Design and Access Statement (DAS)

DAS-001

Land Adjacent Belvedere, Cleator, Cumbria, CA23 3AE

Proposed Outline Planning, Detached Bungalow

10/12/2023 – Rev A

Document Control

Date	Issue Number	Change/Amendment	Author:
10/12/2023	-	First draft	
21/02/2024	Rev A	Slight amendments to the section 16. Local & National Planning Policy, following consultation with Sarah Papaleo (Cumberland Planning Department)	

Approval and Sign off

Project: Land Adjacent Belvedere, Cleator, Cumbria, CA23 3AE

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

……..	……	10th December 2023
Print	Sign	Date

B Design and Specification Approver

……..	……	10th December 2023
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr Gerry Coan		
……..	……	10th December 2023
Print	Sign	Date

Contents

1. Introduction

This Planning Statement supports an Outline planning application by Mr Gerry Coan for a residential development at Land Adjacent Belvedere, Cleator, Cumbria, CA23 3AE. This is an Outline planning application for a detached dwelling (Bungalow) looking at the access, landscaping, layout & scale, the appearance will be agreed at next stage, if approved.

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 Coan is committed to the delivery of this scheme at Belvedere, Cleator and has carried out extensive studies, surveys, consultations, 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
- Design and access statement

2. Flood Risk

The flood risk assessment has been prepared to assist the 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.

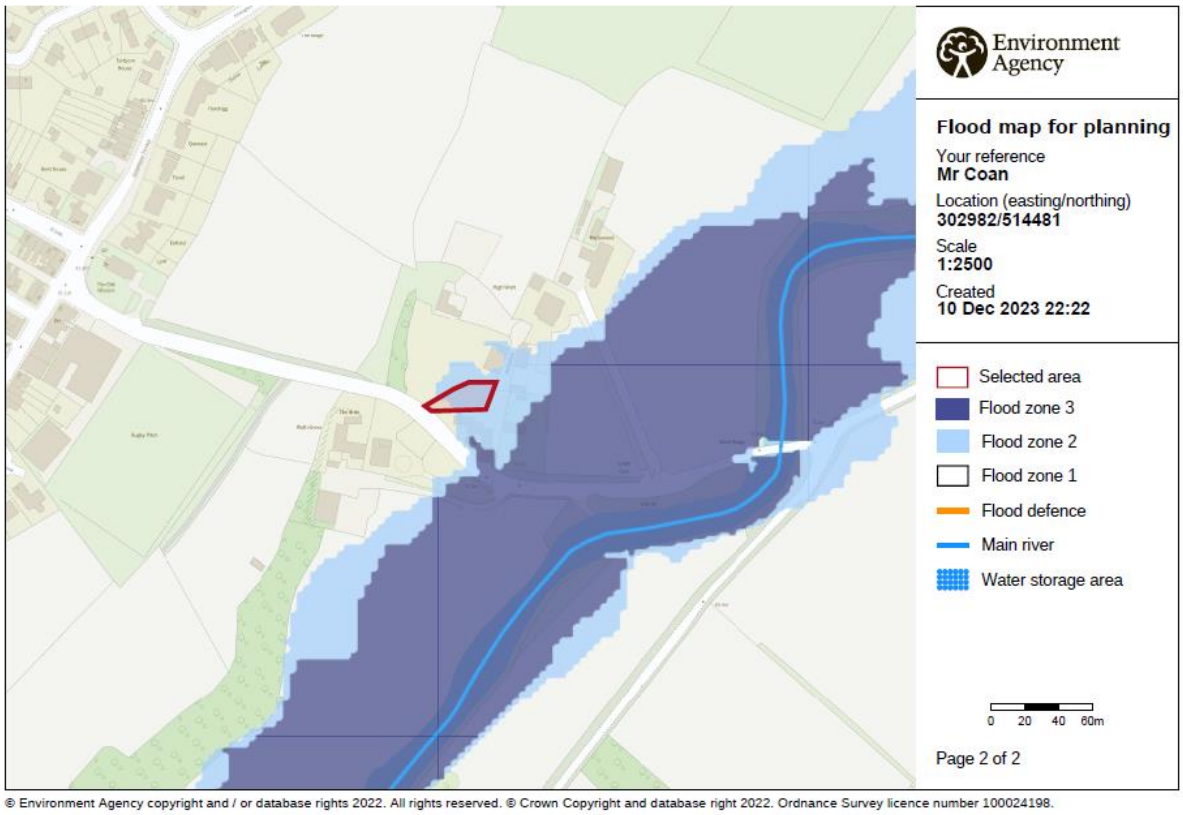


Fig 1 – Environment Agency Flood Maps Flood Map – Extent of flooding general – **Medium Risk**

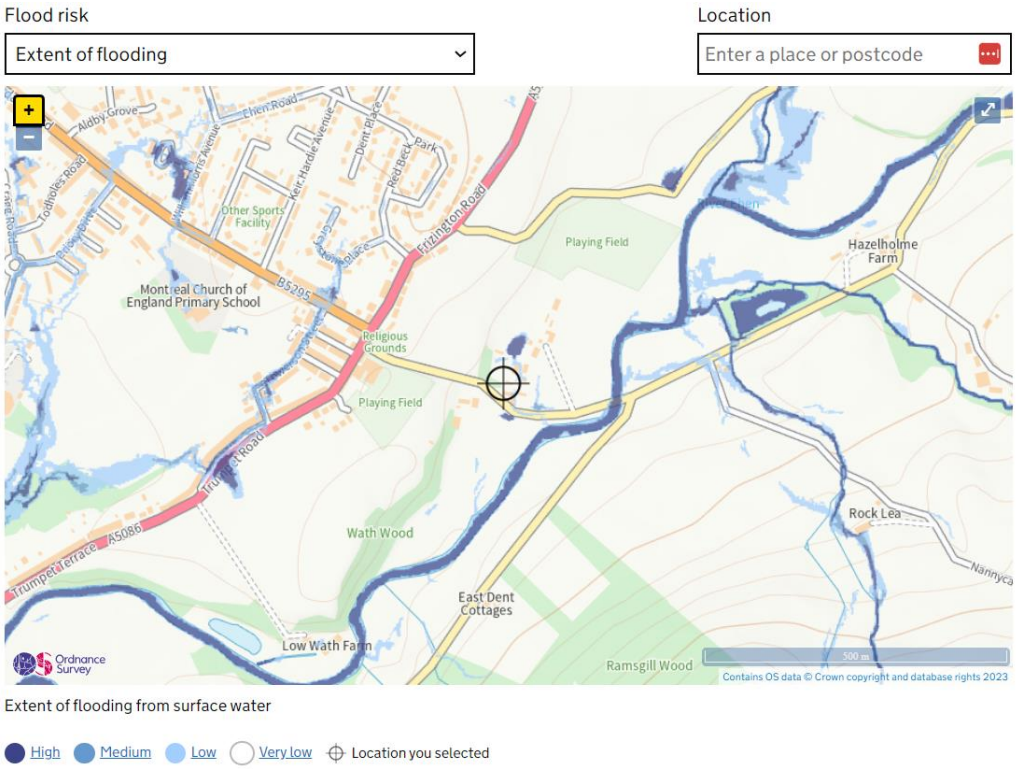


Fig 2 - Flood Map – Extent of flooding from surface water – **Low Risk**

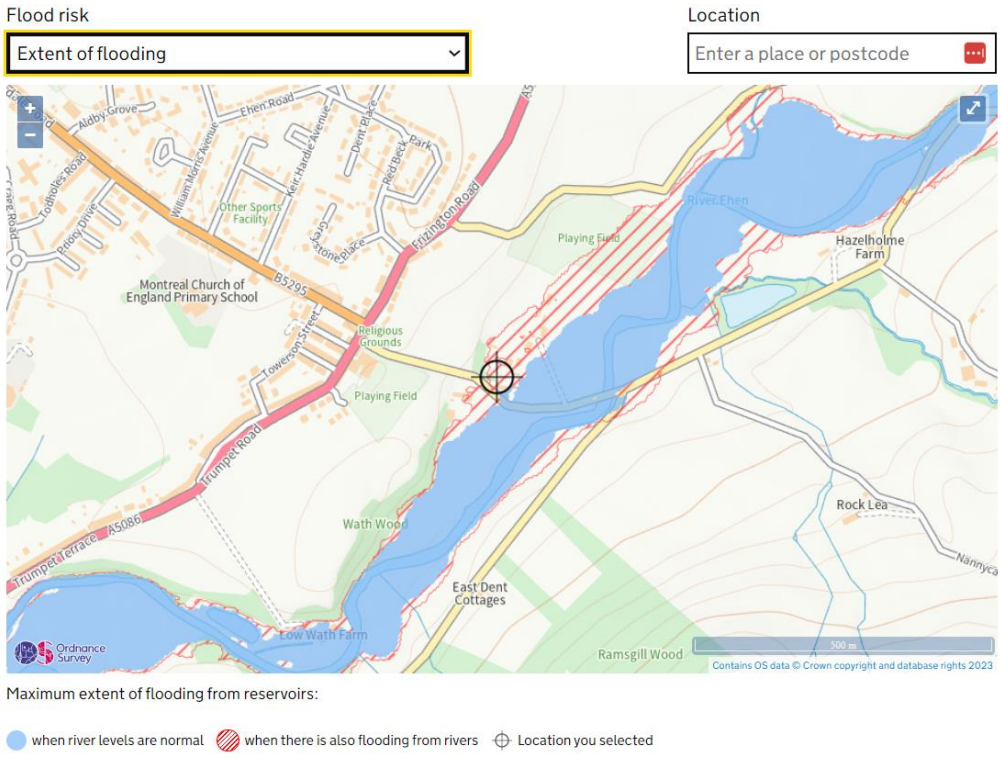


Fig 3 - Flood Map – Extent of flooding from reservoirs – **Medium Risk**

Fig 4 - Flood Map – Extent of flooding from rivers & seas – **Low Risk**

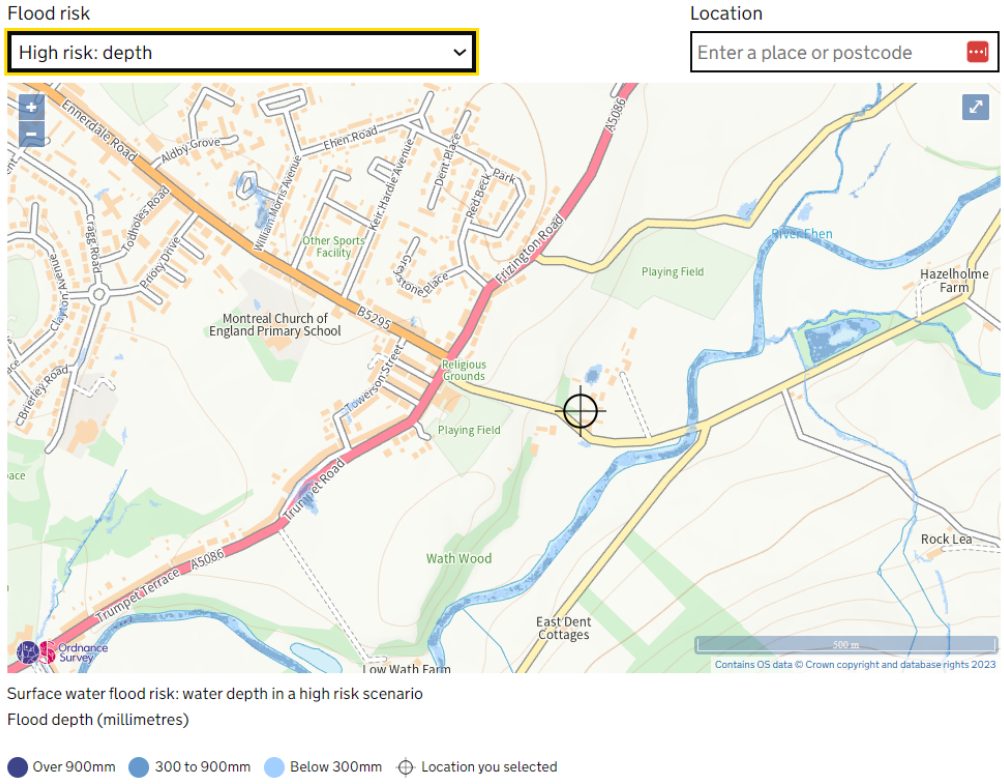


Fig 5 - Flood Map – Extent of flooding from rivers & seas – **Low Risk**

Source of Flooding	Annual probability measures may protect up to: NaFRA Category
Rivers	0.5% (1 in 200)
Sea	No risk
Groundwater	No risk
Surface Water	No risk
Other sources	No other sources of flood risk known / Not available

Risk Summary

The **MEDIUM/LOW** flood risk associated with the above property / proposed development following the desktop risk assessment, however it is locally known that these properties / land have never been subjected to any surface water run off or river flooding over the last 25 years (long standing local residence/owner) this was also during the 2009 & 2015 1in1000 year floods.

Taking the above into account I would consider the proposed development to be at ***Very LOW risk*** of flooding and the development to be compliant with Policy ENV1 – Flood Risk and Risk Management & NPPF Para 155, 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.

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.

Proposed Flood Protection Measures

The following flood protection measures have been provided at this property (see glossary for definitions):

Manual resistance measures

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	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
Heating	Air Source Heat Pump Lifted off ground 450mm	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 parcel of land is currently allocated for residential use within the Copeland Local Plan and has been used for many years as a residential lodge and garden, classifying the site as brownfield (Policy SS2, ST2), Gerry also believes there was a past planning permission on the lodge as residential and has been in existence for over 10 years, however due to the passing of his parents he is unable to find the correspondence or approval.

The proposed development of the site for residential bungalow is considered appropriate meet the need of the housing shortage, within the key service centre of Cleator Moor

The proposed dwelling would provide family home, also considered that the 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 Local & National Planning Policy section.

You can see the existing residential lodge above and the photo of the recent removal, to make way for our new proposal, also if viewed on google earth (Fig 7) you can see the lodge in the garden.

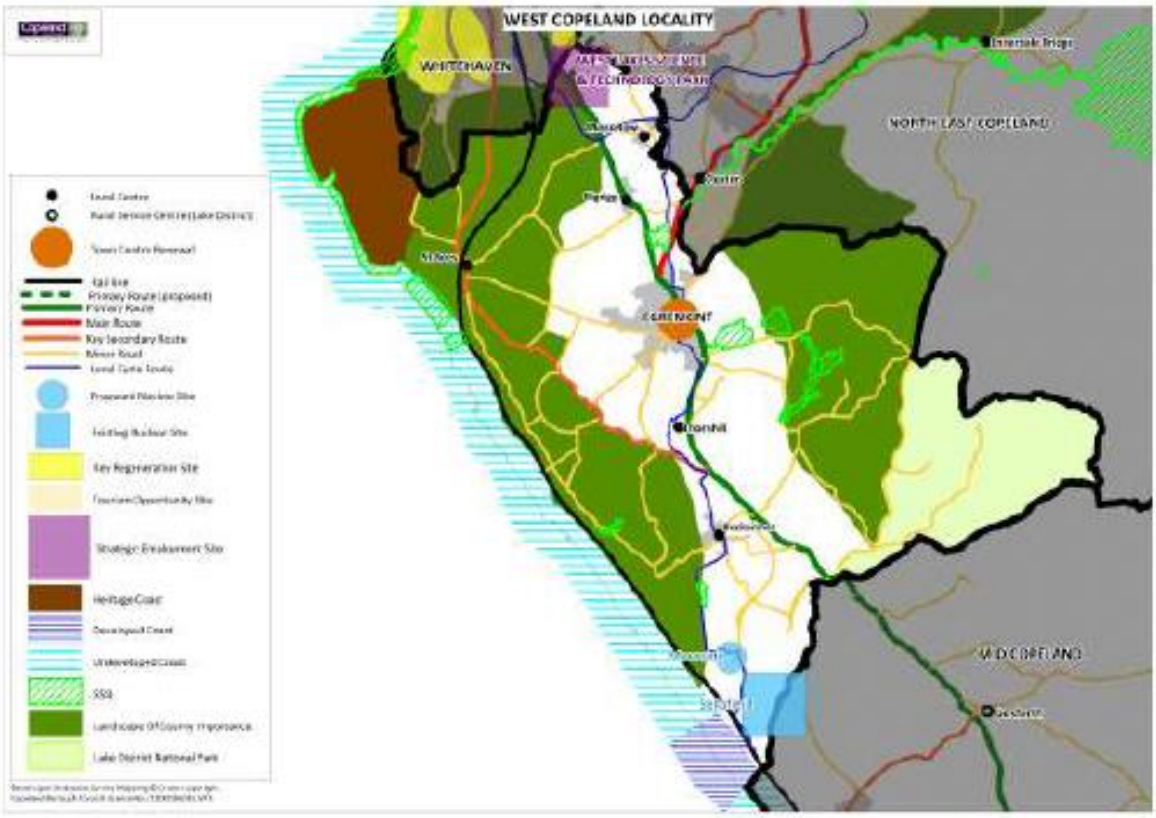


Fig 6 – Church Crescent falls under the "West Copeland Spatial Portrait"

4. Appearance

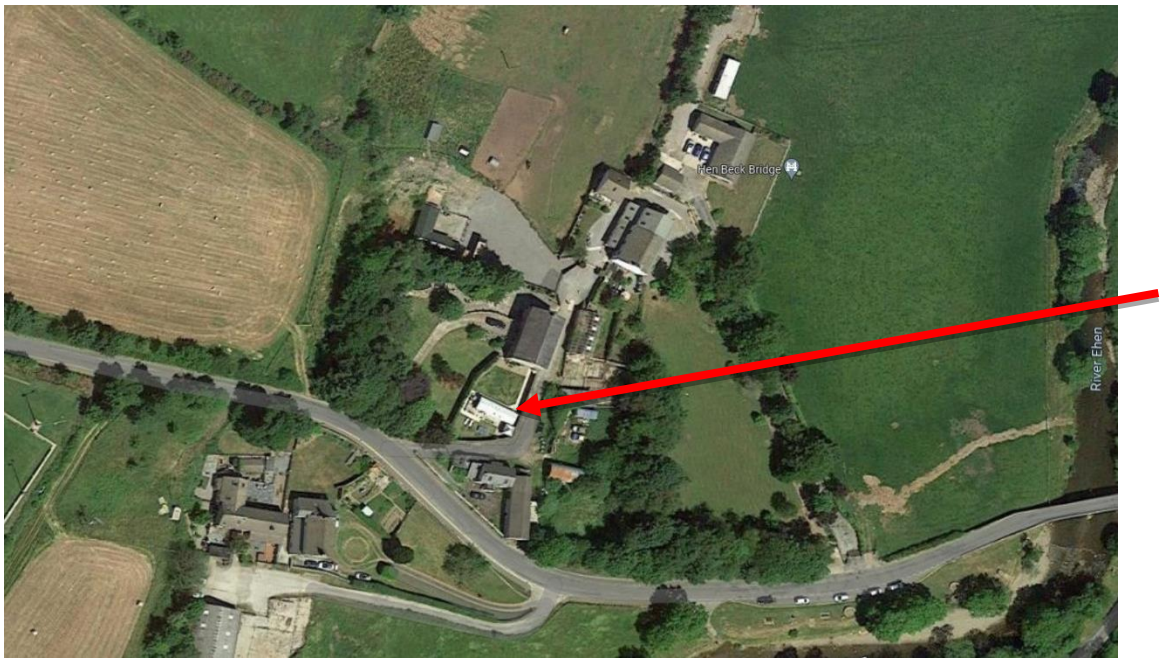


Fig 7 - Google map highlighting the area.

5. Proposal

The proposal is to provide outline planning for a proposed self-build dwelling (bungalow) which is highlighted as a 15% of the housing stock with an 8.5% desired shortage within the Copeland Housing Needs Survey 2020, in line with the former interim housing policy, NPPF & Housing Strategy – see below abstract.

24% people want a larger property and 10% want a bungalow, making our proposal very desirable aim at 34% of the demographic across all ages and requirements within the Cleator Moor Area.

Figure 3.24 Reasons for the household moving in the next five years

	%
To obtain a larger property	24
To move to a smaller property	16
Want or need a bungalow	10
Health/mobility related	7
To purchase a house	6
To be nearer family and friends	5
Would like a garden/ bigger garden	5
To be nearer facilities and amenities/public transport	5
Retirement	4
To obtain a drive/own parking	4
May move out of the area	4
To have a lower maintenance property/smaller garden	4
To be in a better or quieter area	4
Age related	4
Other reasons	29

Base: all very or fairly likely to move in the next five years (576)

Property type required - movers	Total %	Parish %	
Detached	44	39 (27)	Demand for bungalows is very strong in this Parish. The 'other' category includes mentions for Sheltered, supported and/or care homes. So, although there are fewer people over retirement age, those who are there seem to be planning ahead and anticipating their future needs. Otherwise, there is a move away from the dominant terraced homes to other types.
Semi	31	33 (23)	
Terraced	15	9 (6)	
Bungalow	30	40 (28)	
Flat	10	11 (8)	
Other	8	11 (8)	

6. The Wath Brow Vernacular

Wath Broth area has created its built form naturally with growth to suit the areas domestic needs, there are several different styles in the vicinity from detached, semi-detached, single & two storey properties.

There is no traditional set architectural style within Wath Brow or the immediate area, however the design, scale and massing of the property has been carefully considered to be complement the adjacent property (Ehen Garth).

7. 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 will be set lower than Ehen Garth and designed to keep the scale & massing to a minimum (design will be reserved until next stage).

Palette of materials:

- Roof – Green Slate
- Fascia & Soffits – Anthracite finish UPVC (As newly approved site)
- External Walls – White K-Rend and Lakeland slate panels (As newly approved site)
- Windows & Doors – Anthracite UPVC, aluminium & Composite (As newly approved site)
- Plot parking and footpaths – permeable setts – Marshall Tegulars (black)
- Boundary walls – Existing block 2m high walls retained.
- Garden Area - Grassed (As plan)

8. 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 legislation.

9. 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 – Cavity Wall with 100mm PUR insulation solid wall 60mm thermal super plasterboard achieving a U-Values of 0.22 W/m2K
- Roof – 150mm PIR between and 50mm PIR under - 400mm mineral fibre insulation quilt to flat ceilings areas and 150mm PIR between and 40mm PIR under rafters to sloping areas to achieving a U-Value of 0.09 W/m2K
- Windows – PVCU, double glazed, low e coating and argon filled achieving 0.10W/m2K U Value.
- 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 proposed 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).

10. Access

There are existing highways roads and pedestrian access to the West elevation with the existing entrance to the plot already formed and approved by Cumbria Highways, the plot benefits from parking for 3-5 cars and suitable turning as indicated on plan and boasting 55m² permeable Marshal Tegulars driveway all in accordance with manufactures details (as plan) the site topography will naturally prevent rainwater runoff onto highway (slopes away from highway).

11. Scale

The proposed development has been designed in keeping with the local vernacular architecture and to replicate the scale of Ehen Garth and only marginally bigger than the existing lodge.

- East Garden - 42.00 m²
- West Garden - 83.52 m²
- Driveway - 55.03 m²
- Plot size - 537.53m²

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 property (Ehan Garth).

- Plot size 537.53m²
- Dwelling size (15mx8m) 120.00m ²
- **Plot Development ratio 22.34 %**

This development ratio is considered the extremely low in comparison to the majority of all new builds or good design guides.

12. Amount

The proposed dwellings suggestions the following dimensions.

- Plot size – 10,300mm wide x 23,200mm deep
- Plot area – 242.18m²
- Parking /hard standing area m x 6,000mm x 5,000mm drive to the front – 23.85 m²- 2 car
- 2100mm between dwellings (Plot 4, 5 & 6)
- Front garden – 5,500mm x 4,100mm – 23.00 m²
- Rear Garden – 6,000mm x 10,300mm – 62.65 m²
- Dwelling plan – 15,000mm x 8,000mm – 120.00m ²

13. 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 (appearance to be reserved to next stage).

- No windows at first floor gables
- Front elevation would face the site gable Belvedere (12m)
- Rear elevation would face existing 2m high wall (South facing)
- 1000mm minimum to closest boundary
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)

14. 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.

15. Drainage

The site also benefits from an existing 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
- Install new 20-person treatment plant in front of existing septic tank.
- Discharge from treatment plant into septic tank and existing filtration system
- Non-Mains drains to be registered with Environment Agency
- Telemeter alarm system installed.
- Install audio & beacon warning devices.

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

16. 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.

Paragraph 84 Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

c) the development would re-use redundant or disused buildings and enhance its immediate setting.

e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Paragraph 89 Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).

The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

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
- Policy DM28 – Protection of Trees

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:

- Strategic Policy DS1PU - Presumption in favour of Sustainable Development
- Strategic Policy DS2PU - Reducing the impacts of development on Climate Change
- Strategic Policy DS3PU - Settlement Hierarchy
- Strategic Policy DS4PU - Settlement Boundaries
- Strategic Policy DS5PU - Planning Obligations
- Policy DS6PU - Design and Development Standards
- Policy DS7PU - Hard and Soft Landscaping
- Strategic Policy DS8PU - Reducing Flood Risk Policy
- Policy DS9PU: Sustainable Drainage
- Strategic Policy H1PU - Improving the Housing Offer
- Strategic Policy H2PU - Housing Requirement
- Strategic Policy H3PU - Housing delivery
- Strategic Policy H4PU - Distribution of Housing
- Strategic 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, including Specialist, older persons housing and purpose built student and key-worker accommodation
- Policy H18PU: Replacement Dwellings outside Settlement Boundaries
- Policy H21PU – Residential Caravans
- Strategic Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N2PU - Local Nature Recovery Networks
- Strategic Policy N3PU - Biodiversity Net Gain
- Strategic 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.

17. Vision

Albeit the proposed development is marginally outside the settlement plan as outlined with the CLP (DS4PU) I feel the proposal relates well to the settlement boundary of Cleator(a), well connected(b) and we would assist with the 5-year targets of 'homes for life' accessible bungalows within a current have justified the huge benefits this scheme will provide by according to many over areas of the policy.

- Create a proposal that meets the needs and requirements of,
    - Highways department (recent consultation)
    - United utilities (recent consultation)
    - Environment agency (ENV 1 - recent consultation)
    - Adopted & emerging policies as outlined above.
        - Housing shortfall (type and amount (LHNA)
        - Lack of plot development within Cleator (currently)
        - Aging population (LHNA)
        - Self-Build and Custom Housebuilding register and incentives.
- Local residents (recent consultation – no objections) 'homes for life' & Sympathetic to the neighbouring properties in scale, and design
- Well-connected proposal with the local service centre (footpaths and infrastructure)
- The aspiration to create a cohesive design in line with the approved design code that brings character to the area with exceptional design (NPPF Para 82) and meet the needs of and the aging demography (LHNA)
- The design aspirations for the dwelling / plot follows key objectives for good urban design outlined within the design code and layout following Secured by Design Principles to encourage safe public spaces in line with NPPF & Copeland local plan.

18. Appendices

Photo 1 – Arial Photo of Plot Facing

Photo 2 – Arial Photo of Plot Facing

Photo 3 – Arial Photo of Plot Facing

Photo 4 – Arial Photo of Plot Facing

Photo 5 – Arial Photo of Plot Facing

Photo 6 – Arial Photo of Plot Facing

Photo 7 – Arial Photo of Plot – Plan View 120m

Photo 8 – Arial Photo of Plot – Plan View 90m

Photo 9 – Photo from Belvedere bathroom – recent removal of existing residential lodge

Photo 10 – Photo of existing residential lodge

Fig 8 - Copeland Borough Council – Grant of Planning Permission

Cumberland Council

Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

Please Contact: Sarah Papaleo
Officer Tel No: 01946 598514
My Ref: 4/23/2045/0F1
Date: 14 July 2023

Solway House Business Centre
Parkhouse Road
Carlisle
CA6 4BY
FAO: Mr Raymond King

Dear Mr King,

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 4/23/2045/0F1
ERECTION OF DETACHED DWELLING TOGETHER WITH DETACHED GARAGE (REVISION OF APPROVED APPLICATION 4/22/2078/0F1)

LAND ADJACENT TO BELVERDERE, CLEATOR

I refer to your application for the above received on 27th June 2023.

The proposed amendments as set out below are considered to be acceptable and can be agreed as non-material amendments to the original planning permission:-

- To replace the proposed facing stonework, including the stone lintels, cills, mullions and quoins from the approved stone to natural Burlington Slate.

I suggest this is attached to the existing Notice of Grant of Planning Permission for safekeeping.

Please note that approval under any other legislation, including Building Regulations consent, is not granted by this letter and should be subject of a separate approval.

If you have any queries, please contact the officer on the above number.

Yours sincerely

Jane E Meek

Jane Meek
Assistant Director, Thriving Place and Investment

Fig 9 – Housing Strategy (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	

Fig 10 – Adopted Planning Settlement Boundary Map (Local Plan)

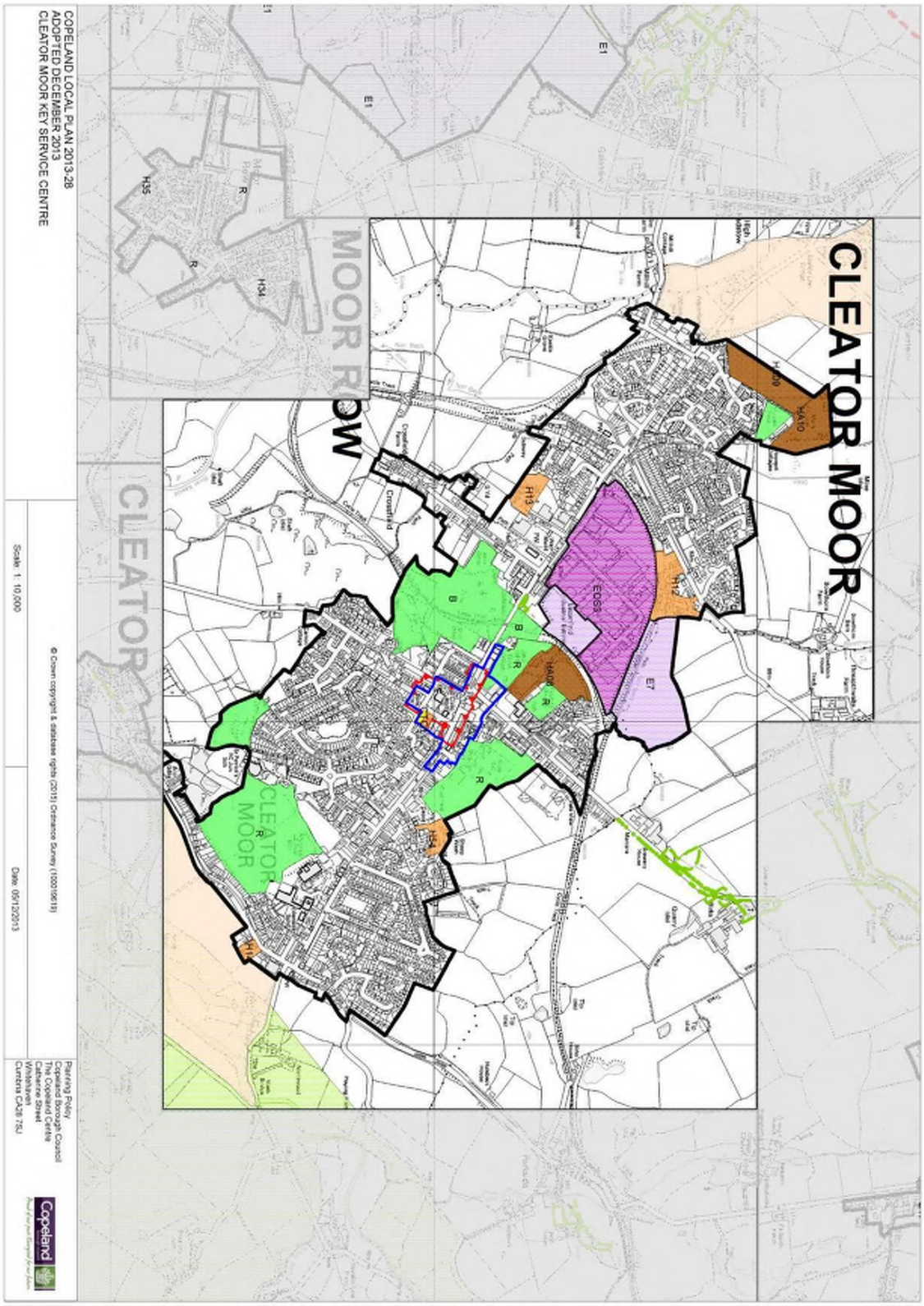


Fig 11 – Adopted Planning Settlement Boundary Map (Local Plan) Zoomed in

Fig 12 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Mr Coan	**302982/514481**	**10 Dec 2023 22:22**

Your selected location is in flood zone 2, an area with a medium 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 2022 OS 100024198. https://flood-map-for-planning.service.gov.uk/os-terms

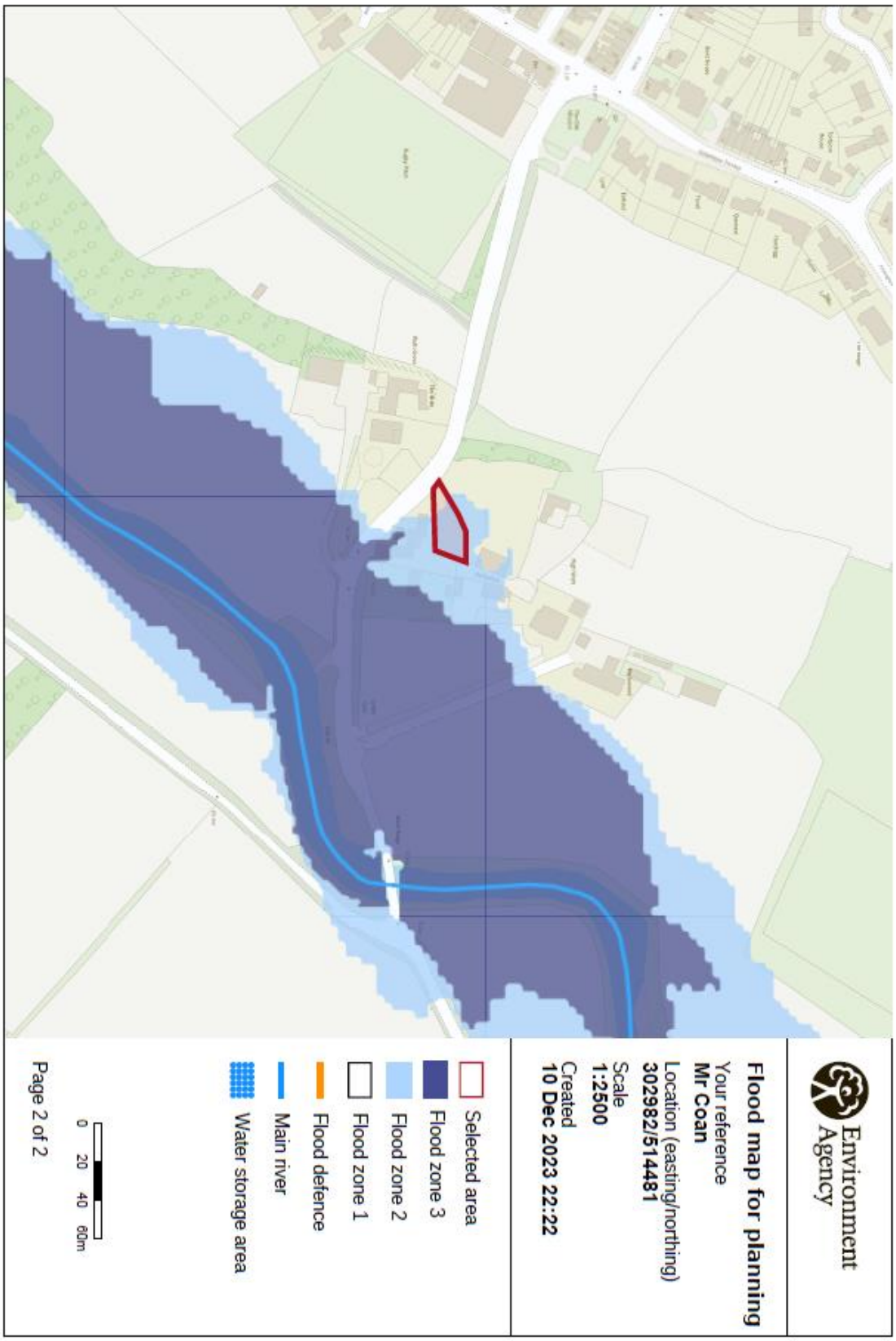


Fig 13 – Radon Report (BGS)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

Address searched: Belvedere, Cleator, CA23 3AE
Date of report: 10 December 2023

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

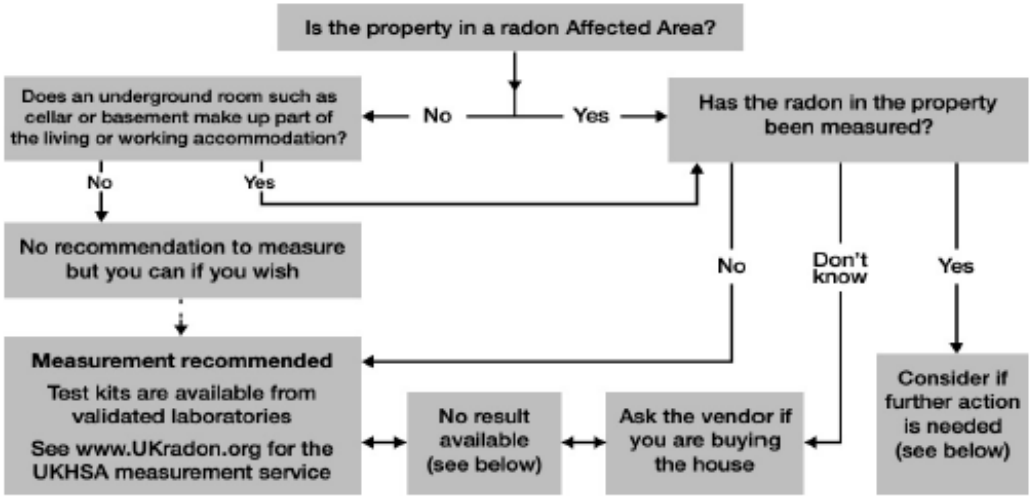
Guidance for new buildings and extensions to existing properties

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 14 – Klargester BioDisc BJ 20 People Tank addition to existing system, NOT a new system

Kingspan Klargester BioDisc®

Why choose a Large BioDisc®?

* Subject to regular maintenance by either Kingspan Service or a Kingspan Klargester

Affordable lifetime running costs

Delivered as a single, packaged system, the Kingspan Klargester BioDisc RBC range offers affordable running costs due to its unique design and operational efficiencies. A manual air blower system is not required to power the commercial BioDisc, as it instead relies on the rotating biological disc which drives the wastewater treatment process in a highly efficient way.

Our range of large treatment plants is designed to run from either a single phase or three phase power source, and require 60 to 550 watt motors, offering low running costs.

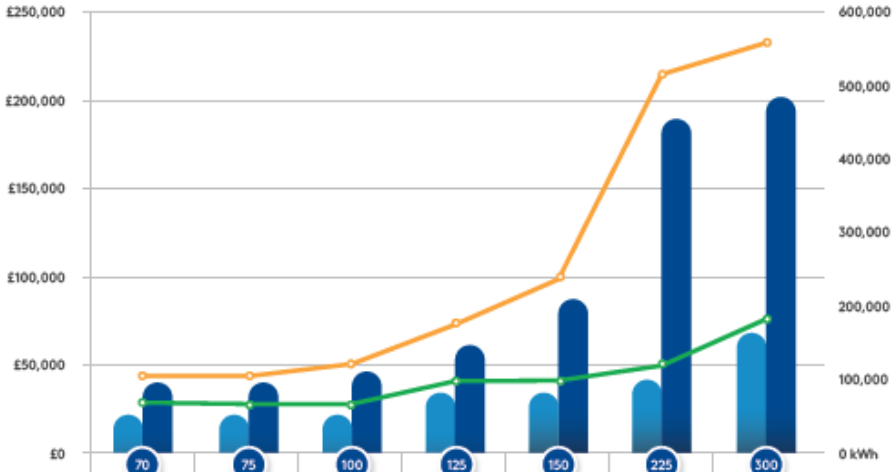
LOW ENERGY

Total cost savings per expected lifetime of product

£136k*

Large BioDisc (RBC) versus an aerated system

Based on total energy costs over 20 year minimum expected product lifetime.**



	70	75	100	125	150	225	300
20 Years BioDisc	£23,976	£21,155	£21,155	£33,144	£33,144	£39,490	£66,287
20 Years Aerated System	£36,179	£36,179	£42,311	£58,254	£82,782	£180,894	£202,356
BioDisc kWh	68,504	60,444	60,444	94,696	94,696	112,828	189,392
Aerated System kWh	103,368	103,368	120,888	166,440	236,520	516,840	578,160

To find out more about the cost benefits of choosing the Kingspan Klargester BioDisc, contact our in-house technical team who are happy to provide guidance on the size and cost of model for your wastewater project.

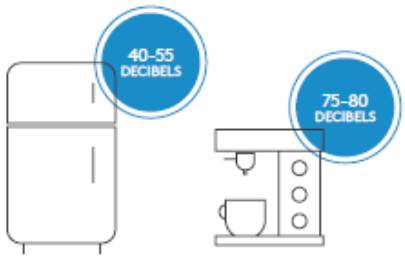
Email: klargester@kingspan.com
Tel: (0) 1296 633 033
Web: www.kingspan.co.uk/klargester

* Based on 20 years running costs of BioDisc BN model versus an aerated treatment plant.
**Cost calculations based on £0.269p per kw/H.

Kingspan Klargester BioDisc®

Low Noise

In contrast with a noisy aerated wastewater treatment system, the Kingspan Klargester large BioDisc delivers a low noise day to day operation. Whereas an aerated system creates constant noise, the discs of the BioDisc revolve quietly. At a recent site, our expert team concluded that commercial BioDisc has the same level of noise as the average ambient background noise outside – between 40-55 decibels.



Commercial BioDisc
Decibel equivalent to a modern refrigerator

Typical aerated system
Decibel equivalent to a coffee grinder machine

Odourless operation

Kingspan Klargester's large BioDisc uses the tried and tested Rotating Biological Contactor technology. This means that it utilises moving discs containing living biomass and a flow management system to treat the wastewater, as opposed to an air pump which is used in a traditional aerated system.

BioDisc is one of the few sewage treatment systems available in the UK that does not make use of an air pump. This means minimal odour being omitted as effluent is not aerated or 'blown around' within a system.

This is verified by an independent odour sampling report undertaken at one of our sites in Cumbria, in partnership with H4M Environmental Ltd (April 2017) and in accordance with EN13725 test standards.

The key findings of the report stated:

'No odour was subjectively discernible at the site boundary fence, or within the BioDisc compound'.

- The odour emission rate was calculated by sampling the odour concentration from joins in the unit covers. This was then multiplied by a volumetric air flow.
- Weather conditions were dry and sunny during the sampling.
- Temperatures on the day of sample (18th April) ranged from 8-12°C during the test period.
- The BioDisc operated normally during the sampling with no particular reported operational issues.

Calculated Odour Emmissions Rates

Source	Measured Odour Concentration	Measured Air Flow	Calculated Odour Emission
	ou_E/m^3	m^3/s	ou_E/s
Air vented from BioDisc 9am	330	0.008	2.7
Air vented from BioDisc 11am	339	0.008	2.7

(Above: extract showing actual calculated Odour Emission Rates from sample report – April 2017. Full report available on request from Kingspan Klargester).

4

Kingspan Klargester BioDisc®

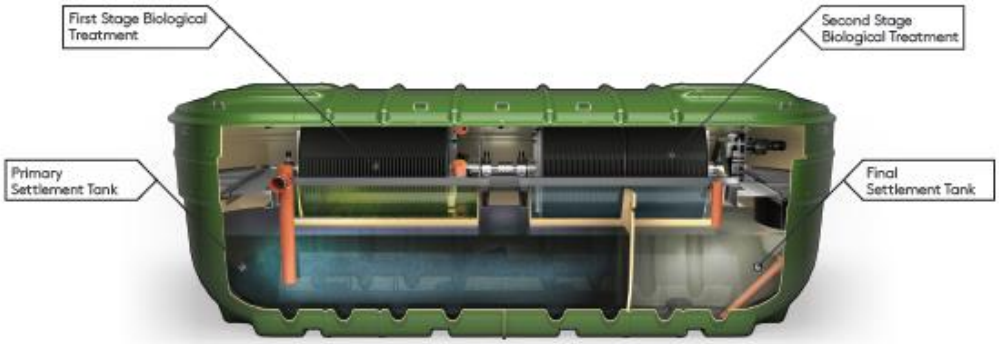
Technical specifications
How it works

Our flow management systems ensure optimum treatment performance in the treatment zones. BioDisc features two chambers to ensure a totally efficient operation with a unique flow balancing facility.

This managed flow system ensures peak performance by smoothing variable loads. Wastewater is moved at a controlled rate through the sections with the entire media area available, ensuring maximum treatment efficiency.

Performance & Compliance
- Odour free - independently tested in accordance with EN13725.
- Designed for applications selected in compliance with British Water Code of Practice Flows and Loads.

The Large BioDisc Wastewater Management Process






01
Primary Settlement Tank
This is the initial stage of treatment and simply involves the retention of coarse solids present in raw sewage and wastewater for subsequent gradual breakdown.

02
First Stage Biological Treatment
The liquor and fine solids then flow into the first stage of Biological Treatment. A unique managed flow system ensures peak performance by smoothing variable loads.

03
Second Stage Biological Treatment
The liquor is then fed forward at a controlled rate into Biological Treatment stage 2 for further treatment. This process ensures the whole media area available is utilised ensuring maximum efficiency.

04
Final Settlement Tank
The surplus micro-organisms continuously slough off the discs and are carried forward to the final settlement where they settle out as a humus sludge, leaving a clear treated effluent to be discharged to ground or water course.

Technical Specifications

Model Reference	BF	BG	BJ	BK	BL	BM	BN
Maximum Daily BOD (kg)	3	4.2	6	7.5	9	13.5	18
Maximum Daily Flow (m3)	10	14	20	25	30	45	60
Ø/Width (mm)	2450	2450	2450	2450	2450	2450	2450
Length (mm)	4345	5235	7755	7755	7755	10420	13100
Inlet Invert depth (mm)	600/1100	600/1100	600/1000	600/1000	600/1000	600/1000	600/1000
Depth Below Inlet Invert (mm)	1820	1820	1790	1790	1790	1790	1790
Outlet Invert Depth (mm)	700/1200	700/1200	750/1150	750/1150	750/1150	750/1150	750/1150
Overall Height (mm)	2825/3325	2825/3325	2830/3230	2830/3230	2830/3230	2830/3230	2830/3230
Height to Rim of Cover (mm)	2485/2985	2485/2985	2490/2890	2490/2890	2490/2890	2490/2890	2490/2890
Empty Weight (kg)	1315/1465	1660/1810	3100/3120	3200/3220	3300/3320	4200/4250	5500/5650
Standard Power Supply	1 phase	1 phase	1 phase	1 phase	1 phase	1 phase	1 phase
Motor Rating – 1 Phase (Watts)	120	180	250	370	370	550	2 x 370
Full Load Current 1 Phase (amps)	1.3	1.6	1.5	2.35	2.35	2.8	2 x 2.35
Optional Power Supply	3 phase	3 phase	3 phase	3 phase	3 phase	3 phase	3 phase
Motor Rating – 3 Phase (Watts)	120	180	250	370	370	550	2 x 370
Full Load Current 3 Phase (amps)	0.42	0.63	0.88	1.35	1.35	2.8	2 x 1.35
Sludge Return Pump Rating (Watts)	250	250	250	250	250	250	250

Protect your investment with our Smart Commissioning Package

This comprehensive package* includes commissioning, to ensure your commercial BioDisc runs optimally right from the start, as well as our remote monitoring solution – SmartServ Pro. Together, both provide total peace of mind when it comes to the ongoing performance of your wastewater treatment solution. Remember that installation of a suitable alarm system is required under EN 12566-3 (BioDisc BE-BF units only).

For information on our Smart Commissioning Package or wider service solutions, contact our team on helpingyou@kingspan.com or visit our website at kingspanservice.com

Register your warranty online by scanning the QR code below to enjoy an extended 3 year warranty period**

3 YR WARRANTY PERIOD

**Terms and conditions apply. Visit: https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms

* Available as an optional extra.

Fig 15 – K-Rend Cement Rendered Walls

Fig 16 – Indicative Slate Stone Wall

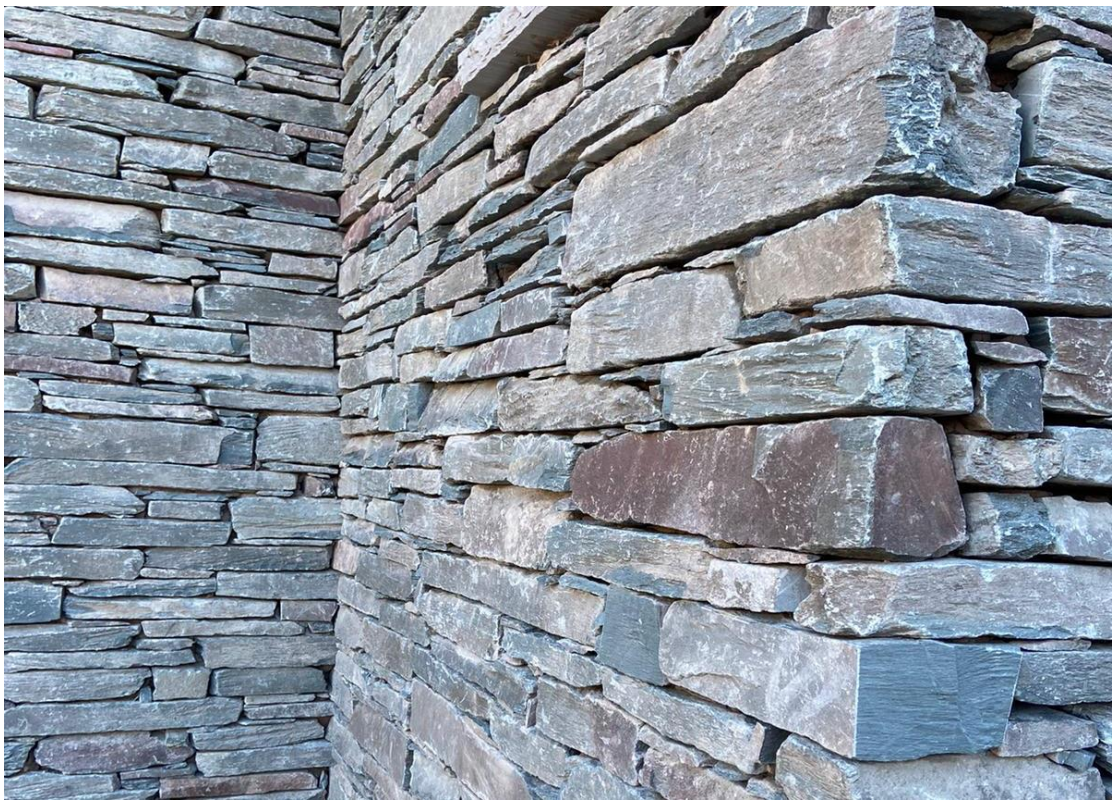


Fig 17 - Grey Flat Slate

Fig 18 – Anthracite UPVC – windows doors, gutters, fascia & soffit

Fig 19 – Integrated solar panels in slate roof.

Fig 20 – 1800mm timber hit and miss fence beside of entrance road and lawn (within plot)

THE END