

Design and Access Statement (DAS)

DAS-001

**Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row,
Whitehaven, Cumbria, CA24 3HY**

Proposed Contractors Offices & Construction Training Academy

07/09/2023 – Rev B



Document Control

Date	Issue Number	Change/Amendment	Author:
06/08/2023	-	First draft	
07/09/2023	Rev A	Amended following consultation with Cathy Henderson to allow validation	
19/10/2023	Rev B	Amended following consultation with Planning, UU & LLFD.	



Approval and Sign off

Project: Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row, Whitehaven, Cumbria, CA24 3HY

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

.....	6 th August 2023
Print	Sign	Date

B Design and Specification Approver

.....	6 th August 2023
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr William King		
.....	6 th August 2023
Print	Sign	Date



Contents

1. Introduction..... 5

2. Flood Risk..... 5

3. Use..... 6

4. Appearance..... 9

5. The Ingwell Road Vernacular 9

6. Site Character. 12

7. Secured by Design 13

8. Energy Efficiency..... 13

9. Access 13

10. Scale..... 14

11. Proposal 14

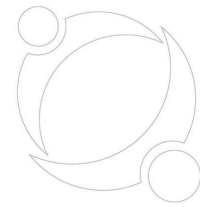
12. Overlooking & Impact..... 14

13. Environmental and geological 14

14. Drainage 16

15. Vision 16

16. Appendices 17



1. Introduction

This Planning Statement supports a full planning application by William King creation of contractors offices & construction academy at Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row, Whitehaven, Cumbria. This is a full planning application for the proposed contractor yard, and associated services and infrastructure.

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.

William King Construction are committed to the delivery of this scheme at Westlakes Science Park and have carried out extensive studies, surveys, consultations, and assessments, in order to create a deliverable, and sustainable commercial 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
- Flood risk assessment

2. Flood Risk

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

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

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

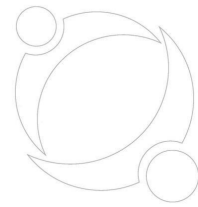
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

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

Flood Defences

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

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



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

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

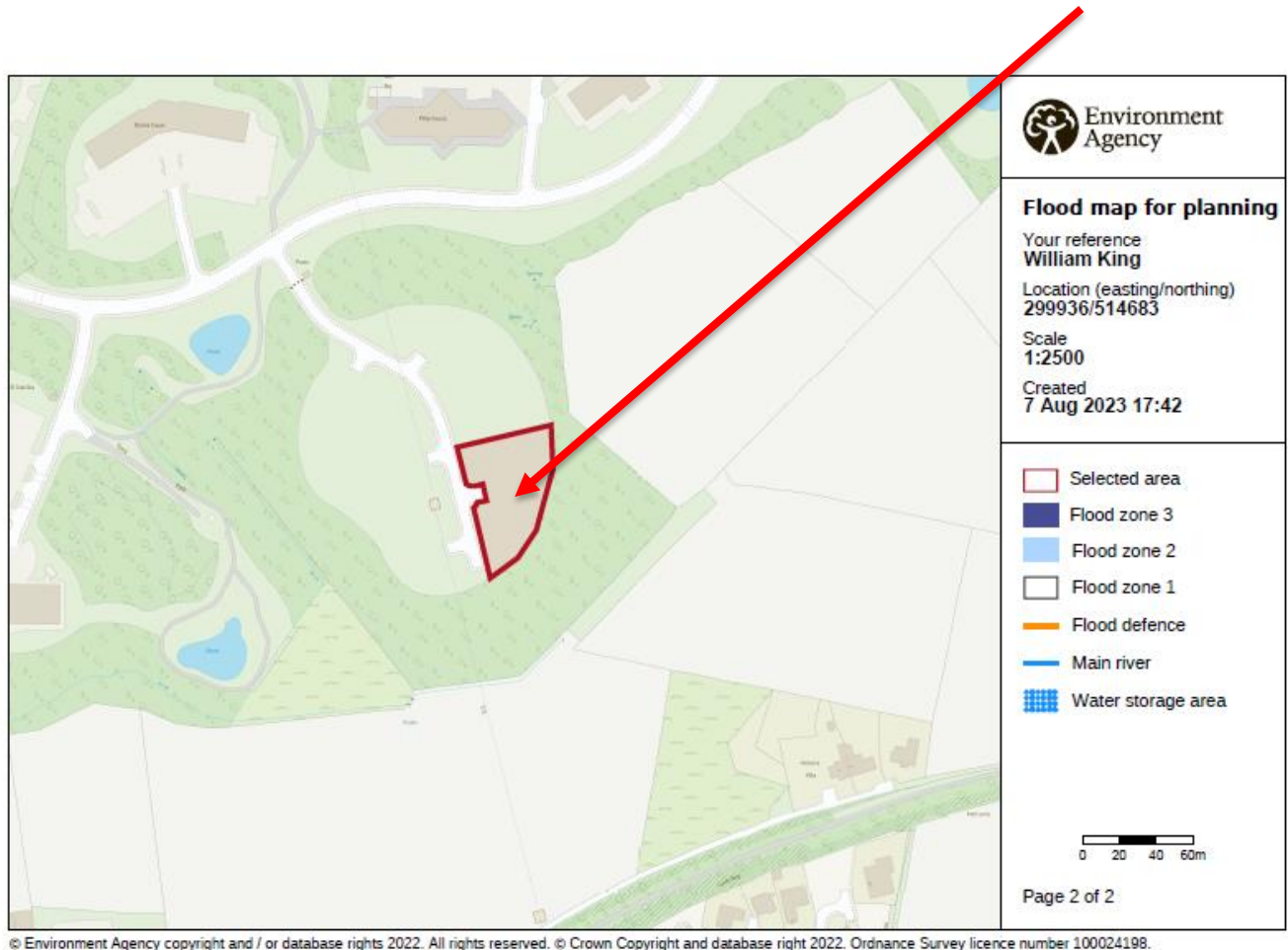


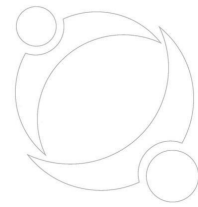
Fig 1 – Environment Agency Flood Maps

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

3. Use

The site is currently allocated for B1 & D1 usage in line with Copeland Local Plan, the offices are primarily to support William King Construction limited which is a direct SME to Sellafield and propose to use the off-site training facility to upskill of site construction apprentices working directly for William King Construction limited, research and development for Sellafield projects.

The facility is also working in partnership with local charity to assist with construction development and training to disadvantaged young people, with the main objective is to provide professional skills which may provide additional employment opportunities within the construction industry.



Class B1. Business

Use for all or any of the following purposes—

- (a) as an office other than a use within class A2 (financial and professional services),*
- (b) for research and development of products or processes, or*
- (c) for any industrial process,*

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

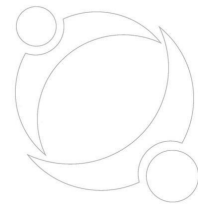
Class D1. Non-residential institutions

Any use not including a residential use —

- (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner,*
- (b) as a crèche, day nursery or day centre,*
- (c) for the provision of education,*
- (d) for the display of works of art (otherwise than for sale or hire),*
- (e) as a museum,*
- (f) as a public library or public reading room,*
- (g) as a public hall or exhibition hall,*
- (h) for, or in connection with, public worship or religious instruction.*

The proposed contractors offices & construction academy is considered an appropriate development and 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 SS2 - Sustainable Housing Growth
- 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 DM22 - Accessible Developments
- Policy DM24 - Development Proposals and Flood Risk
- Policy DM26 - Landscaping
- Policy DS4PO - Strategic Development Priority Projects
- Policy DS5PO - Development Principles
- Policy DS7PO - Design Standards
- Policy DS8PO - Reducing Flood Risk
- Policy DS9PO - Sustainable Drainage
- Policy DS10PO - Landscaping
- Policy DS11PO - Soils and Contamination
- Policy E1PO - Economic Growth
- Policy E2PO - Location of Employment
- Policy E3PO - Westlakes Science and Technology Park (Regionally Significant Park)
- Policy E4PO - Employment Sites and Allocations
- Policy E5PO - Opportunity Sites and Areas
- Policy E6PO - Safeguarding of Employment Sites
- Policy CC1PO - Reducing the impacts of development on climate change



Copeland Borough Council Settlement Hierarchy

POLICY EMP 2: Westlakes Science and Technology Park

Land with planning permission and land allocated for employment use has been identified on the proposals map as E1. Within this area development in Use Classes B1 and D1 will be permitted.

Development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park.

Strategic Employment Site	<ul style="list-style-type: none"> • Over 5ha developed in large plots • Classes B1, B2 and B8 • Access to the Primary Route Network • Potential to be served by public transport • Good proximity/links to Key Service Centres • Masterplan incorporating landscaping
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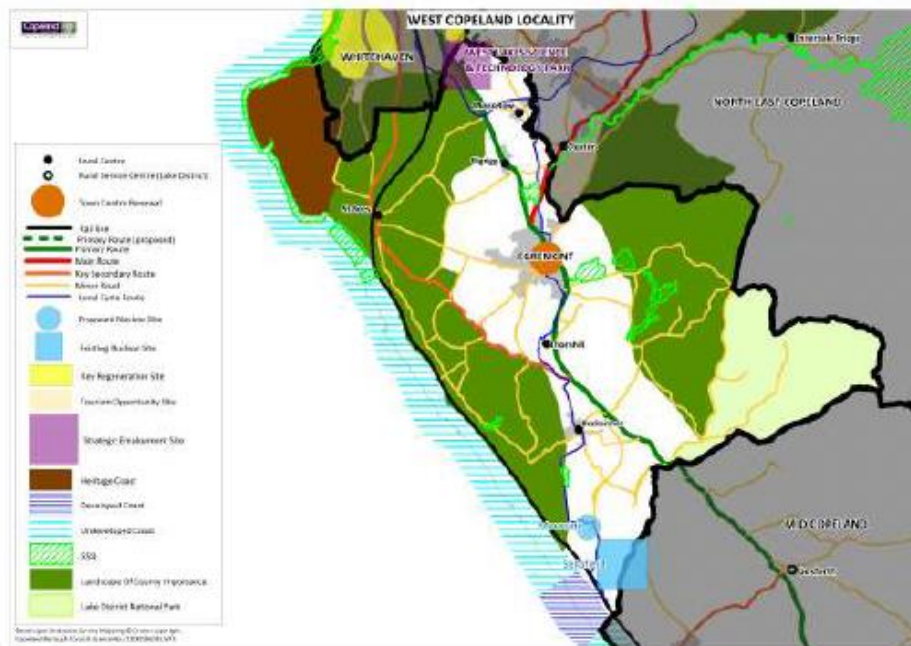


Fig 2 – Westlakes falls under the “West Copeland Spatial Portrait”

The proposed scheme will produce socioeconomic growth, within construction and supporting Sellafield Ltd, provided additional employment to William King Construction Ltd, directly supporting the Phoenix Enterprise Centre office.

Full Time Employment		Part Time Employment		3rd party supply chain*
10	Office Staff	2	Cleaners	Builders Merchants
1	Construction Trainor	1	Landscaper	Collage Partnerships
1	Construction Assessor	1	Consultants	Catering companies
1	Quantity Surveyor			Hotels / B&B's
1	Building Surveyor			Taxis & Transport



4. Appearance



Fig 3 - Google map highlighting the area.

5. The Ingwell Road Vernacular

Westlakes Science Park & Ingwell Road area has created its built form strategically to meet the commercial needs, there are several different styles in the vicinity from ultra-modern and basic commercial buildings / units (see photos over).

There is no traditional set architectural style within the Westlakes Science Park or the immediate area of Ingwell Drive, however the design, scale and massing of the proposal has been carefully considered to be complement the adjacent site / plot (un-developed) and as agreed at the within early-stage consultation with BEC.

Planting/Screening

A Landscape Planting Scheme has been considered and will be included within the proposal if any screen is required (this may be to the north elevation but not expected), as the scheme is set within rural land, all planting would be sympathetic to the local landscape at Westlakes. The use of retained and planted indigenous hedges as per the plan that are local to Cumbria, this will promote and provide habitation to the local wildlife along with additional screening (upon completion if required)

- Buckthorn (*Rhamnus frangula*)
- Hazel (*Corylus avellana*)
- Spindle (*Euonymus europaeus*)
- Dogwood (*Cornus sanguinea*)
- Holly (*Ilex aquifolium*)
- Dog rose (*Rosa canina*)
- Wild privet (*Ligustrum vulgare*)
- Blackthorn (*Prunus spinosa*)
- Hawthorn (*Crataegus monogyna*)
- Cherry Laurel (*Prunus Laurocerasus*)



Photograph 1 – Aerial view of nearby properties



Photograph 2 – Aerial view of nearby properties





Photograph 3 – Aerial view of nearby properties



Photograph 4 – Aerial view of nearby properties





Photograph 5 – Aerial view of nearby properties

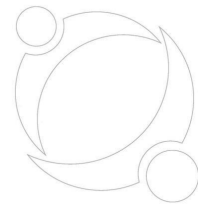


6. Site Character.

The style of the development is considered sympathetic to it surrounding, the dormant plot remains unoccupied, and this area of the site is relatively unused, the adjacent plot houses the Goodlives Project (Community Gardens) using poly tunnels through the development and designed to keep the scale & massing to a minimum (low rise temporary ISO containers (storage, amenity & office training room)

Photo 6 – Aerial Photo of the adjacent Goodlives Project.



**Proposed palette of materials:**

- Yard hardstanding
 - Type 1 hardcore to store / training area
 - Grey limestone chippings carpark area
- Containers (3no Office, Store & Amenity) – Gray painted
- Fence and gates - 2.4m galvanised palisade security fencing (green plasticoated)

7. Secured by Design

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible boundary via 2.4m galvanised palisade fence and associated personal and vehicular gates, Monitored CCTV with CIS keyholder service (Policy DM10 – Achieving Quality of Place) the containers are fitted with modern compliant doors and window locking systems to PAS 24 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, supplemented by a highly efficient energy source.

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

- Fully insulated ISO containers (Only heated units – Office, Amenity & Training Rooms)
- Highly efficient A rated electrical heating & hot water.
- 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).

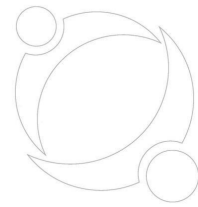
9. Access

Westlake, Science & Technology Park is accessed via an existing CCC highway road (A595) and pedestrian access to the west of the site, the plot has direct infrastructure privately owned but designed to adoptable standards but maintained by the WSTP maintenance agreement, the site benefits from parking for minimum 10-20 cars and suitable for turning and delivery by articulated vehicular as indicated on plan.

The site boasting an area of 2196m², 1134m² of hardcore training and storage area and 1062m² of parking and office area, the site entrance provided with full length channel drain (as plan) to prevent rainwater runoff onto highway, site entrance gate must open inwards on to the site **NOT** on to the road.

Traffic Management

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Local road sweeping contractor will be used to ensure cleaning of site entrances and the adjacent public highway;



- Garic wheel wash will be utilised to minimise dirt on to the road
- All HGVs to be sheeted when removing spoil to/from the site to prevent spillage or deposit of any materials on the highway (we don't expect to be taking anything off site).
- All construction vehicles will take the shortest route when on Westlakes down Ingwell drive to the A595.
- Management of junctions to and crossings of the public highway and other public rights
- of way/footway will be controlled via site banksmen for the full duration of the project.
- We proposed to use the existing site entrance and don't propose of any temporary access points (vehicular / pedestrian)
- We don't envisage surface water management being a requirement due to the site size and plan to strip and stone over two dry days.

10. Scale

The proposed development has been designed in keeping with the local vernacular architecture and to replicate the scale of recently constructed plots to the North, South & West of the proposed.

- Office Block Container - 29.28 m²
- Amenity & Training Container - 29.28 m²
- ISO Container Storage Unit - 29.28 m²
- Parking - 1062.00 m²
- Store & Skills Training Area - 1134.00m²
- Total Plot Area - 2196.00m²

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

11. Proposal

The proposal is to provide full planning for a Proposed Contractors Offices & Construction Academy, We consider the proposal will secure a minimum of 15 full time employed staff working from the offices and provide opportunity for other users and secondary tire users.

12. Overlooking & Impact

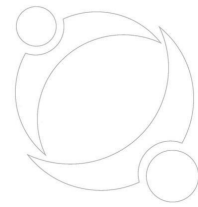
The proposal is considered that acceptable overlooking distances would be maintained throughout the site and provide a balance which results in a good neighbourly design solution for the site in accordance with good design guide and akin to the surround area.

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)

We don't propose any new surface water as shown on drainage plan as per the adjacent Goodlives Project.



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 emissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpassed 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 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, routine ground sampling will be conducted post & pre lease agreement.

Sound

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

Road Cleaning

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

Air Quality/Dust Management

All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance.

Water usage should be restricted to just enough to dampen the area and not cause undue water run off or damage.

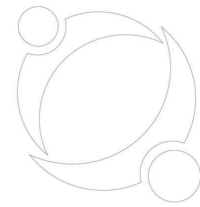
Excess water to be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

Waste (including Hazardous)

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

Water Courses and Groundwater

No water courses currently would be affected within the site boundary



14. Drainage

The site also benefits from a surface water drainage system (see plan for location of on-site drains) it is intended that the new foul water would be laid around the property to facilitate or proposal and treated via a Marsh Ensign Ultra Treatment Plan (see fig 10 Appendix for all details) then discharge to the water course with a built sluice, this has been the adopted design as the ground is clay and wouldn't accept a percolation test in accordance with BRE 365, therefore discharge to the surface water is our second option,

We don't propose to have any surface water catchment and rely of the percolation of the existing ground backed with an addition 300mm of hardcore to assist with the ground runoff and percolation naturally to the nearby water course (as existing) as per the adjacent Goodlives Project.

The foul 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
- Foul drainage 1-60-80 falls minimum
- 450mm PPIC Inspection chambers at change of gradient and direction
- 20 people x 200lt per person per day = Total 4000lt per day norm (very worst case)
- Outfall to be fitted with a non-return valve at the sluice

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL Amenity & Training Block = 10.000)				
Foul Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
F1	9.200	9.850	1.000	-
F2	8.850	9.400	24.800	1-70
F3	8.450	9.050	30.800	1-77
F4	8.350	8.850	5.600	1-56

15. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan.
- 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.
- The aspiration to create a cohesive design that brings character & additional employment to the area and exciting new business that meet the needs of local commerce, 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.
- Suitable vehicular and pedestrian's access in accordance with highways requirements and turning to the site entrance.



16. Appendices

Photo 7 – Aerial Photo of Plot 5B – North to South



Photo 8 – Aerial Photo of Plot 5B – Plan view





Photo 9 – Aerial Photo of Plot 5B – West to East



Photo 10 – Aerial Photo of Plot 5B – South to North





Photo 11 – Arial Photo of Plot 5B – East to West



Photo 12 – Arial Photo of Plot 5B – North to South





Fig 4 – Copeland Local Plan – 2013-2028

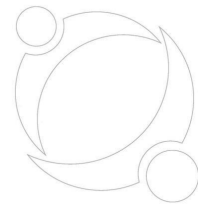
Table EM2 : Proposed Employment Sites

	Site	Employment land with planning permission (ha)	Employment allocations (EMP1) (ha)	Permitted use
	Business/Science Park	31.84	19.12	B1, D1
E1	Westlakes Science and Technology Park	31.84	19.12	(see Policy EMP 2)
	Strategic Employment Site	12.70		B1,2,8
E2	Whitehaven Commercial Park	12.70		
	Local Employment Site	6.65	18.68	B1,2,8
	<i>Whitehaven</i>			
E3	Haig Enterprise Park	0.20		
E4	Sneckyeat Road		1.72	
E5	Red Lonning	0.60		
	<i>Cleator Moor</i>			
E6	Leconfield	2.55		
E7	Leconfield Extension		5.28	
E8	Cleator Mills		2.74	Also leisure/tourism related uses
	<i>Egremont</i>			
E9	Bridge End	1.10		
E10	Bridge End Extension		2.9	
	<i>Millom</i>			
E11	Millom Pier		3.00	Also leisure/tourism related uses
E12	Mainsgate Road Expansion Site		2.34	
E13	Devonshire Road	1.20		
	<i>Others</i>			
E17	Frizington Road, Frizington	1.00		
E21	Seascale Rural Workshops		0.70	
	Total	51.9	37.8	

Note: Class B1 is business use and includes offices, research and development, studios, labs as well as light industry.

Class B2 is general industrial use

Class B8 is use of storage or as a distribution centre



POLICY EMP 1: Employment land allocation

The designation of land for employment use includes approximately 89ha of land allocated or with planning permission for employment use set out in Table EM2. Within these areas development for or changes of use to the employment uses prescribed in Table EM2 will be permitted provided that the requirements of other plan policies are met.

5.2.15 The designation of land for employment and industry uses in Policy EMP 1 is based on the classification of sites in Regional Planning Guidance and the Joint Structure Plan.

Business/ Science Park	<ul style="list-style-type: none"> • Class B1, D1 • Over 1ha • Access to the Primary Route Network • Served by public transport, cycle and pedestrian networks • Good proximity/links to Key Service Centres • Masterplan and very high standard of design and landscaping • Potential for links to higher education institutions and knowledge based industry
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Business/Science Park

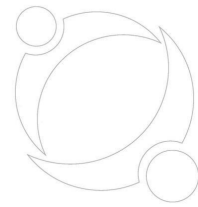
JSP Total Requirement	30ha
Land with Planning Permission	31.84ha
New Employment Allocation	19.12ha
Plan Total	50.96ha

Phasing: Land with planning permission to be substantially developed out before new allocation

The Westlakes Science and Technology Park

The Park is of great significance to West Cumbria as a focus for the development of nuclear technologies and skills and as a high quality location for knowledge based employment. The North West Development Agency has designated it a Regional Investment Site.

The first phases of development have proved very successful in attracting new commercial and technology/research enterprises. A landscaping plan, thematic layout and design brief for the existing site has been approved. The aim will be to produce individual groups of high quality business park development within a parkland setting on the urban fringe, well-related to the advocated road improvements, areas



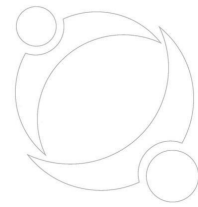
of socio-economic deprivation and at the centre of the North Copeland "growth-triangle". Some 700 jobs have been created through existing development and the Park has the potential to become one of the top Science Parks in the country with an international reputation especially in the areas of environmental science, biotechnology, genetics, environmental engineering, nuclear technologies and decommissioning. To further this aim all new development on the Park will be restricted to B1 uses which covers offices, research and development, studios, laboratories, high tech and light industry uses but only where the use comprises scientific research and development with ancillary industrial production. In order to preserve the research and development focus of the Park, mass production or high tonnage production will not be permitted.

An exception to this approach will be development associated with higher education under the D1 Use Class. The proposed takeover of the West Lakes Research Institute by the University of Central Lancashire (UCLAN) has brought about considerable potential for higher education and academic research associated development at Westlakes Science and Technology Park.

The Council fully recognises the benefits of encouraging technological innovation and its transfer to business within the site and will seek to work with UCLAN to accommodate its requirements for future academic expansion. Any academic uses (both undergraduate taught provision and post graduate research) will remain ancillary to the primary commercial role of the Park itself and student housing accommodation will not be permitted within the Park.

Overall, with the potential for future growth in mind, 19ha of land have been allocated. All proposed development on the Park must be designed to a high standard and Transport Assessments and/or Travel Plans will be required in accordance with Policy TSP7¹⁸. Flooding issues must also be taken into account and a Flood Risk Assessment and Drainage Strategy will also be required. The importance of retaining wildlife strips adjacent to watercourses must also be considered. A sensitive landscaping scheme will also be an essential part of any development proposals to maintain the established character of the Park. The landscaping scheme must include particular attention to the creation of buffer zones between the development areas on site and adjoining housing. Access to the highway network via the Summergrove area or to the Moor Row to Keekle Road (C4003) will be restricted to emergency purposes only.

¹⁸ Superseded by Copeland Local Plan 2013-2026 Core Strategy and Development Management Policies T1 and DM22



Comments re DEV 4¹⁹ sequence/phasing

This is a special case. Although involving greenfield land this was originally based on an existing building complex (former Ingwell School). It is a Regional Investment Site with a vital role to play in regenerating the local economy. The aim is to provide for a steady rate of development through the plan period in association with housing allocations in the nearby Key Service Centres and the land with planning permission is expected to be developed before the new allocation of 19 ha. All further development will be subject to a Development Brief (in accordance with Paras 3.4.4 and 5.2.19) which will include requirements for comprehensive landscaping, secondary highway access and the need for phased implementation ahead of the building programmes (as detailed above).

POLICY EMP 2: Westlakes Science and Technology Park

Land with planning permission and land allocated for employment use has been identified on the proposals map as E1. Within this area development in Use Classes B1 and D1 will be permitted.

Development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park.

Strategic Employment Site	<ul style="list-style-type: none"> • Over 5ha developed in large plots • Classes B1, B2 and B8 • Access to the Primary Route Network • Potential to be served by public transport • Good proximity/links to Key Service Centres • Masterplan incorporating landscaping
----------------------------------	--

Strategic Employment Site

JSP Total Requirement	15ha
Land with Planning Permission	12.7ha
New Employment Allocation	---
Plan Total	12.7ha

Phasing: None

¹⁹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (para 3.5.13 – 3.5.15)

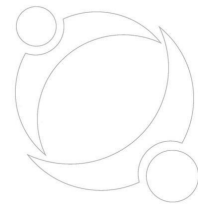


Fig 5 – Flood Map (Environment Agency)



Flood map for planning

Your reference	Location (easting/northing)	Created
William King	299936/514683	7 Aug 2023 17:42

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

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

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

Notes

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

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

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

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

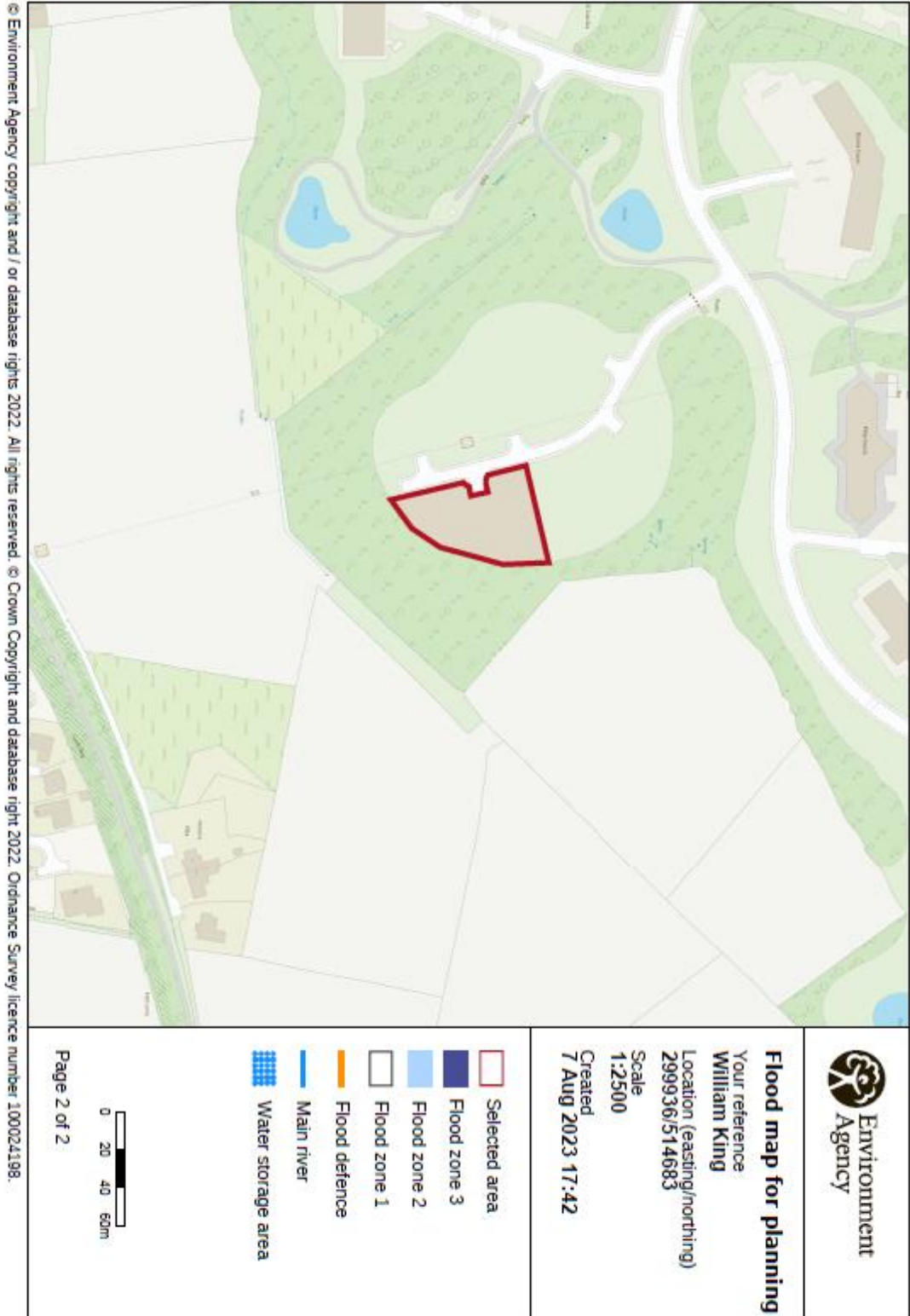
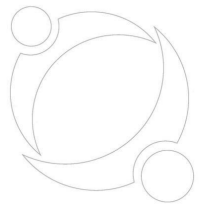






Fig 6 – Radon Report (BGS) – 50 Arlecdon Road (closest property to the plot)

 **Report of address search for radon risk** 

Issued by UK Health Security Agency and British Geological Survey. This is Based upon Crown Copyright and is reproduced, where applicable, with the permission of Land & Property Services under delegated authority from the Controller of Her Majesty's Stationery Office, © Crown copyright and database right 2014MOU512.

Address searched: Westlakes Engineering Ltd, Galemire Court, Crow Park Way, Westlakes Science & Technology Park, Moor Row, CA24 3HY
Date of report: 7 August 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 is 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.

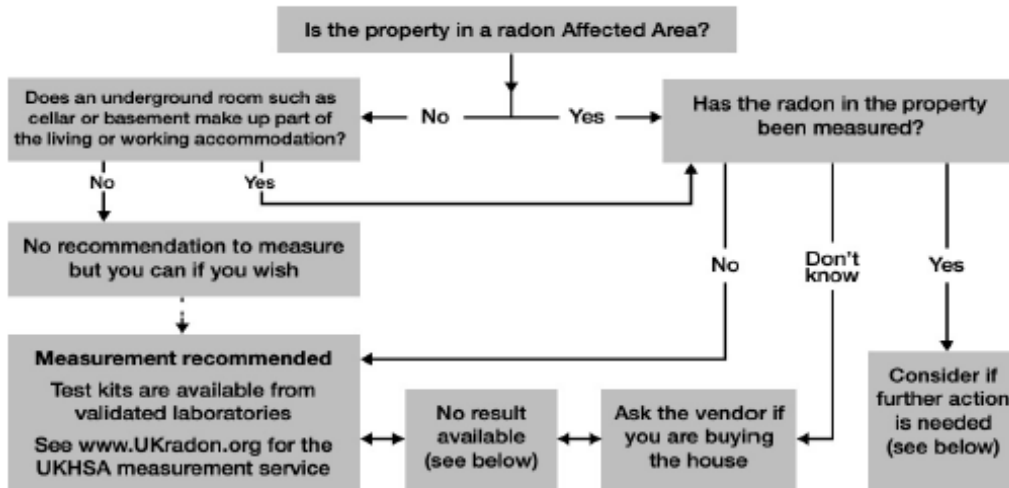
Further information is available from UKHSA or <https://www.ukradon.org>

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>

© Crown copyright UK Health Security Agency 2022

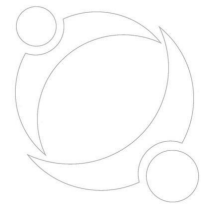
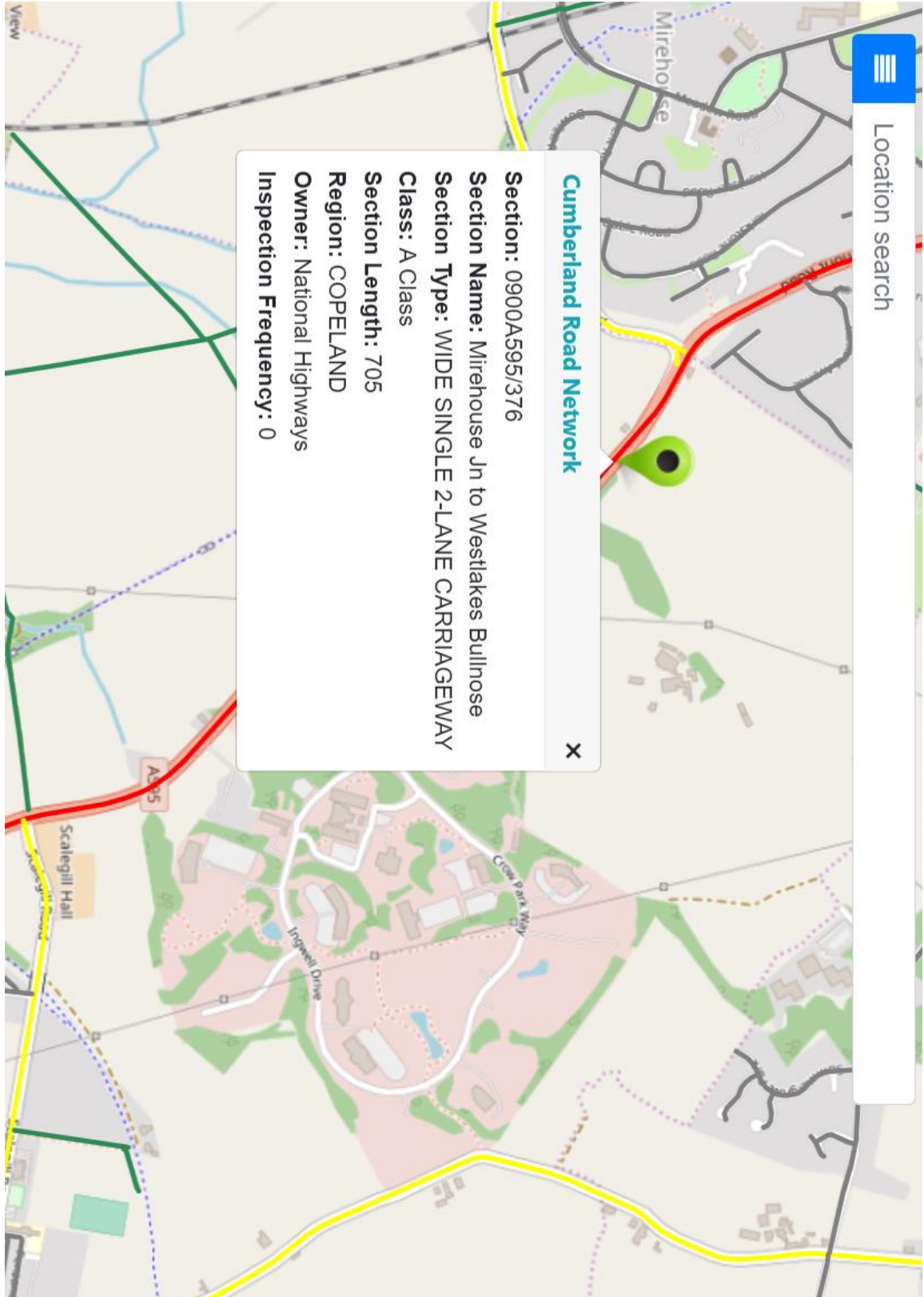


Fig 7 – Cumberland Highways Road Classification (Private Roads Within Westlakes)



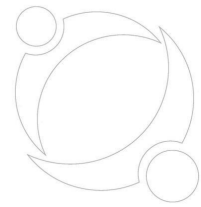
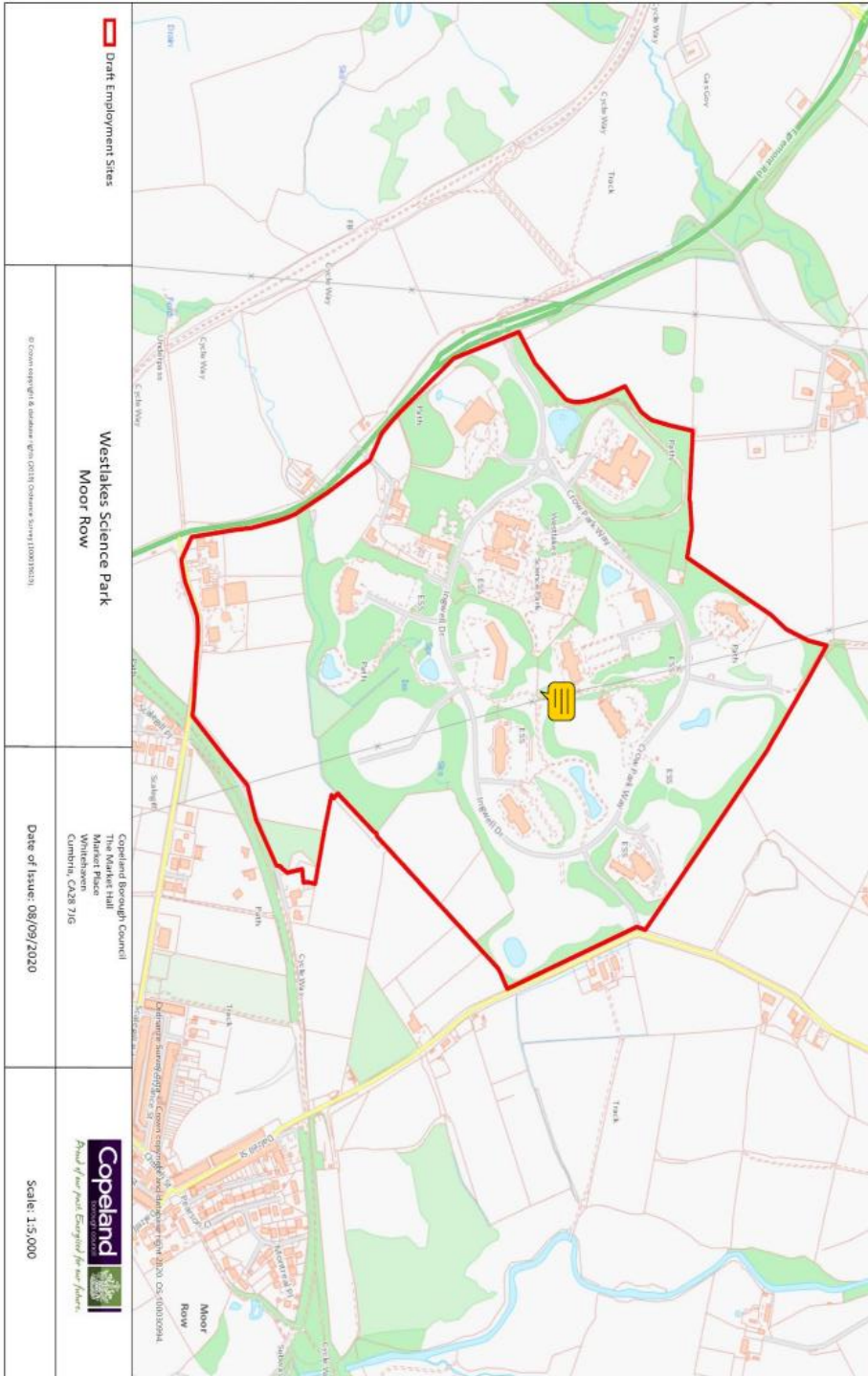


Fig 8 – Copeland development boundary



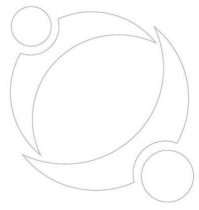
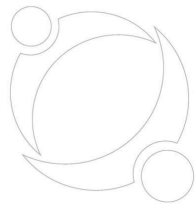


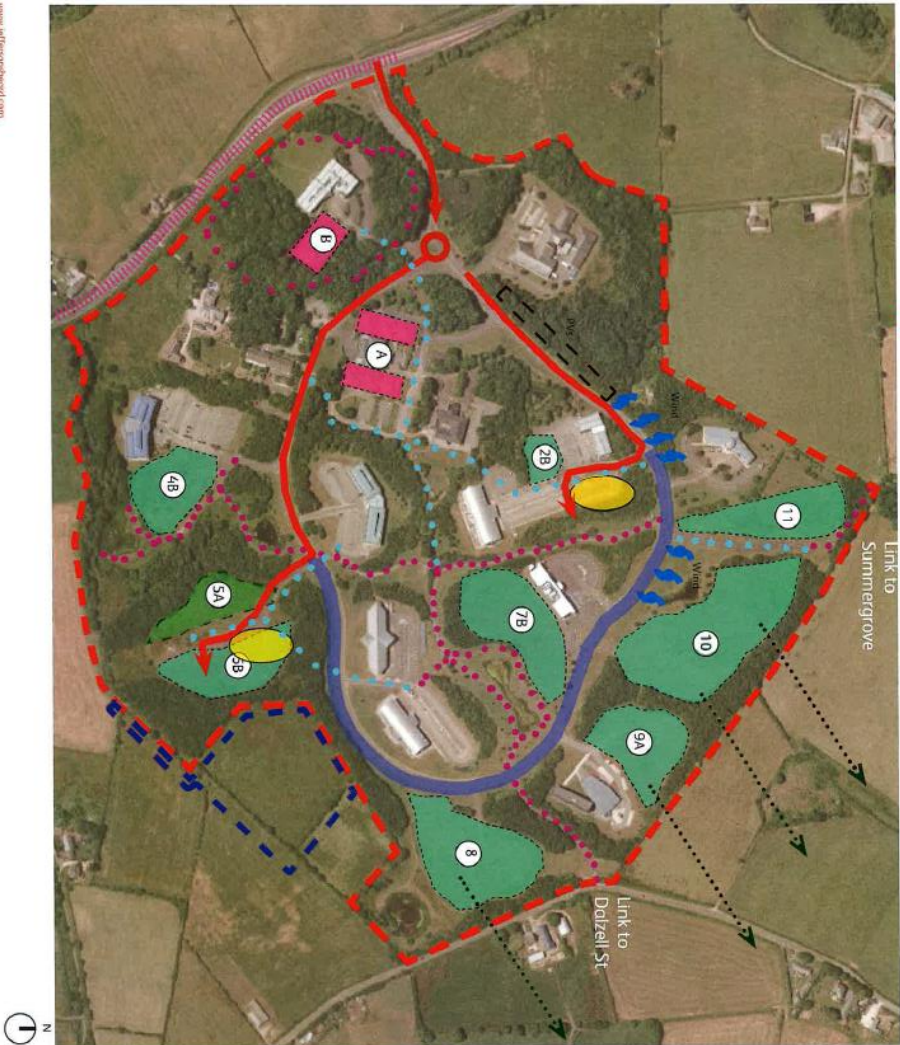
Fig 9 – Westlakes Marketing





August 2022

Design Development Opportunities

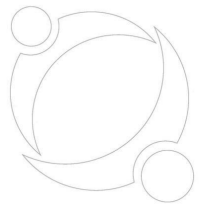


- Legend**
- - - - - Indicative Site Boundary
 - - - - - Option Land
 - Primary Vehicular Route
 - Future vehicle access only pedestrianised roads
 - New pedestrian links
 - Prominent views from the site
 - - - - - Active Frontage to A595
 - ● ● ● ● Prominent existing footpaths
 - □ □ □ □ Available Development Plots
 - □ □ □ □ Potential Refurb/ Development Plots
 - □ □ □ □ Community Garden Site
 - □ □ □ □ Potential Site for Photo Voltatics
 - □ □ □ □ Potential Site for Wind Turbines
 - □ □ □ □ Potential Carpark Hub
 - A** Ingwell Hall Pavilions refurb/ demolition for new office space
 - B** Innovation Centre Carpark
 - 8** New Hotel Site
 - 2B** 0.2 ha - Nursery community
 - 4B** 0.7 ha - CAT A Offices
 - 5A** 0.69 ha - Community Garden / Pet Daycare
 - 5B** 0.64 ha - Bonded Carparking / PV
 - 7B** 0.59 ha - CAT A Offices & Communal Hub
 - 8** 0.86 ha - Student / Contractor Accommodation / F&B Units
 - 9A** 0.62 ha - High End Offices
 - 10** 1.66 ha - R&D Office / Warehouse Units
 - 11** 0.34 ha - Student / Contractor Accommodation

www.jstewartarchitects.com

2098 | WJSP | Design Study

116



8/23/23, 5:57 PM

Google Maps

Google Maps

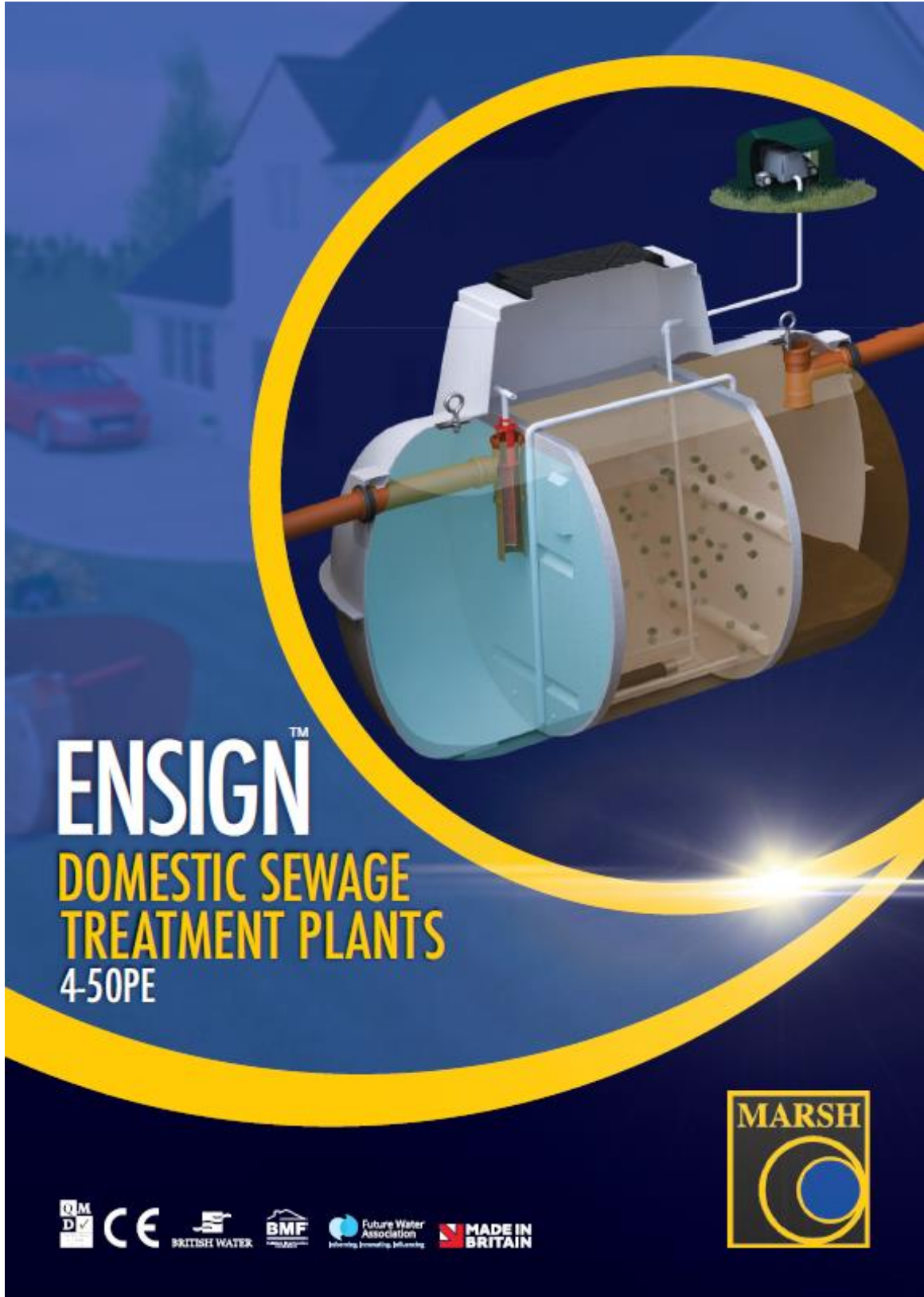


Imagery ©2023 Google, Imagery ©2023 Airbus, CNES / Airbus, InForma Ltd & Bluebird, Maxar Technologies, Map data ©2023 50 m

<https://www.google.com/maps/@54.5231508,-3.5485582,487m/data=!3m1!1e3?emr=1lu>



Fig 10 – Marsh Treatment Plant Details





ECONOMIC, EFFICIENT, ENVIRONMENTALLY SAFE

Marsh Ensign – Advanced sewage treatment plant

The Marsh Ensign is widely regarded as one of the most efficient, reliable and economical sewage treatment plants on the market.

The standard Ensign has been adapted to improve reliability and the Ensign:Ultra now brings unique enhancements to further improve noise level, treatment efficiency and final effluent quality.

Class leading performance

Tested and approved to BSEN12566-3/A1:2009 all Ensign units provide treatment well within national consent requirements. Published test results of 11.5:19.2:8.4mg/ltr (BOD:suspended solids:ammonia), with influent concentrations on test higher than those chosen by most competitor plants, effectively equates to 97% pollutant removal.

Unrivalled choice

Ranging in size from 4 to 50+ PE in Ultra, Standard and Shallow versions of each, and with a wide range of ancillaries, almost all site, consent and budget requirements can be met by units from the range.

Why choose Marsh Ensign?

End users, merchants and installers alike recommend the Ensign range due to its ease of installation, reliability, and cost-effective operation and maintenance. All backed by technical support from local contacts.



Design:Ultra model shown for illustrative purposes only

PRINCIPLE TANK FEATURES (DETAILED TANK FEATURES SHOWN OPPOSITE)

- 1 Inlet
- 2 Primary settlement chamber
- 3 Aeration chamber
- 4 Compressor with alarm
- 5 Compressor housing (External or internal options)
- 6 RCD / Electrical connection
- 7 PVC pressure pipe for diffuser(s)
- 8 Bio-media
- 9 Stainless steel mesh
- 10 Final settlement chamber
- 11 Sludge return
- 12 Unique Polylok tertiary filter (Ensign:Ultra units)
- 13 Outlet
- 14 Access lid
- 16 Integral lifting eyes
- 17 Stabilising feet
- 17 Unique 'keying-in' lip

OPTIONAL EXTRAS





TANK FEATURES



ENSIGN:ULTRA

SHALLOW ENSIGN:ULTRA



- 1** **Inlet with 'Foraheda seal'**
Forsheda seal provides flexibility in the joint for easier installation. Optional risers to increase invert depth are available.
- 4** **Advanced compressor with alarm**
Near silent compressor ensures minimal running, maintenance and servicing costs. Integral alarm detects low pressure in air line.
- 5** **Compressor housing (External or internal options)**
The compressor can be housed internally or externally with no difference in cost. External recommended to increase compressor life, and supplied as standard on 4PE, shallow and pumped outlet versions.
- 6** **RCD / Electrical connection**
The RCD box provides easier installation and provides a higher degree of safety.
- 7** **PVC pressure pipe / diffuser(s)**
Provides a protective conduit for the air diffuser line. Can be easily removed for maintenance and cleaning.
- 8** **Bio-media**
High specification bio-media (310m³ per m²) and membrane diffusers ensure even circulation to eliminate 'dead spots'. The bio-media is contained by a stainless steel securing mesh to ensure no migration during handling or potential flooding.
- 9** **Stainless steel mesh**
Retains media in aeration chamber during transportation and handling, and in the event of flooding.
- 11** **32mm sludge return**
Larger diameter sludge return prevents the possibility of blockages and improves system circulation. Provides higher effluent quality whilst balancing flow over a 24 hour period or periods of intermittent use.
- 12** **Unique Polylok tertiary filter (Ensign:Ultra unit only)**
The Polylok tertiary filter reduces suspended solids and BOD by a further 40% helping to extend drainage field life.
- 13** **Outlet with 'Foraheda seal'**
Forsheda seal provides flexibility in the joint for easier installation. Optional pumped outlets are available.
- 14** **Impermeable lid**
Heavy duty lid/frame improves strength and durability whilst blending into the surrounding environment.

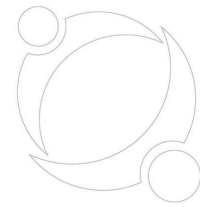
SPECIFICATIONS

Ensign:Ultra						Shallow Ensign:Ultra									
Model (Pvc)	Length	Width +140mm	Height	Inlet		Outlet		Model (Pvc)	Length	Width +140mm	Height	Inlet		Outlet	
				Invert	Ø	Invert	Ø					Invert	Ø	Invert	Ø
4	1600	1332	1575	540	110	600	110	6	2860	1912	1600	500	110	575	110
6	2602	1650	1985	550	110	625	110	8	2860	1912	1600	500	110	575	110
8	2602	1650	1985	550	110	625	110	10	2860	1912	1600	500	110	575	110
10	2602	1650	1985	550	110	625	110	12	2860	1912	1600	500	110	575	110
12	2860	1912	2139	550	110	625	110	16	3400	1912	1600	500	110	575	110
16	2860	1912	2284	720	110	800	110	20	4200	1912	1600	500	160	575	160
20	3650	1912	2284	720	160	800	160	25	4200	1912	1600	500	160	575	160
25	3650	1912	2284	770	160	850	160	30	5200	1912	1600	500	160	575	160
30	4200	1912	2284	770	160	850	160	35	5200	1912	1600	500	160	575	160
35	4200	1912	2284	770	160	850	160								
40	5200	1912	2284	770	160	850	160								
45	5200	1912	2284	770	160	850	160								
50	5200	1912	2284	770	160	850	160								

Notes:
 > Larger population sewage treatment plants may be supplied as multiple tank configurations. For precise tank sizes and configurations, please contact Mesh Industries
 > All dimensions in mm



TANK FEATURES																
	ENSIGN:STANDARD		SHALLOW ENSIGN:STANDARD													
1	Inlet with 'Forshedra seal' Forshedra seal provides flexibility in the joint for easier installation. Optional risers to increase invert depth are available.															
4	Compressor with alarm Low-energy compressor provides minimal running, maintenance and servicing costs. Integral alarm detects low pressure in air line.															
5	Compressor housing (External or internal options) The compressor can be housed internally or externally with no difference in cost. External recommended to increase compressor life, and supplied as standard on 4PE, shallow and pumped outlet versions.															
6	Plug / socket connection Standard electrical connection															
7	PVC pressure pipe for diffuser(s) Provides a protective conduit for the air diffuser line. Can be easily removed for maintenance and cleaning.															
8	Bio-media High specification bio-media (310m ³ per m ³) and membrane diffusers ensure even circulation to eliminate 'dead spots'. The bio-media is contained by a stainless steel securing mesh to ensure no migration during handling or potential flooding.															
9	Stainless steel mesh Retains media in aeration chamber during transportation and handling, and in the event of flooding.															
11	32mm sludge return Larger diameter sludge return prevents the possibility of blockages and improves system circulation. Provides higher effluent quality whilst balancing flow over a 24 hour period or periods of intermittent use.															
12	Polylok tertiary filter NOT supplied on Ensign:Standard range															
13	Outlet with 'Forshedra seal' Forshedra seal provides flexibility in the joint for easier installation. Optional pumped outlets are available.															
14	Standard lid Marsh lid protects inner components whilst blending into the surrounding environment.															
SPECIFICATIONS	Ensign:Standard						Shallow Ensign:Standard									
	Model	Length	Width	Height	Inlet		Outlet		Model	Length	Width	Height	Inlet		Outlet	
	Peel		+/-100mm		Invert	Ø	Invert	Ø	Peel		+/-100mm		Invert	Ø	Invert	Ø
	4	1600	1332	1575	540	110	600	110	6	2860	1912	1600	500	110	575	110
6	2602	1650	1935	550	110	625	110	8	2860	1912	1600	500	110	575	110	
8	2602	1650	1935	550	110	625	110	10	2860	1912	1600	500	110	575	110	
10	2602	1650	1935	550	110	625	110	12	2860	1912	1600	500	110	575	110	
12	2860	1912	2139	550	110	625	110	16	3400	1912	1600	500	110	575	110	
16	2860	1912	2284	720	160	800	110	20	4200	1912	1600	500	160	575	160	
20	3650	1912	2284	720	160	800	160	25	4200	1912	1600	500	160	575	160	
25	3650	1912	2284	770	160	850	160	30	5200	1912	1600	500	160	575	160	
30	4200	1912	2284	770	160	850	160	35	5200	1912	1600	500	160	575	160	
35	4200	1912	2284	770	160	850	160									
40	5200	1912	2284	770	160	850	160									
45	5200	1912	2284	770	160	850	160									
50	5200	1912	2284	770	160	850	160									



PACKAGE SEWAGE TREATMENT PLANTS

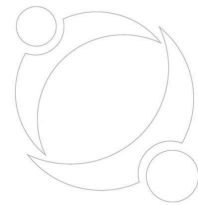
Package Sewage Treatment Plant's (or PSTP's) are often a suitable option where groundwater in the surrounding environment is vulnerable, drainage field percolation values are restrictive, or direct discharge to a drainage field/watercourse or surface water sewer is the preferred discharge method.

HOW DO THEY WORK?

In addition to anaerobic digestion taking place in the primary settlement chamber 1, the EnsignUltra unit allows the clarified water to pass into a second 'aeration' chamber 2, where it is treated to remove the dissolved constituents. Here aerobic bacteria, supported by diffused air and mobile media, ensures full treatment is achieved before the treated effluent and 'sloughed off' bacteria flows to a final settlement chamber 3. The final effluent is then discharged to the drainage field or watercourse via a Polylok filter.

Notes:

- > PSTP's should be sized using the latest version of British Water Flows & Loads which provides detailed information on sewage production figures and sizing calculations
- > Regulatory authorities for the control of pollution in the UK normally require treatment plants conforming to BS EN 12566:3 to be demonstrated as capable of producing a minimum effluent discharge quality of 30:30:20 (Biochemical Oxygen Demand:Suspended Solids: Ammoniacal Nitrogen in mg/ltr), although in certain areas more stringent site-specific qualities may be required
- > No surface water should enter the system as this can reduce the system's capacity and cause solids to be flushed out which may prematurely block drainage field or cause pollution
- > As with septic tanks sludge should be removed annually or in line with manufacturers instructions



PROTOCOL

ON PRODUCT TYPE TESTING



Czech

Registration No. 1017 – CPR – 05.686.914, Revision No. 2

In compliance with Regulation (EU) No 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC, this protocol is issued for the construction product:

Domestic Wastewater Treatment Plant

Type range: **Marsh Uni Ensign; Marsh Uni Ensign Shallow**

Types: **6PE, 10PE, 12PE, 16PE, 20PE, 25PE, 30PE, 35PE, 40PE, 45PE, 50PE**

MARSH INDUSTRIES LIMITED

Units 3-13 Little Addington Business Park, Irthlingborough Road,
Little Addington, Kettering NN14 4AS United Kingdom
VAT Ident. No.: GB866868943

Place of production: See above

TÜV SÜD Czech s.r.o. performed the initial testing of the respective product characteristics described in Annex ZA of the standard

EN 12566-3:2005+A1:2009

The results of the tests are given in the Evaluation Report Reg. No. 05.686.242 from 20 April 2012 and in the Inspection Report No. 06.431.719 from 1 February 2013, which are integral parts of this Protocol on product type testing.

Evaluation of tests:

Essential characteristics	Performance	Harmonised TS															
Treatment efficiency on organic daily loading BOD ₅ = 0,49 kg/day	<table border="1"> <tr> <td>BOD₅</td> <td>97,4 %</td> <td>11,5 mg O₂/l</td> </tr> <tr> <td>COD_{CR}</td> <td>91,0 %</td> <td>71,5 mg O₂/l</td> </tr> <tr> <td>SS</td> <td>94,1 %</td> <td>19,2 mg/l</td> </tr> <tr> <td>N-NH₄⁺</td> <td>81,0 %</td> <td>8,4 mg/l</td> </tr> <tr> <td>P_{Total}</td> <td>42,0 %</td> <td>5,7 mg/l</td> </tr> </table>	BOD ₅	97,4 %	11,5 mg O ₂ /l	COD _{CR}	91,0 %	71,5 mg O ₂ /l	SS	94,1 %	19,2 mg/l	N-NH ₄ ⁺	81,0 %	8,4 mg/l	P _{Total}	42,0 %	5,7 mg/l	EN 12566-3.2005+A1:2009 Annex B
BOD ₅	97,4 %	11,5 mg O ₂ /l															
COD _{CR}	91,0 %	71,5 mg O ₂ /l															
SS	94,1 %	19,2 mg/l															
N-NH ₄ ⁺	81,0 %	8,4 mg/l															
P _{Total}	42,0 %	5,7 mg/l															
Watertightness (water test)	Passed	EN 12566-3.2005+A1:2009															
Structural behaviour (calculation)	Passed	EN 12566-3.2005+A1:2009															
Durability	Passed	EN 12566-3.2005+A1:2009															

This Protocol was first issued on 3 May 2012 as the Protocol on product type testing according to CPD.

Prague, 11 July 2013



on behalf of Notified Body 1017
Jana Bačínová
Head of Certification Department

TÜV SÜD Czech s.r.o. • Novodvorská 994 • 142 21 Prague 4 • Czech Republic • certification@tuv-sud.cz

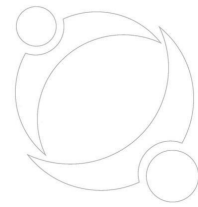


Fig 11 – United Utilities Consultation



United Utilities Water Limited
Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP
unitedutilities.com
Planning.Liaison@uuplc.co.uk

Cumberland Council
Copeland
By email

Your ref: 4/23/2251/0F1
Our ref: DC/23/3274
Date: 02-OCT-23

Dear Planning Team

Location: PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW
Proposal: CREATE HARDSTANDING FOR PLACEMENT OF THREE SHIPPING CONTAINERS FOR TEMPORARY USE AS SITE COMPOUND

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

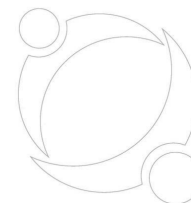
We request the following drainage condition is attached to any subsequent approval:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*

United Utilities Water Limited
Registered in England & Wales No. 2306670 Registered Office: Hawsewater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP



The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

The applicant can discuss their drainage proposals with an Engineer from our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the 'Contacts' section below.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

The importance of Sustainable Drainage Systems (SuDS)

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*



- b. *Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.



Fig 12 – Local Highways Authority & Lead Local Flood Authority Consultation



Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ

cumberland.gov.uk

Copeland area Planning Department, Cumberland Council

For the attention of Chloe Unsworth

Date: 3 October 2023
Your reference: 4/23/2251/0F1

Dear Chloe Unsworth

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2251/0F1
Site Address: PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW
Proposal: CREATE HARDSTANDING FOR PLACEMENT OF THREE SHIPPING CONTAINERS FOR TEMPORARY USE AS SITE COMPOUND STORAGE BLOCK, SITE OFFICE BLOCK AND SITE AMENITY SKILLS TRAINING BLOCK INCLUDING CAR PARKING, SECURITY FENCE & ASSOCIATED SERVICES

Thank you for your consultation on 13 September 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Condition 1:

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

Condition 2:

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.



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Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

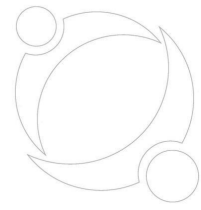
Condition 3:

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase

Yours sincerely

Paul Telford
Development Management Officer



THE END