Design and Access Statement (DAS)

DAS-001

The Brook, 93 Trumpet Terrace, Cleator, Cumbria, CA23 3DX

Proposed Change of Use from Public House to Three Terraced Houses

22/07/2022 – Rev A

Document Control

Date	Issue Number	Change/Amendment	Author:
20/05/2022	-	First draft	
22/07/2022	Rev A	Amendments following discussions with Liz Locke (EA Planning Advisor Sustainable Places) – substantiation of possible water depths and mitigation. – amendments highlighted in red	

Approval and Sign off

Project: The Brook, 93 Trumpet Terrace, Cleator, Cumbria, CA23 3DX

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

……..	……	20th May 2022
Print	Sign	Date

B Design and Specification Approver

……..	……	20th May 2022
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr & Mrs King

……..	……	20th May 2022
Print	Sign	Date

Contents

1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs King for the proposed change of use from a public house to three terraced houses, 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 & Mrs King are committed to the delivery of this scheme at Trumpet Terrace and has carried out extensive studies, surveys, consultations, outline planning applications and assessments, in order to create a deliverable, and sustainable residential development.

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
- Previous Pre-Planning Advice 22/007
- Design and access statement

2. Flood Risk

The flood risk assessment has been prepared to assist the Environment Agency, Local authority Planning & LLFD assess the application for suitability, I have used the Environment Agencies details and maps to ascertain if the proposes property / minor development (as defined Flood risk and coastal change Guidance - https://www.gov.uk/guidance/flood-risk-and-coastal-change#minor-development-to-flood-risk)

Types of Flooding

- River flooding that occurs when a watercourse cannot cope with the water draining into it from the surrounding land. This can happen, for example, when heavy rain falls on an already waterlogged catchment.

- Coastal flooding that results from a combination of high tides and stormy conditions. If low atmospheric pressure coincides with a high tide, a tidal surge may happen which can cause serious flooding.

- Surface water flooding which occurs when heavy rainfall overwhelms the drainage capacity of the local area. It is difficult to predict and pinpoint, much more so than river or coastal flooding.

- Sewer flooding that occurs when sewers are overwhelmed by heavy rainfall or when they become blocked. The likelihood of flooding depends on the capacity of the local sewerage system. Land and property can be flooded with water contaminated with raw sewage as a result. Rivers can also become polluted by sewer overflows.

- Groundwater flooding that occurs when water levels in the ground rise above surface levels. It is most likely to occur in areas underlain by permeable rocks, called aquifers. These can be extensive, regional aquifers, such as chalk or sandstone, or may be more local sand or river gravels in valley bottoms underlain by less permeable rocks.

There are two different kinds of area shown on the Flood Map showing the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements, 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.

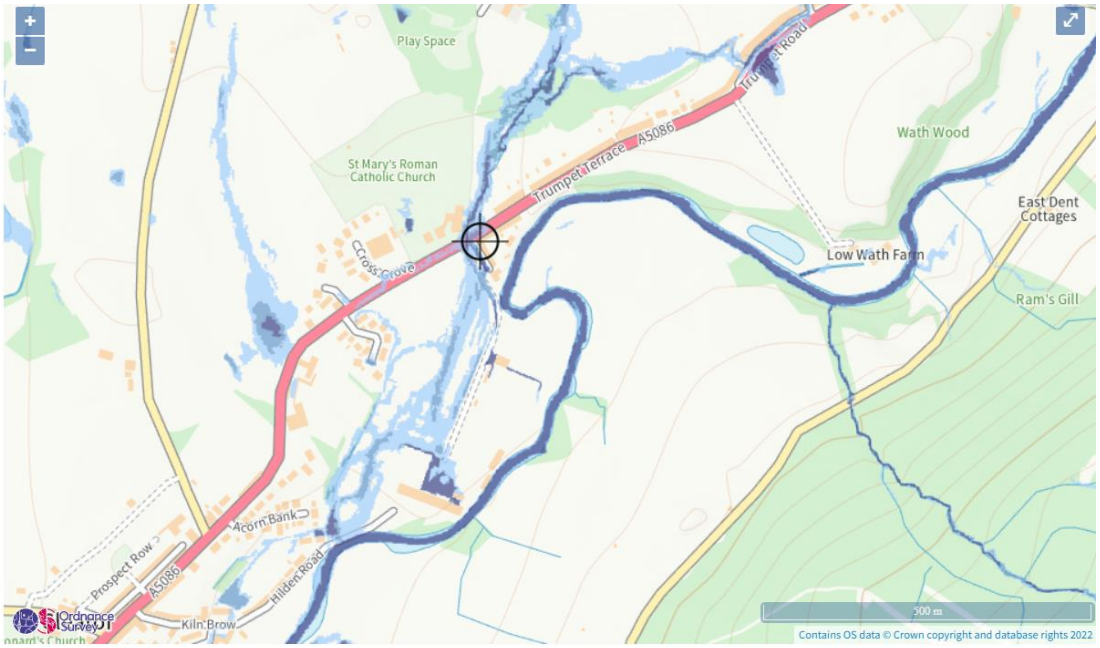
Flood Defences
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect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

Flood Map – Extent of flooding from reservoirs – **Low Risk**

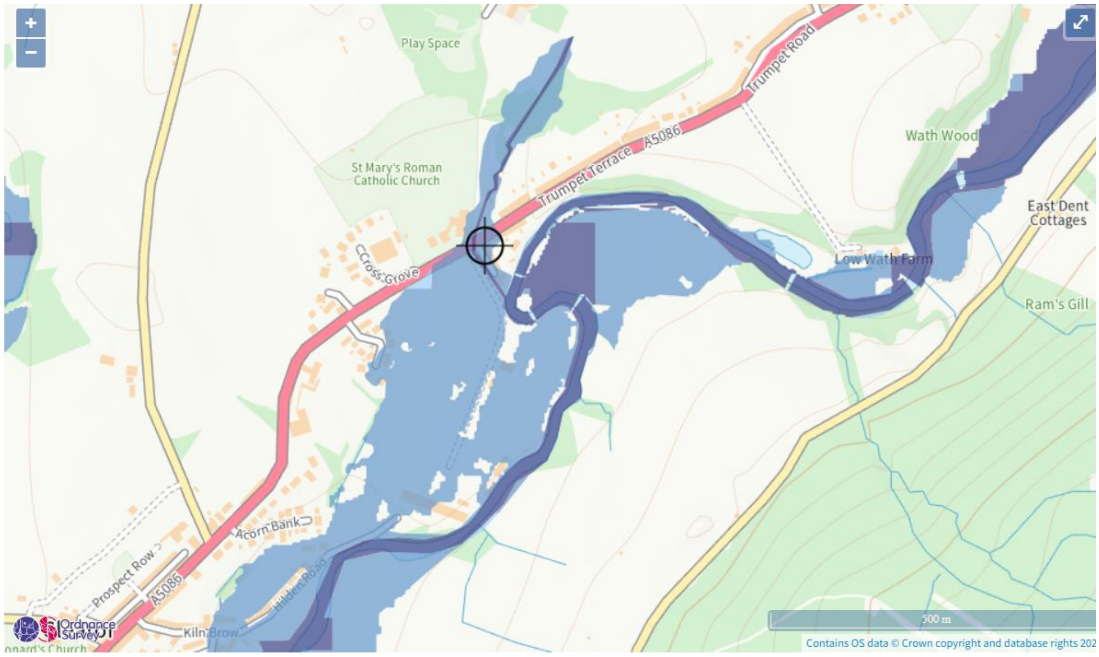
Flood Map – Extent of flooding from surface water – **High Risk**



Extent of flooding from surface water

High Medium Low Very low Location you selected

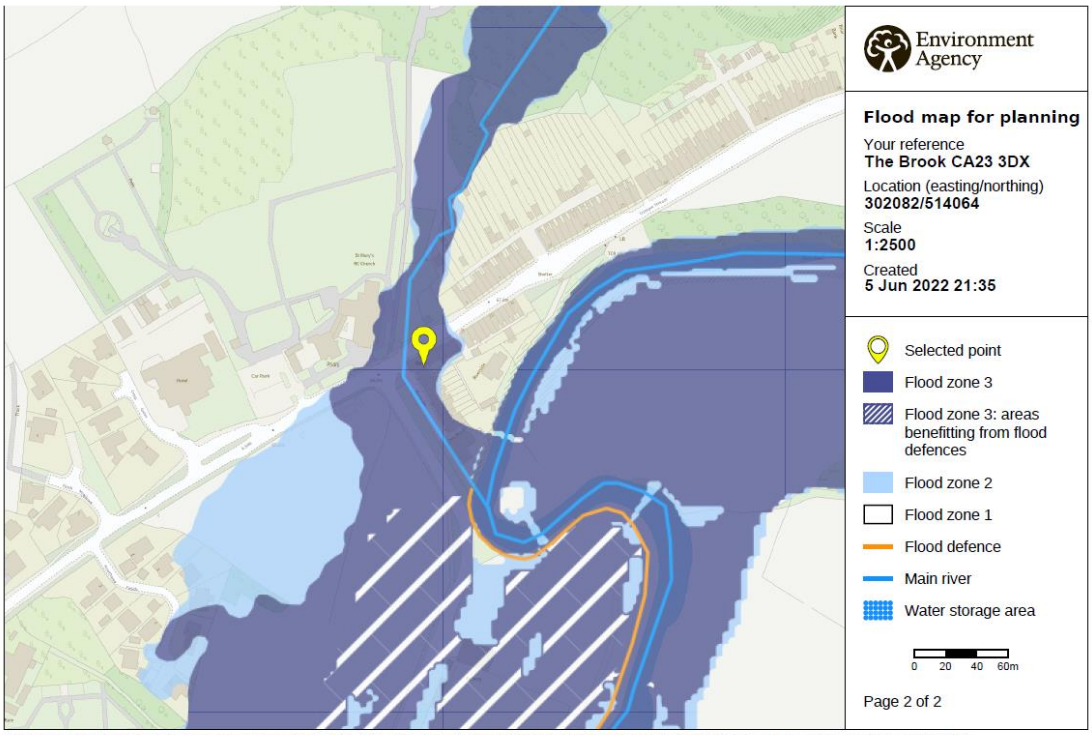
Flood Map – Extent of flooding from rivers & seas – **Medium Risk**



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

Flood Map – Extent of flooding generally – Flood Zone 3



Source of Flooding (Not Defended)	Annual probability measures may protect up to: NaFRA Category	Estimated Flood Depth FFL 66.350 (mAOD)
Rivers	0.5% (1 in 200)	66.620
Sea	No risk	N/A
Groundwater	No risk	N/A
Surface Water	1% (1 in 100)	66.610
Other sources	No other sources of flood risk known	N/A

Risk Summary

The **HIGH**/MEDIUM flood risk associated with the above property / proposed development following the desktop risk assessment, however it is locally known that these properties have never been subjected to any surface water run off or river flooding over the last 40 years (long standing local residence) this was also during the 2009 & 2015 1in1000 year floods, also the current ground floor level/datum of the property is higher than the estimated flood levels of most the risk modelling (defended and undefended & climate change weighted – see EA Product 4 / Flood risk assessment data (Fig 8 Appendix) The Brook FFL 66.350 (150mm above external ground) with a maximum potential flood depth of 270mm.

Taking the above into account I would consider the proposed development to be at ***LOW/MEDIUM*** risk of flooding and the development to be compliant with Policy ENV1 – Flood Risk and Risk Management, however we still recommend basic manual, automatic and resilience protection measures as highlighted 2. Flood protection measures are provided only due to the desktop risk only to mitigate the low probability of the 270mm water ingress to the building/proposed dwellings.

Flood protection measures provided

I can confirm that the following flood protection measures WILL be provided at this property (see glossary for definitions):

Manual resistance measures proposed for the project based on 270mm flood level

Product	Product Details	Description	Kitemarked product
Door barrier	Nautilus® 400 Flood Barrier Systems Component Parts **OR** Flood Proof Composite Doors	Provides temporary barrier to water at property thresholds	British Standard PAS 1188-1 & 4: (2014) Certification No: 156848A
toilet bung	FloodKit® Toilet stopper	Fitted by hand into toilet u-tube to prevent backing up	PAS 1188

Automatic resistance measures

Product	Product Details	Description	Kitemarked product
Flood Proof Composite Doors	LINDRICK – M3 Floodtec	Prevent water ingress full sealed front and rear doors	BS 851188-1:2019
Non-return valve – below ground drainage	M3 Floodtec Non-Return Valve 160/110 installed to below ground drains feeding into the property	Prevents water backing up through foul/sewage system	EN 13564-1:2002. Tested to and complies with PAS 1188-1:2009
Non-return valve – Above ground drainage	BACKWATER VALVE installed to above ground drains feeding into the property	Prevents water backing up through foul/sewage system	CE EN 13564-1:2002
General – waterproof to external walls, sealant, etc (delete/add to as necessary)	Height above ground level and in 450mm mAoD where relevant	Makes property walls more resistant	No
Flood Alert	EA Automatic Flood Alert (Text & Emails)	Allows manual resilience to be deployed	No

Resilience measures

Product	Product Details	Description	Kitemarked product
Internal plastering	Sovereign K11 cement tanking to all walls up to 1500mm minimum	Install as per manufactures written instructions	BBA Certificate 91/2608.
Floor material & hight	Concrete – C35 Floor grade concrete	Polished concrete so easily cleaned / dried out	No
Doors	All front and rear doors to be flood resilient	water resistance	BS 851188-1:2019
Plug sockets	Standard Click Scolmore electrics	Min Height mAOD + 450mm all electrics fed from above	No
Boiler	Worchester Bosch gas fired combi boiler	Min Height mAOD + 1200mm all electrics fed from above	No

Guidance for the property owner or tenant

- Contact your current insurer and provide them with a copy of this report. If your insurer is unable to take account of your flood protection measures, then shop around to find insurers who will.
- Defra have produced a guide which provides information that will help you to obtain a suitable policy: http://www.defra.gov.uk/publications/2012/07/19/pb13082-flood-insurance/
- Please note that using flood protection measures does not guarantee reduced insurance premiums and excesses.
- Measures should be stored, maintained and installed according to suppliers' instructions and should be regularly checked. Refer to manuals supplied with the measures for details.

Glossary

Automatic resistance measure
Measures that are permanently installed in the property and help keep flood water out with no intervention from the owner / occupier

Flood resistance
Measures to help keep flood water out of the property

Flood resilience
Measures to help reduce the damage flood water might cause inside the property

Manual resistance measure
Measures that require fitting by the property owner or occupier prior to flooding occurring to help keep flood water out of the property

NaFRA Category
The Environment Agency's national flood risk assessment for flooding from rivers and the sea. This assessment uses four categories of flood risk:

- High – Greater than or equal to 1 in 30 (3.3%) chance in any given year
- Medium – Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year
- Low – Less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) chance of flooding in any given year
- Very Low – Less than 1 in 1000 (0.1%) chance in any given year

m AoD
Metres Above ordnance Datum

3. Use

The site is currently allocated for commercial use as a public house within the Copeland Local Plan along with a planning positive Pre-planning Application therefore, the proposed development of the site for conversion of public house to residential use is considered appropriate.

Sequential test (loss of public house)

The Brook formally closed early 2019 due to lack of commercial / financially viable as confirmed by former publican Mr & Mrs Barwise, this has also been backed by the closing of The Grove Court Hotel

Public House	Distance from The Brook
The Ennerdale	389m
The Royal British Legion	740m
Wath Brow Hornets RL Club	816m
The Littles Arms (Top House)	830m
Cleator Moor Several Public Houses	1200-1600m

The site is currently being used however historical land use was used as a public house with residence above therefore classifying the site as brownfield (Policy SS2, ST2).
The proposal will provide three family starter home and 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 the following;

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- Policy SS4 – Community and Cultural Facilities and Services
- Policy ENV1 – Flood Risk and Risk Management
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes
- Policy SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM13 – Conversion of Buildings to Residential Use within Settlement Limits
- Policy DM14 – Residential Establishments
- Policy DM21 – Protecting Community Facilities
- Policy DM22 – Accessible Developments
- Policy DM24 – Development Proposals and Flood Risk

Copeland Borough Council Settlement Hierarchy

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.

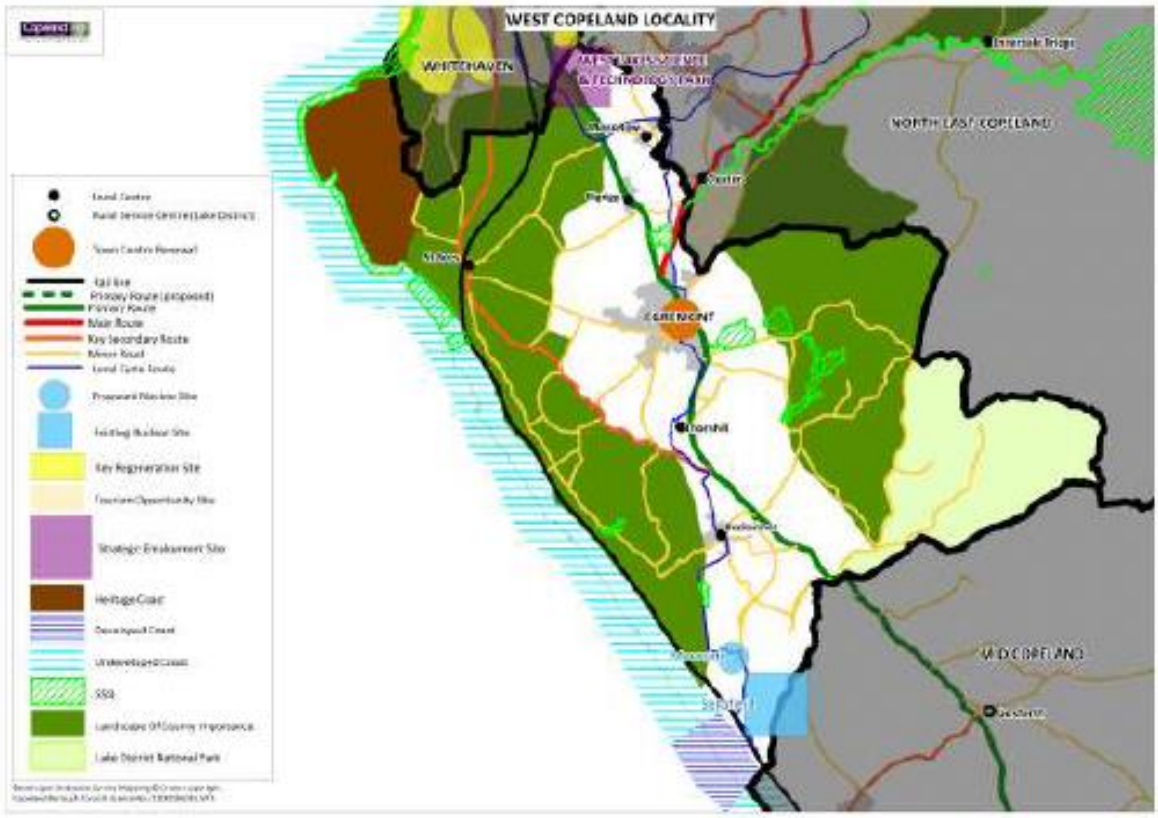


Fig 2 – Trumpet Terrace falls under the "West Copeland Spatial Portrait"

4. Appearance

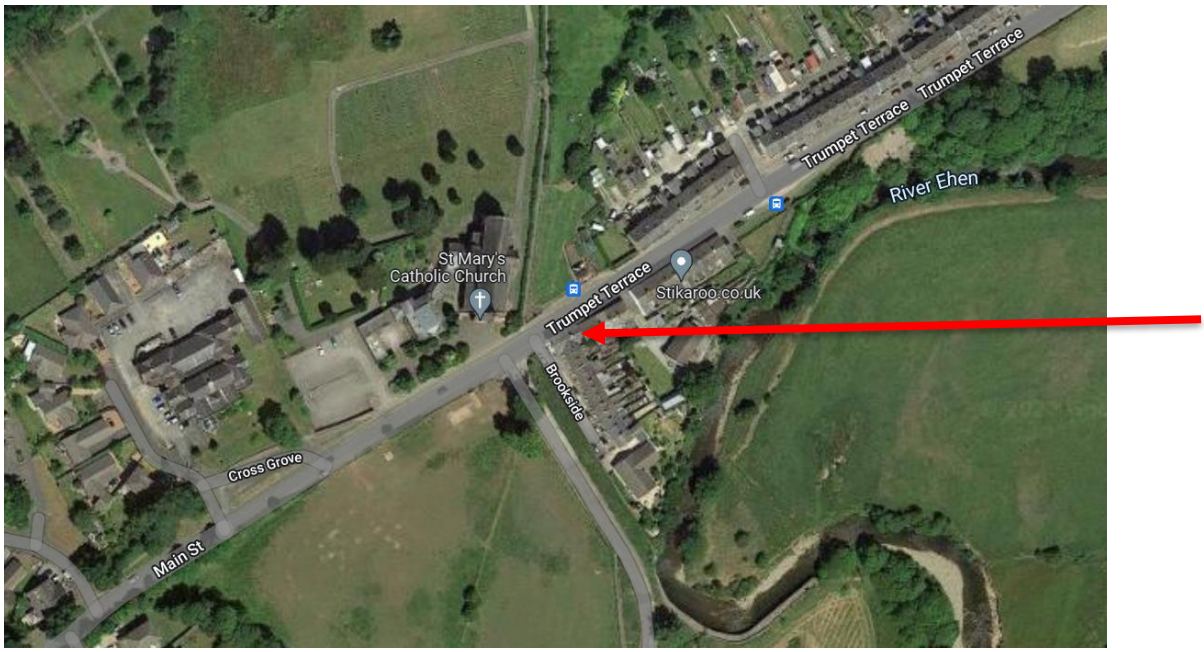


Fig 3 - Google map highlighting the area

5. Trumpet Terrace Vernacular

Trumpet Terrace and Brookside area has created its built form naturally with growth to suit the areas domestic or commercial needs, there are several different styles in the vicinity from detached, semi-detached, single & two storey properties.
The traditional set architectural style in the immediate area would be terraced housing.

The design, scale and massing of the property has been carefully considered to be complement the adjacent property No 2 Brookside & 91 Trumpet Terrace, to return the conversed houses back to 3no houses similar to the original design.

Policy DM13

A Adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property; - Good design guide achieved.

B Off street-car parking is provided in accordance with parking standards; 6no proposed is an improvement / reduction of 14no additional parks.

C Adequate and appropriate external amenity space is provided; - Same as existing dwellings on the row.

D The conversion works conserve the character of the building; - minimal external changes

E No alterations or associated works create amenity problems for residents of adjacent properties. – improved from the public house (parking, noise, etc)

6. Housing Character.

The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development, the proposed building ridge has been set lower than surrounding property and designed to keep the scale & massing to a minimum

Palette of materials:

- Roof – Black concrete tiles to match 91 Trumpet Terrace & No 2 Brookside
- Fascia & Soffits – White finish UPVC to match 91 Trumpet Terrace & No 2 Brookside
- External Walls – White cement rendered to match 91 Trumpet Terrace & No 2 Brookside
- Windows & Doors – White finish UPVC to match 91 Trumpet Terrace & No 2 Brookside
- Garden Area – Shilled as existing
- Retention of existing stone wall to side and frontage.

7. Secured by Design

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible rear & side boundary (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 & 1188 legislation.

8. Energy Efficiency

We can confirm that the following design principles will be adopted for the development 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 dwelling: -

- Ground Floor – Concrete Slab with PUR insulation and screed achieving a U-Value of 0.20W/m2K
- External Walls – Solid wall 60mm thermal super plasterboard achieving a U-Values of 0.22 W/m2K
- Roof – 400mm mineral fibre insulation quilt to flat ceilings areas to achieving a U-Value of 0.09 W/m2K
- Windows – PVCU, double glazed, low e coating and argon filled achieving a U-Value of 0.12 W/m2K
- Doors – Composite external doors construction achieving a 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 & Parking

There are existing highways roads and pedestrian access to the North & East elevation with the existing entrance to No 1 Brookside (East) ready formed from the existing private road Brookside, No 92 & 93 to be accessed via Trumpet Terrace (A5086)

Section: A5086/09C
Section Name: TRUMPET TERRACE - CLEATOR MOOR
Section Type: WIDE SINGLE 2-LANE CARRIAGEWAY
Class: A Class
Section Length: 480
Region: COPELAND
Owner: Cumbria CC
Agent: ?
UKPMS RCI: U
Inspection Frequency: 6

roadside parking for No 2 will be off road on Brookside and for No 92 & 93 on Trumpet Terrace, all the existing/surrounding houses park in this manner (see photos below) , albeit parking will be vastly reduced from a public house to 3No two-bedroom dwellings requiring 6no Parking spaces.

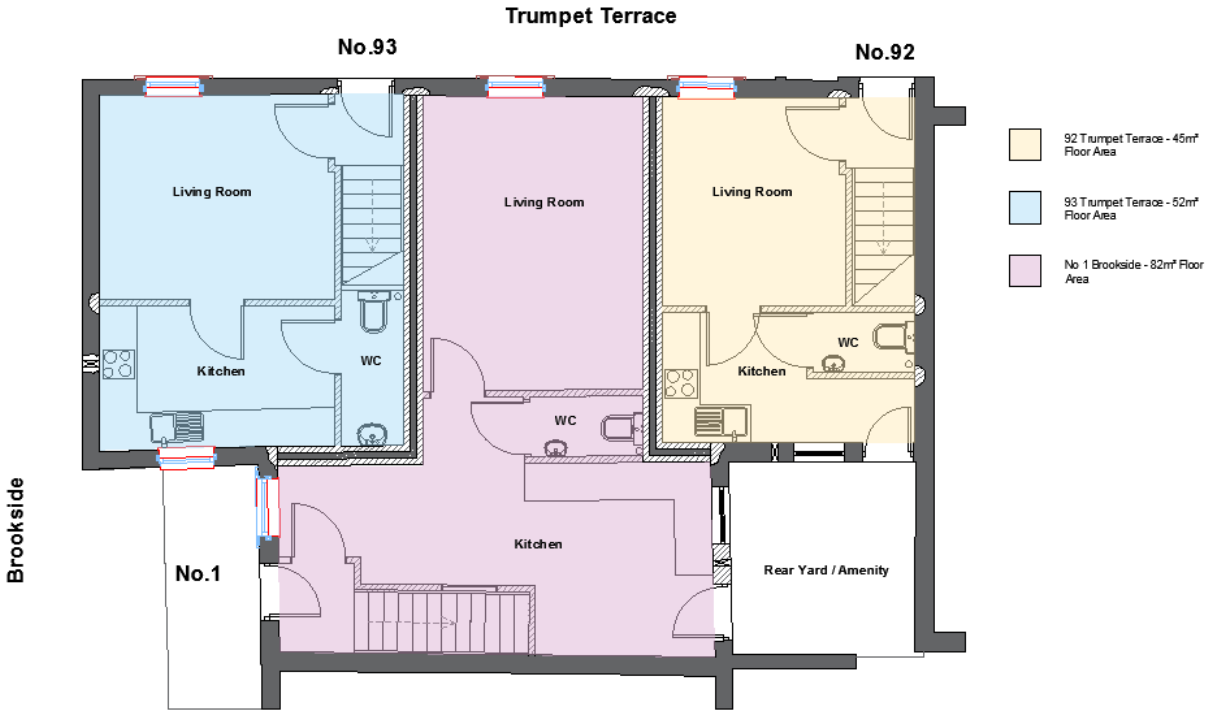
Photo 1 – Brookside Private road

Photo 2 – Trumpet Terrace

10. Scale & Amount

The proposed development has been designed in keeping with the local vernacular architecture and to replicate the scale of Brookside & Trumpet Terrace and no/limited external changes are proposed.

- No 92 Trumpet Terrace - 45 m²
- No 93 Trumpet Terrace - 52 m²
- No 1 Brookside - 82 m²
- Shared Rear Amenity Yard - 104 m²



It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality by redeveloping the existing building, every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site.

11. Proposal

The proposal is to provide full planning for a proposed 2 bed dwelling which is highlighted as a shortage with a maximum capacity of 3 people in line with the interim housing policy and in the **SHLAA** – see below abstract

Variation in current dwelling profile from household expectations

Dwellling type	Sub-area	
	Whitehaven	Cleator Moor
House 1/2 Beds	-2.5	2.4
House 3 Beds	7.7	8.9
House 4 or more Beds	0.1	-2.6
Bungalow	-8.4	-4.9
Flat	3.2	-4.1

Variation in current dwelling profile from household aspirations

Dwellling type	Sub-area	
	Whitehaven	Cleator Moor
House 1/2 Beds	5.8	10.7
House 3 Beds	12.0	13.2
House 4 or more Beds	-9.9	-12.6
Bungalow	-12.1	-8.5
Flat	4.2	-3.0

12. Overlooking & Impact

The proposal is considered that acceptable overlooking distances would be maintained throughout the site and provide a balance which results in a good neighbourly design solution for the site in accordance with DM12, **ALL EXISTING WINDOWS & DOORS RETAINED**

13. Environmental and geological

The site has not been inspected and tested or benefit from a phase 1 desk top study or phase 2 ground investigation Report however I have highlighted the following;

- 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 ABC
- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Full radon barrier required (vented sub floor)

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 an existing combined drainage system 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
- 2-bedroom dwelling = 3 people x 200lt per person per day = Total 1800lt per day norm
- Anti-flood valves connected to the drainage system as per flood risk assessment

15. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan, outline planning approval and Interim Housing Policy.
- The proposed scheme seeks to create a sense of space within a design led approach that contributes positively to locality and responds creatively to the setting and maximising the site (reduction in parking and noise complaints)
- The aspiration to create a cohesive design that brings character to the area and exciting home 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 plot will provide positive amenity for the residents (parking and recreational).
- Layouts and design seek to maximise privacy, create street scene interest through and minimise the impact on adjacent property/landowners.

16. Appendices

Photo 1 – Side Elevation (East)

Photo 2 – Front Elevation (North)

Photo 3 – Front Elevation (North)

Photo 4 – Rear Elevation (South)

Photo 5 – Side Lane (Private Brookside Road)

Photo 6 – Rear Elevation (South) (Shared rear amenity)

Fig 4 - Copeland Borough Council – Grant of Outline Planning Permission

Copeland borough council

Proud of our past. Energised for our future.

Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria CA28 7SJ

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Mr Simon Blacker
10 Parklands Drive
Cockermouth
CA13 0WX

Please Contact: Sarah Papaleo
Officer Tel No: 07799131864
My Ref: PAA/22/0007
Date: 28 February 2022

Dear Mr Blacker

THE BROOK, 93 TRUMPET TERRACE, CLEATOR
RESIDENTIAL DEVELOPMENT OF A FORMER PUBLIC HOUSE

I refer to your request for pre-application advice which was received on 17th January 2022. I apologise for the delay in my response.

I have now had an opportuinity to review the site on the Councils GIS mapping system and the information submitted as part of the enquiry. I would advise that **planning permission would be required** for your proposal for the redevelopment of the former public house known as "The Brook" to two residential dwellings.

Any planning application would be assessed under the following policies contained within the adopted Copeland Local Plan 2013 – 2028:

Policy ST1 – Strategic Development Principles
Policy ST2 – Spatial Development Strategy
Policy SS1 – Improving the Housing Offer
Policy SS3 – Housing Needs, Mix and Affordability
Policy SS4 – Community and Cultural Facilities and Services
Policy ENV1 – Flood Risk and Risk Management
Policy DM10 – Achieving Quality of Place
Policy DM11 – Sustainable Development Standards
Policy DM13 – Conversion of Buildings to Residential Use within Settlement Limits
Policy DM21 – Protecting Community Facilities
Policy DM22 – Accessible Developments
Policy DM24 – Development Proposals and Flood Risk

www.Copeland.gov.uk

POSITIVE ABOUT DISABLED PEOPLE INVESTORS IN PEOPLE

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.
http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

The Borough's Strategic Development Principles are set out in Policy ST1 where the definition for the creation and retention of quality places is based on high quality design and the reuse of existing buildings. Policy ST2 designates Cleator as one of Copeland's Local Service Centres where small scale development is permitted within the existing settlement boundary which helps to sustain services and facilities for local communities. Policy DM10 seeks to achieve a high standard of design. Policies SS4 and DM21 protect the Borough's services where the demand is not met elsewhere.

The proposal is for the conversion and alteration of the former public house building into two 2 bedroomed dwellings. Planning Permission is required for this conversion and any application would be determined on the basis of the Policies set out in the adopted Local Plan.

Policies ST1, ST2 and DM13 encourage the re-use of existing buildings within the confines of the settlement boundary. It is acknowledged that the building has been vacant for a period of time and it occupies a prominent location in the locality. The reuse of the building is encouraged and it would provide a viable use.

Policy DM13 relates to the conversion of buildings to residential use within settlement limits. This policy sets out the following criteria:

A Adequate internal space standards and exclusive use of kitchen and bathroom facilities can be achieved without extensive alterations or additions to the property;
B Off street car parking is provided in accordance with parking standards;
C Adequate and appropriate external amenity space is provided;
D The conversion works conserve the character of the building;
E No alterations or associated works create amenity problems for residents of adjacent properties.

It is considered that the plans received show the potential for each dwelling to be suitably sized with internal alterations and minor external alterations to the window fenestration. This is considered to comply with Criteria A of policy DM13.

No off street parking has been specified for this development. Should an application be submitted, a consultation would be undertaken with Cumbria Highways and the outcome of this consultation is unknown. It is, however, anticipated that the dwellings would be considered to be accessible by

sustainable transport options and that specified off street car parking would not be necessary due to the location and available parking options in the surrounding vicinity.

Criteria C requires the provision of external amenity space. I do not have sufficient information to consider the proposal against this criteria.

The proposal will change the character of the building, making it more modern with large feature windows and the loss of the traditional public house façade. This would not comply with Criteria D of the abive policy. Whilst the use of a contemporary design approach is not unacceptable, the current building has a strong character and occupies a prominent position within the locality. A Design and Access Statement should be submitted with any planning application and the use of modern architecture should be fully detailed to justify the loss of the traditional frontage. This should also include details of how the building appearance has been designed to reflect the local character.

Policies SS4 and DM21 seek to protect local services, therefore a full justification for the loss of the public house would be required to accompany the planning application to meet the requirements of these policies.

The Brook sits within Flood Zones 2 and 3, therefore a full Flood Risk Assessment will be required. As the location is within Flood Zone 3, the Environment Agency. The LLFA and Council's Flood and Coastal Drainage Engineer will be consulted as part of any planning application.

Should you require any further information, please do not hesitate to contact me at sarah.papaleo@copeland.gov.uk.

Response prepared by:	**Date:**
S. Papaleo Development Management – Planning Officer	23rd February 2022
Response checked by:	**Date:**
N.J. Hayhurst Head of Planning & Place	28th February 2022

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Fig 5 – Site Allocations (Local Plan)

4.4 Cleator Moor Strategic Summary

Planning for Cleator Moor - the strategy

4.4.1 The Core Strategy lays down the following principles for the future development of Cleator Moor.

- As a Key Service Centre Cleator Moor is expected to accommodate at least 10% of the total development in the Borough.
- The town merits a moderate level of housing land allocation including extensions to the town as necessary, along with any unexpected 'windfall' housing development that may come along on infill sites within the existing built-up area. Larger sites should have a proportion of affordable housing. The strategy anticipates that the existing settlement boundary will need to be reviewed in the Site Allocations and Policies Plan, with the south west of the town being the most likely area for development land being found. (This is because of constraints, mainly protected nature areas and land prone to flooding, in other directions).
- Small and medium business enterprises will be encouraged to set up and grow, with a focus on links to the nuclear and tourism sectors. The evidence suggests that the existing supply of employment land should be retained, and not made available for non-employment purposes such as housing.
- The town should be supported to retain a range of shopping and leisure facilities, and mixed use development will be supported in and on the edges of the town centre.

Policy for housing

4.4.2 The strategic aim is for Cleator Moor to provide land for between 345 and 414 homes to be built by 2028. These figures would be enough to provide for the forecast needs of the town as well as allowing for growth. The Strategic Housing Land Availability Assessment has found land for 615 units, of which sites for 136 are deliverable within 5 years. On the face of it this suggests that enough land can be found to meet the town's targets.

4.4.3 The Strategic Housing Market Assessment, based on 2010 household survey data, suggests that the market supply of different types of home in Cleator Moor is reasonably balanced. However, there is unmet demand for larger detached houses. At present the precise impact of the under-occupancy penalty or 'bedroom tax' on demand for small units is not yet clear.

The preferred approach for Cleator Moor

4.4.4 The Borough Council is recommending that land be allocated to concentrate extension in particular directions. (See paragraph 3.5.30, Settlement Boundaries, Option 2.)

- allocate a package of sites in and next to the existing built-up area Housing Option 1) with growth southwards along Jacktrees Road (Housing Option 2);
- retain existing employment allocations;

Copeland Local Plan 2013-2028: Site Allocations and Policies Plan Preferred Options (January 2015)
Page 83

Figure 4.2: Sites suitable for allocation – Cleator Moor (with Cleator)

Place ref.	Site	SHLAA Ref	SHLAA RATING	Yield	Assessment
CMA	Leconfield Industrial Estate (also CM13)	CS29 LP E6	6-15	2.5 ha.	Retain for employment.
CMC	Market Street (see also CM7)	S176 LPCTC1	0-5	0.2 ha.	Opportunity site. OK mixed use or housing
CM1	Adj Mill Hill (phase 1)	S342	LP 2006	66 Up to 100	Consider allocation for housing
CM2	*Adj Mill Hill (phase 2)*	*S343*	*LP 2006*	*70*	*Planning permission for housing and on site*
CM5	Ehenside School site	CS14	0-5	43	Consider allocation for housing.
CM6	Dentholme Road	S163	0-5	10	Consider allocation for housing.
CM7	Market Street	S176	LP 2006	5	Consider allocation for housing. (TC opp. site)
CM8	Methodist Church	S154	0-5	10	Consider allocation for housing.
CM11	Holden Place	S314	0-5	12	Consider allocation for housing.
CM20	Ennerdale View	SR04	Disc.	93	Consider allocation for housing.
CM31	Jacktrees North	-	n/a	150	Consider allocation (on part – green gap)
CM32	Jacktrees South	-	n/a	30	Consider allocation (of part – green gap)
CM33	Mill Hill West	-	n/a	Up to 100	Consider allocating towards the end of the Plan period, if required.
				(499)	
CI1	Flosh Meadows	SR12	0-5	28	*Planning permission for housing (subject to S.106 agreement being signed)*
CI4	Kangol land	S031	Disc.	79	*Planning permission for housing (subject to S.106 agreement being signed)*
CI11 a	Church Street	SR15 (part)	Disc.	8	Consider allocation for housing.
CI11 b	*Cleator Gate*	*SR15 (part)*	*Disc.*	*6*	*Planning permission for housing*
CI12	Jacktrees South	-	n/a	50	Consider allocating part of the site for housing

Cleator Moor suitable sites total 499
With Cleator 660
Target 345 – 414

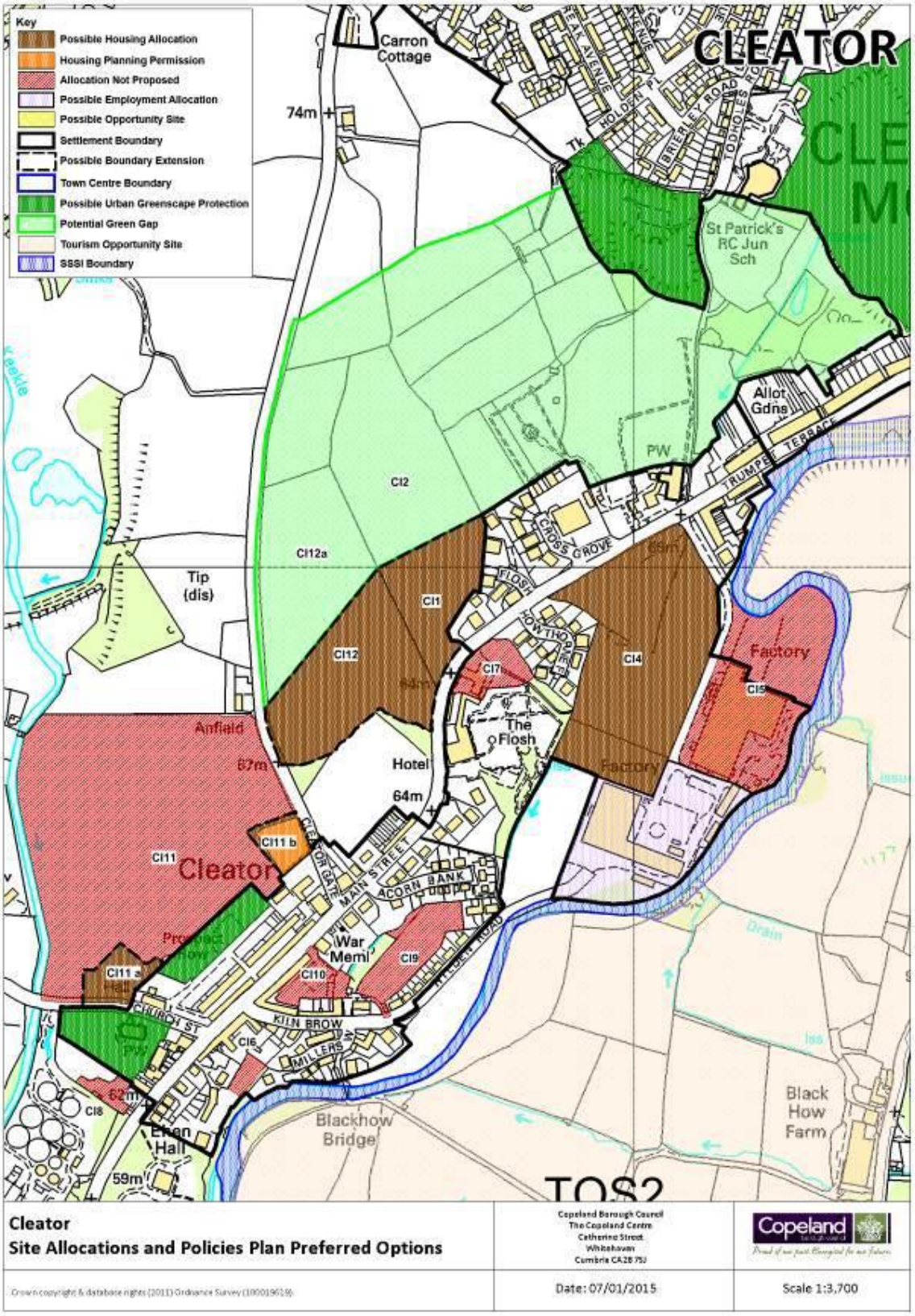
Key
Possible Housing Allocation
Housing Planning Permission
Allocation Not Proposed
Possible Employment Allocation
Possible Opportunity Site
Settlement Boundary
Possible Boundary Extension
Town Centre Boundary
Possible Urban Greenscape Protection
Potential Green Gap
Tourism Opportunity Site
SSSI Boundary
CLEATOR
Carron Cottage
74m
St Patrick's RC Jun Sch
Allot Gdns
PW
CI2
CI12a
Tip (dis)
CI1
CI12
CI7
CI4
CI5
Factory
The Flosh
Hotel
64m
Anfield
67m
CI11
Cleator
CI11 b
CI11 a
War Memi
CI9
CI10
CI6
CI8
62m
59m
Ehen Hall
Blackhow Bridge
Black How Farm
Cleator
Site Allocations and Policies Plan Preferred Options
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA28 7SJ
Copeland
Date: 07/01/2015
Scale 1:3,700

Fig 6 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
The Brook CA23 3DX	302082/514064	5 Jun 2022 21:35

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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 2021 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

Page 1 of 2

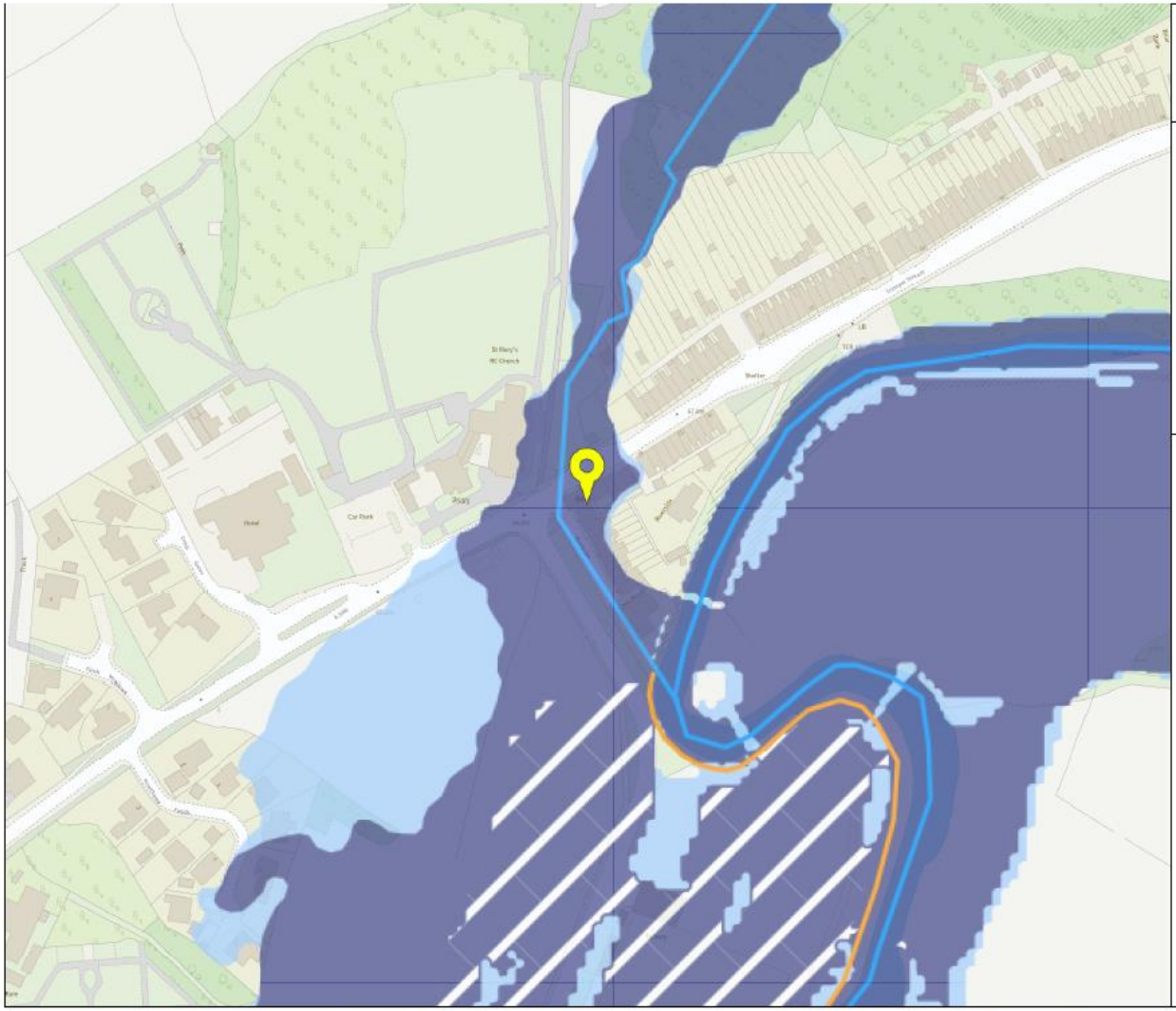

Fig 7 – Radon Report (BGS)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

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Address searched: The Brook, 93 Trumpet Terrace, Cleator, CA233DX
Date of report: 6 June 2022

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

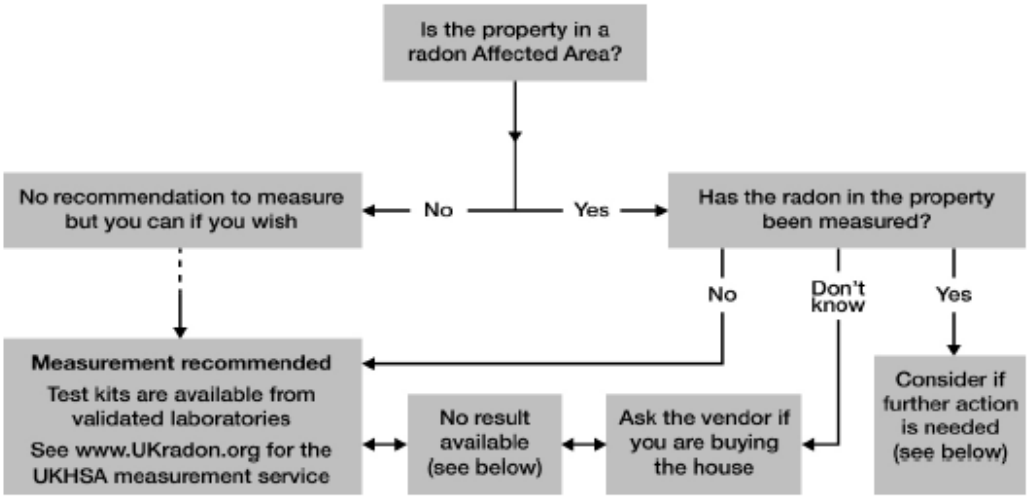
Guidance for new buildings and extensions to existing properties

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

Fig 8 - EA Product 4 / Flood risk assessment data

CL269656MG - Product 4.pdf

THE END