 1800mm timber fence on all boundaries to prevent any ground floor overlooking.
- Frontage 12000mm separation distance between No 3/4 gable

13. Environmental and geological

The site has been inspected and tested and benefit from a phase 1 desk top study report, however I have highlighted the main recommendations and findings,

- No ground contamination thought to be on site, however the owner and ground workers ***MUST*** carry out a watch brief and if any contamination found it must be reported to CBC
- Foundations need inspected by Building Control; they will confirm that the property will be suitable on strip footing
- No radon barrier required (see appendix)
- Surface water to be discharged into existing drainage system as shown on drainage plan.

Environmental performance

The Main Contractor will be carrying out the following tests in order to ensure current environmental standards are met and ideally surpassed throughout the works.

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and omissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.
- Hazardous material testing where identified will be undertaken alongside specific works RAMS and requirements as per UKAS17025 and associated asbestos documentation (please see separate reports).

- The existing infrastructure has been fully tested and cleared for all residues, oils and contamination and materials from within the existing client's site information.
- Full certification and associated completion reports are included within this pack and will be confirmed prior to removal of potentially sensitive items if required or highlighted during a watch brief.
- All work to be carried out in accordance with the Construction Phase Plan and Health & Safety Method Statement carried out by the contractor.

Contaminated Land
The site has no known (expressed) contamination however if any contamination was found the during the watch brief the site would require a phase 1 desk top study carried out to highlight the necessity to carry out the phase 2 ground investigation or Phase 3 remediation as required by the Environmental Health Act Part 2A,

Sound
To Be Kept to a minimum throughout the works. Where excessive noise is required for short periods this works should be undertaken between the hours of 8am-5pm.

Road Cleaning
To be conducted pro-actively throughout the works if required using mechanical sweeping if required

Air Quality/Dust Management
All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance, water usage should be restricted to just enough to dampen the area and not cause undue water run off or damage, excess water to be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

Waste (including Hazardous)
All waste will leave site as per the current Hazardous Waste Regulations 2009 and be disposed on in a safe manner to the required landfill – Main contractor's responsibility.

Water Courses and Groundwater
No water courses currently would be affected within the site boundary.

14. Drainage

The site also benefits from a separate drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the foul and surface water would be laid around the property to facilitate or proposal, the foul and surface water layout will be as drainage plan, the drains will/do consist of the following;

- 100mm waving plastic drainage system.
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel
- 1-60-80 falls minimum.
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-bedroom dwelling = 8 people x 200lt per person per day = Total 1600lt per day norm
- Surface water drains to approved and installed SUDS system.

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL Plot 5 = 10.000)				
Surface Water Drainage				
Chamber Name	**Invert Level**	**Cover Level**	**Distance**	**Fall**
S1	9.000	9.850	Existing	Existing
S2	9.200	9.850	17.600	1:88
Foul Water Drainage				
Chamber Name	**Invert Level**	**Cover Level**	**Distance**	**Fall**
F1	8.100	9.850	Existing	Existing
F2	8.600	9.850	7.200	1:14
F3	8.800	9.850	7.600	1:38
F4	8.900	9.850	4.500	1:45
F5	8.800	9.850	11.600	1:16
F6	8.900	9.850	4.500	1:45

15. Local & National Planning Policy

I have highlighted below sections of the Copland Local Planning Policies and the subsequently linked National Planning Policy Framework (NPPF) which I feel harmonise with our proposal for the proposed dwelling.

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

The National Planning Policy Framework

Paragraph 7 states that the purpose of planning is to contribute to the- achievement of sustainable development. It sets out 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.

Paragraph 15 The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

Paragraph 50 means that local authorities must "…deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities…"

Paragraph 60 states it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
Paragraph 61 sets out that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

Paragraph 62 goes on to set out that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, people who rent their homes and people wishing to commission or build their own homes.

Paragraph 73 Local planning authorities should support the development of exception sites for community-led development36 (as defined in Annex 2) on sites that would not otherwise be suitable as rural exception sites. These sites should be on land which is not already allocated for housing and should:

b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework38, and comply with any local design policies and standards.

Paragraph 82 To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)
Core Strategy

- Policy ST1 - Strategic Development Principles
- Policy ST2 - Spatial Development Strategy
- Policy ST4 - Providing Infrastructure
- Policy SS1 - Improving the Housing Offer
- Policy SS2 - Sustainable Housing Growth
- Policy SS3 - Housing Needs, Mix and Affordability
- Policy SS5 - Provision and Access to Open Space and Green Infrastructure
- Policy T1 - Improving Accessibility and Transport
- Policy ENV1 - Flood Risk and Risk Management
- Policy ENV3 - Biodiversity and Geodiversity
- Policy ENV5 - Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

- Policy DM10 - Achieving Quality of Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM22 - Accessible Developments
- Policy DM24 - Development Proposals and Flood Risk
- Policy DM25 - Protecting Nature Conservation Sites, Habitats and Species
- Policy DM26 - Landscaping

Other Material Planning Considerations

- National Planning Policy 2021 (NPPF)
  - Paragraph 11
  - Paragraph 48-50
  - Paragraph 61-62
  - Paragraph 73-74
  - Paragraph 82
  - Paragraph 84
  - Paragraph 174
  - Paragraph 176
- Planning Practice Guidance (PPG)
- National Design Guide (NDG)
- The Conservation of Habitats and Species Regulations 2017 (CHSR)
- Cumbria Development Design Guide (CDDG)
- Housing Strategy - 2018 - 2023
- Manual for Streets (MfS)

Emerging Copeland Local Plan (ELP)
Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2021-2038.

The emerging Copeland Local Plan 2021-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2021-2038 some weight can be attached to policies where no objections have been received or objections have been resolved.

The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

The following policies are relevant to this proposal:

- Policy DS1PU - Presumption in favour of Sustainable Development
- Policy DS2PU - Reducing the impacts of development on Climate Change
- Policy DS3PU - Settlement Hierarchy
- Policy DS4PU - Settlement Boundaries
- Policy DS5PU - Planning Obligations
- Policy DS6PU - Design and Development Standards
- Policy DS7PU - Hard and Soft Landscaping
- Policy DS8PU - Reducing Flood Risk Policy
- Policy DS9PU - Sustainable Drainage
- Policy H1PU - Improving the Housing Offer
- Policy H2PU - Housing Requirement
- Policy H3PU - Housing delivery
- Policy H4PU - Distribution of Housing
- Policy H5PU - Housing Allocations

- Policy H6PU - New Housing Development
- Policy H7PU - Housing Density and Mix Strategic
- Policy H11PU - Community-led, Self-build and custom build housing
- Policy H12PU - Residential Establishments
- Policy H18PU - Replacement Dwellings outside Settlement Boundaries
- Policy H21PU - Residential Caravans
- Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity
- Policy N2PU - Local Nature Recovery Networks
- Policy N3PU - Biodiversity Net Gain
- Policy N6PU - Landscape Protection
- Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Copeland Economic Development Needs Assessment August 2021
SWOT Assessment Cumbria LEP - Weaknesses

- Current housing mix unable to meet the needs to retain and attract staff, expertise and investment.

16. Vision

- The proposed scheme seeks to create a unique sense of space within a design led approach to the public realm that contributes positively to locality and responds creatively to the setting.
- The aspiration to create a cohesive design that brings character to the area and exciting homes that meet the needs of residents, CBC Planning Policy, and minimise impact on the environment.
- The design aspirations for the proposed follows key objectives for good urban design:
- The landscaping should provide positive amenity for the residents (parking and recreational).
- Layouts should seek to maximise privacy, create street scene interest through the juxtaposition of buildings utilising varied building formats and setbacks, and the establishment of ‘key buildings’ at prominent vistas.
- Suitable vehicular and pedestrians access in accordance with highways requirements and turning to the rear

17. Appendices

Photo 1 – Arial Photo of whole site

Photo 2 – Arial Photo

Photo 3 – Arial Photo

Photo 4 – Arial Photo

Photo 5 – Arial Photo

Photo 6 – Arial Photo

Fig 5 – Proposed Concrete Tiled Roof Sample

Fig 6 – Proposed facing brick sample

Fig 7 – Black UPVC windows, doors, facia and soffit as proposed

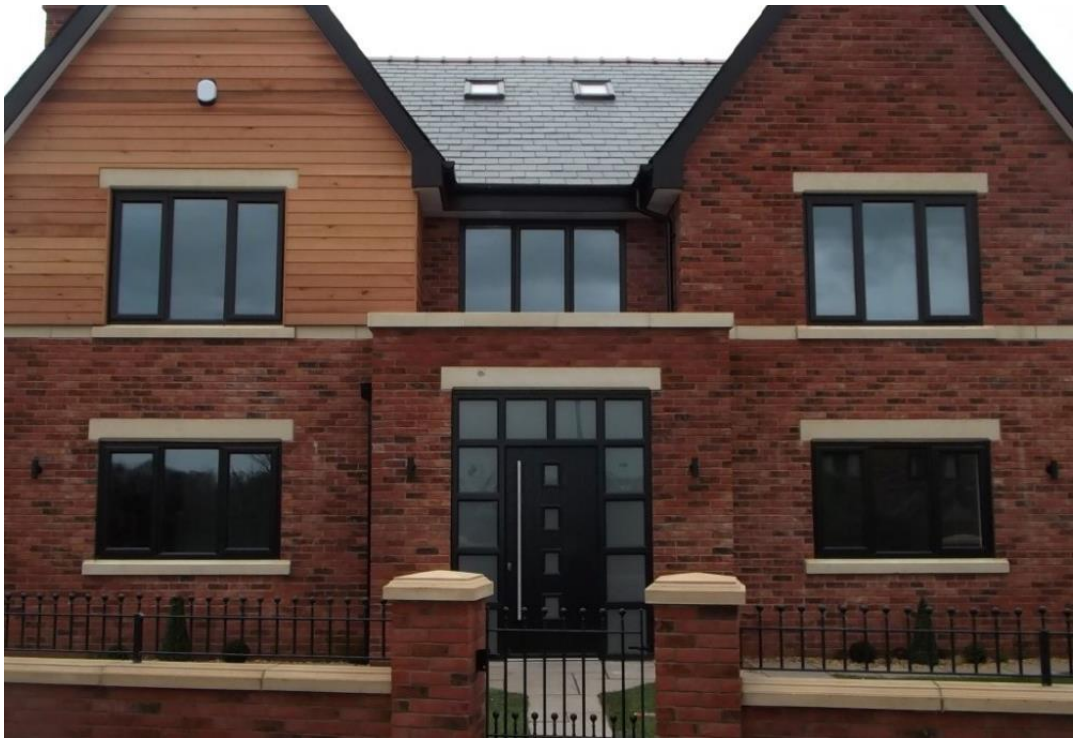

Fig 8 – Black Marshall Tegula Permeable Setts

Fig 9 – Environment Agency Flood Map Risk Assessment

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Rob Greggin	**300022/514411**	**17 Mar 2024 14:46**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger that 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

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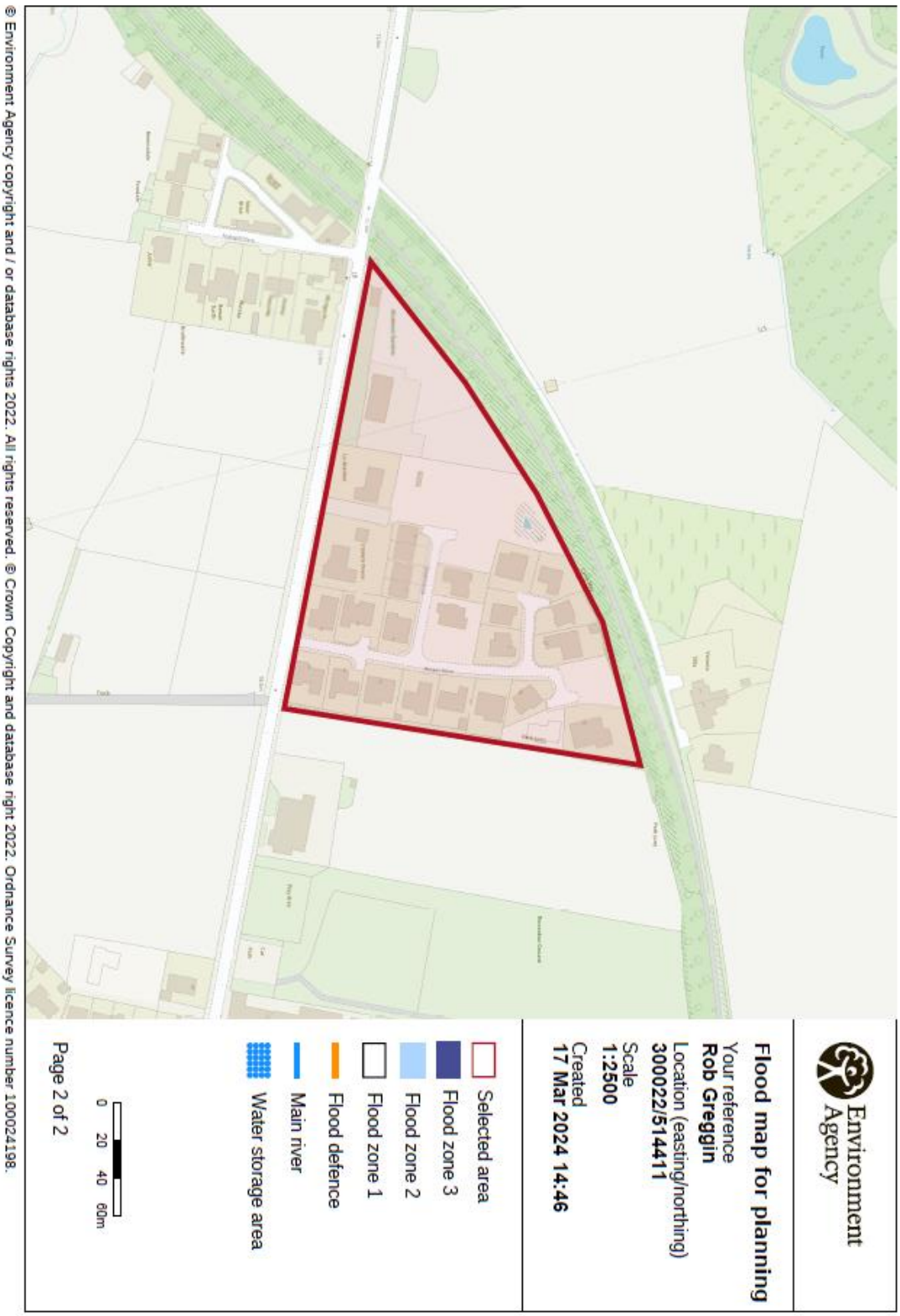
Environment Agency
Flood map for planning
Your reference
Rob Greggin
Location (easting/northing)
300022/514411
Scale
1:2500
Created
17 Mar 2024 14:46
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
Page 2 of 2
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Fig 10 – British Geological Survey – Radon Risk Assessment (No Radon)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

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Address searched: 4 Rusper Drive, Moor Row, CA24 3LT
Date of report: 17 March 2024

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.
The result may not be valid for buildings larger than 25 metres.
If this site if for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or https://www.ukradon.org

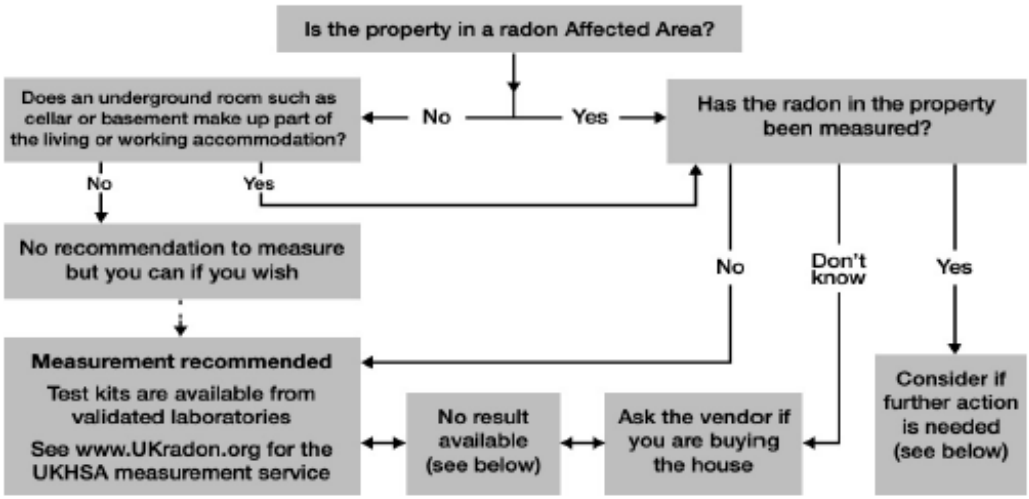
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m3), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m3; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website:	https://www.ukradon.org
Building Research Establishment:	http://www.bre.co.uk/page.jsp?id=3137

THE END