

Design & Access Statement (DAS)

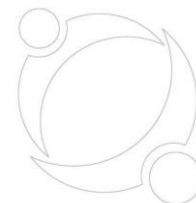
DAS-001

Moss Dalts, Egremont, Cumbria, CA22 2NP

Proposed Conversion of Barn A to Dwelling

Prior Approval: Change of use - agriculture to dwellinghouses

08/12/2023 – Rev D



Document Control

Date	Issue Number	Change/Amendment	Author:
24.01.2023	Rev A	First Issue	
02.02.2023	Rev B	Application amendment following consultation with Planning (Chris Harrison) to allow compliance with Class Q permitted Development and removal of Barn B due to the prior approval and commencement.	
03.08.2023	Rev c	Application amendment following consultation with Planning (Chris Harrison) to allow compliance with Class Q permitted Development (change roof material, opening simplification, in line with other Class Q approvals around England)	
08.12.2023	Rev D	Application and design amendment following consultation with Planning (Chris Harrison) to allow compliance with Class Q permitted Development, in line with other acceptable designs	



Approval and Sign off

Project: Moss Dalts, Egremont, Cumbria, CA22 2NP

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

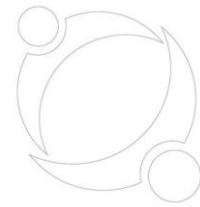
..... 9th November 2023
Print Sign Date

B Design and Specification Approver

..... 9th November 2023
Print Sign Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Dhillon
..... 9th November 2023
Print Sign Date



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1. Introduction

This Planning Statement supports a Prior Approval: Change of use - agriculture to dwelling house application by Mr & Mrs Dhillon to convert two existing barn A to a residential property at Moss Dalts, Egremont.

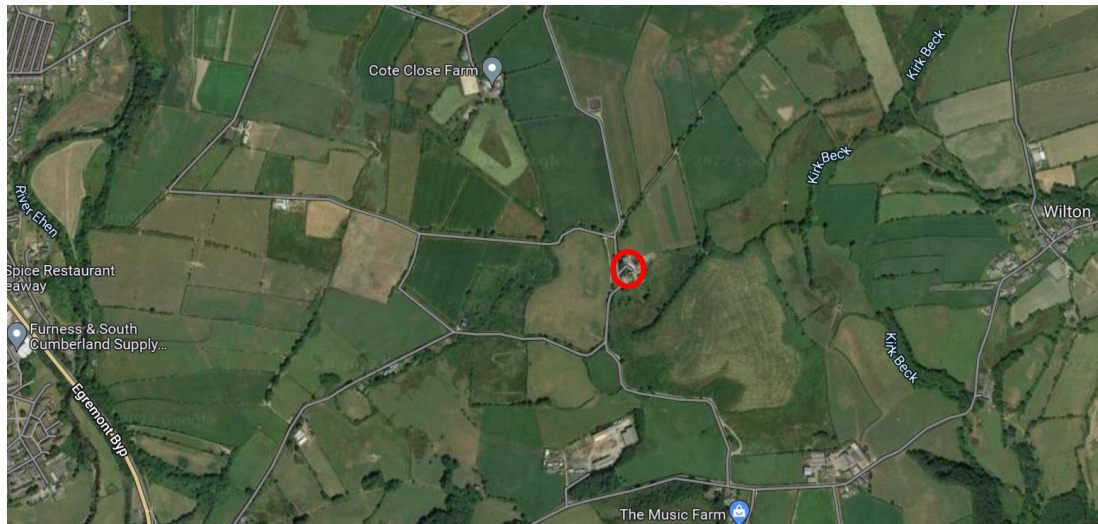


Fig 1 – google maps image of site

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

Mr & Mrs Dhillon are committed to the delivery of this site at Egremont and have carried out extensive studies, surveys, consultations and assessments previously engaging Copeland Borough Council & key stakeholders 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 – MD-DD-001-006
- Design and access statement – DAS-001

2. Use

The current site use is agricultural (Brownfield) attached to the former dairy farm, barn A Milking parlour & Barn B animal bedding, although Barn A is **NOT** allocated for residential development within the local plan, Barn B has had previous planning permission to convert to a dwelling in 2015 (4/15/2023/0F1) and works commenced the same year with demolition of walls and the roof, unfortunately due to a young family works did not commence any further.

I feel our proposal falls under The Town and Country Planning (General Permitted Development) (England) Order 2015, Class Q – agricultural buildings to dwellinghouses and complies with paragraph A-M for the conversion into Class C3 (dwellinghouses) of the Schedule to the Use Classes Order and accords with NFPP- Para 80.

Agricultural Holding Number: 08/096/0106
Issued: Mr Davin Dhillon
Barn A Construction Date: Approx. 1970's

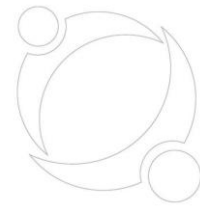


Fig 2 –Aerial image of site

Part A - the site was not used solely for an agricultural use as part of an established agricultural unit

The site and building are & have been used for over 50 -100 years as agricultural buildings originally attached to the old farm Moss Dalts.

Part B - the cumulative floor space of the existing building or buildings changing use under Class Q within an established agricultural unit exceeds 450 square metres;

Barn A Floor Area – 169m²

Part C - the cumulative number of separate dwellinghouses developed under Class Q within an established agricultural unit exceeds 3;

Only 1no barn proposed (Barn A as Barn B already approved and commenced)

Part D - the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

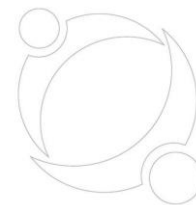
This has been used for farm grazing of sheep recent years (by applicant) and historically cows – currently NO agricultural tenant

Part E - less than 1 year before the date development begins

NO agricultural tenant

Part F - development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit

The definition of Agricultural can be found in Town and Country Planning Act 1990. Section 336 - “agriculture” includes horticulture, fruit growing, seed growing, **dairy farming, the breeding and keeping of livestock** (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), **the use of land as grazing land, meadow land**, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;
Also see photographs attached within appendix



Part G - the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

No extensions are proposed and on the partial demolition / reduction in scale, see submitted plans.

Part H - the development under Class Q (together with any previous development under Class Q) would result in a building or buildings having more than 450 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

Barn A Floor Area – 169m²

Part I - the development under Class Q(b) would consist of building operations other than—

(i) the installation or replacement of—

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

We only propose to add windows and doors necessary to facilitate the conversion, see submitted plans.

Part J - the site is on article 2(3) land;

The land is NOT article 2(3) land (AONB, National Park or conservation area)

Part K - the site is, or forms part of—

(i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area; (l) the site is, or contains, a scheduled monument; or

The land is NOT any of the above

Part M - the building is a listed building.

The building is not listed

3. Appearance – Moss Dalts

The area has no set design code or theme due to the natural growth of the small holding, we are proposing very minimal changes to the existing barn, however I feel the design is very sympathetic, but to a high standard and complimentary to the area, meeting the perception of good design, albeit the building is barely noticeable from the main non-designated trunk roads, with use of cladding and simple opening design but maintaining the current building form, After extensive research and consultation with Cumbria Planning Authority (Copeland).

We have tried to keep the design in line with many other Class Q conversions & Policy H6, 13 & 17PU, see examples on page 8-10 for illustrative purposes only & to reinforce our design and decision-making process.

Materials – the material selection as highlighted below,

- Walls - Steadmans AS35 Cladding Panels - Anthracite RAL 7017
- Roof - Steadmans AS35 Cladding Panels - Anthracite RAL 7017
- Downspouts / Gutters - Black aluminium (simple design)
- Windows & doors - Black aluminium (simple design)
- Boundaries - Site owned remain unaltered, however barn A boundary has been demarcated to allow parking and some basic amenity to the dwelling (1800mm Hit & Miss Fence as outlined in section 5).
- Ground/ driveway - Marshall Tegular permeable sets & Grassed Lawn

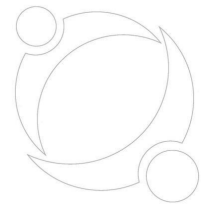


Fig 3 – Previously approved under Class Q



Fig 4 – Previously approved under Class Q



Fig 5 – Previously approved under Class Q





Fig 6 – Previously approved under Class Q



Fig 7 – Previously approved under Class Q





Fig 8 – Previously approved under Class Q



Fig 9 – Previously approved under Class Q





4. Proposed Design

Fig 10 – Proposed South Elevation facing East.



Fig 11 – Proposed South Elevation facing West.





Fig 12 – Proposed South Elevation facing West.



Fig 13 – Proposed Open-Plan Kitchen



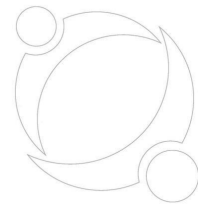
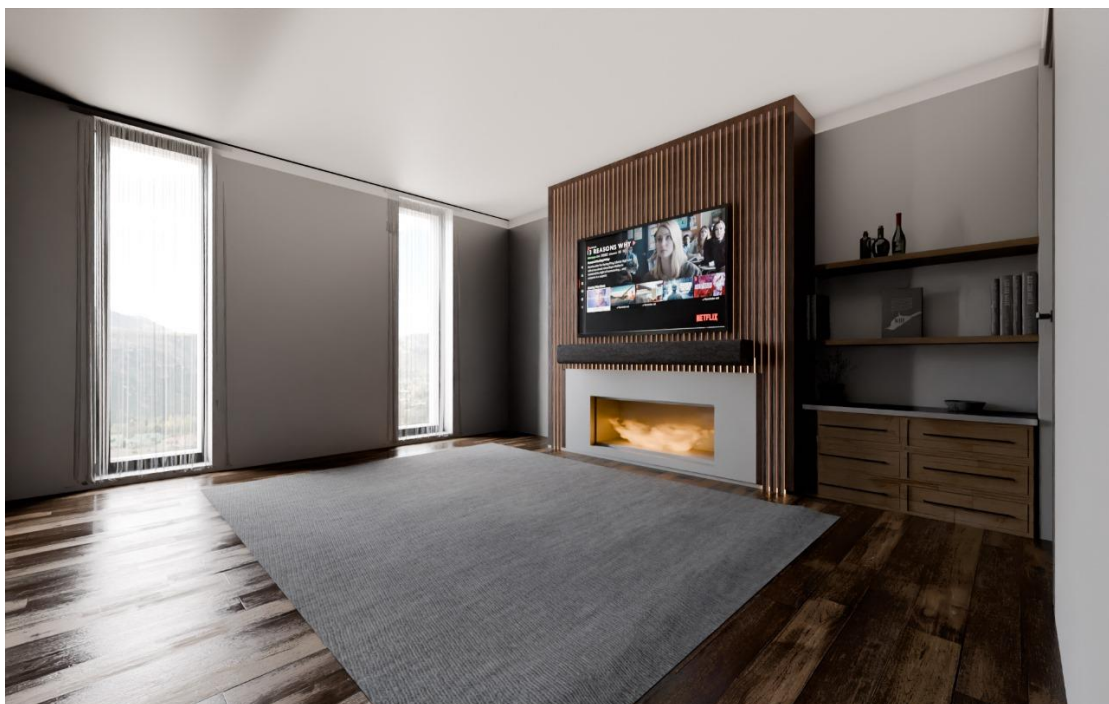
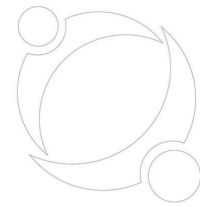


Fig 14 – Proposed First Floor Bedroom.



Fig 15 – Proposed Ground Floor Lounge



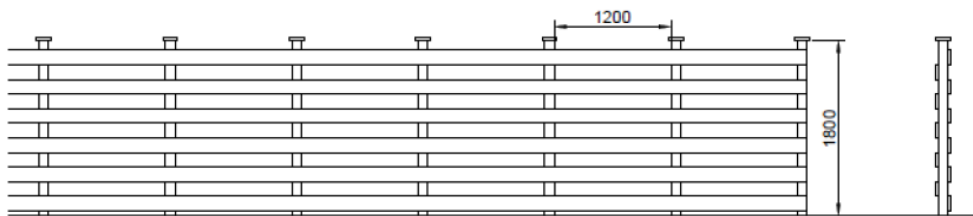


5. Previous Planning Applications

Application No	Description	Date	Decision
4/15/2023/OF1	Prior approval of proposed change of use of agricultural building to a dwelling	13/03/2015	Approved
4/22/2493/OF1	Application to determine if prior approval is required for the conversion of two barns to dwelling houses	23/01/2023	Withdrawn
4/23/2052/OF1	Application to determine if prior approval is required for the conversion of barn to a dwelling house	12/03/2023	Withdrawn

6. Secured by Design

In relation to designing out crime, we have endeavoured to retain all properties with defensible boundaries either by changing materials or the provision of walls/fences also all windows and doors will meet the provisions set within the Approved Document Part Q.



1800mm hit and miss privacy fence (example) of the separation boundary to the north and west elevation to retain separational privacy, we also propose the use of a small 900mm stock fence to the east and south boundary to retain the views of the beautiful setting and clear plot demarcation.

7. Energy Efficiency

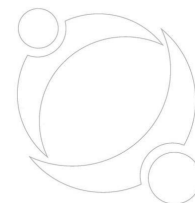
The design principle adopted for the development was to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source fully in accordance with S19 Renewable Energy and Low Carbon Technologies and DM12 Sustainable Construction.

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

- Ground Floor – Concrete Slab with 150mm PIR insulation and screed - U-Value of 0.12W/m2K
- External Walls – Cavity Wall with 100mm PIR insulation achieving a U-Values of 0.22 W/m2K
- Roof – 150mm PIR foam between rafters and 50mm - U-Value of 0.09 W/m2K
- Windows – PVCU, double glazed, low e coating and argon - U-Value of 0.12 W/m2K
- Doors – Composite external doors construction achieving a U Value of 1.0 W/m2K
- Ventilation – Low energy (comply with Approved document Part F & CIBSE Guide B)

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

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.



8. Access & Permeability

The site benefits from two existing highways approved entrance linking to adopted transport infrastructure that has been historically used for large commercial vehicles (old farm) the potential traffic use will drop considerable from the possible commercial use - **NO PROPOSED CHANGES**

Parking for 2no cars is proposed on the west elevation as shown on the plan with adequate turning to ensure safe space to turn and forward exit from site, all hard standing proposed will be permeable sett or 12mm limestone chippings, also we primitively calculate a reduction on potential traffic (see below table).

Existing Commercial Barn		Proposed Domestic Dwelling	
Vehicle type	Daily Frequency		
Pedestrian	0	Pedestrian	2
Cars / Motorbikes	1	Cars / Motorbikes	4
Tractors	4+	Tractors	0
Other Farming	2+	Other Farming	0
Total	7+	Total	6

9. Basic Flood Plan / Risk Assessment

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.

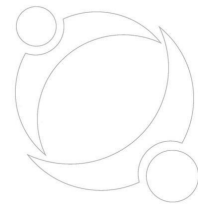
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year. These two colours show the extent of the natural floodplain if there were no flood defences 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.

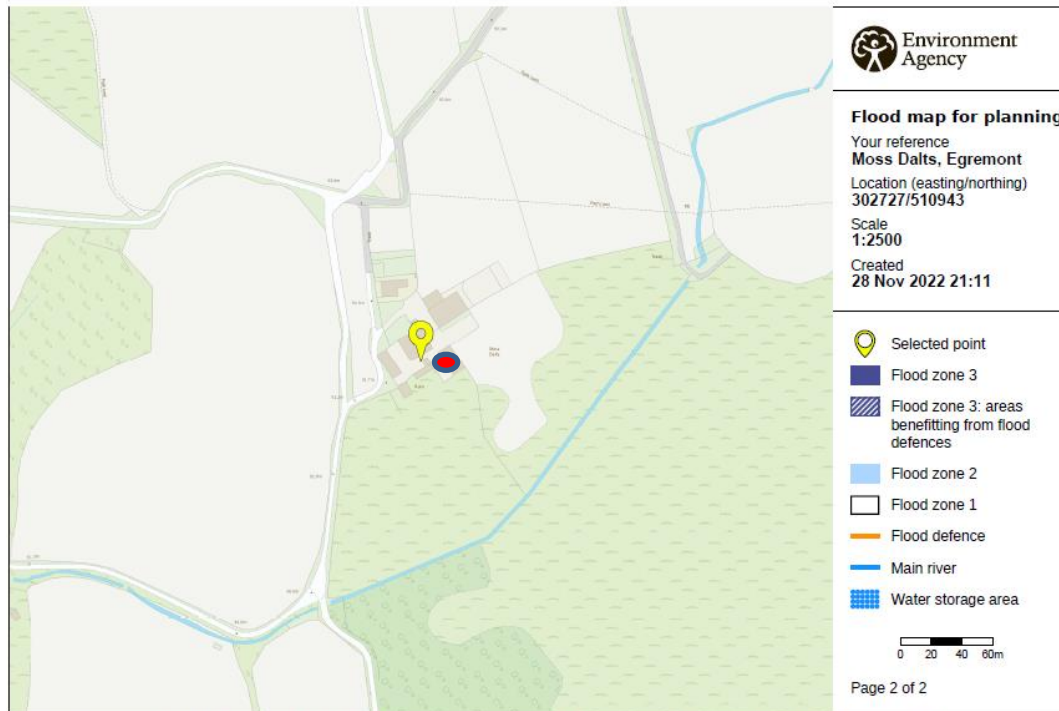
Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood 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.



Flood assessment

Taking all the information above along with evidence of the recent floods and confirmation from the environment agency’s website it is clear and concise that the parcel of land is **NOT** in a flood zone and fulfils the requirements of S29 Allerdale Borough Council Local Plan, also the proposed floor would be to lift a further 150mm above existing external ground level.



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Fig 16 – Environment Agency Flood Map

10. Amount

The scale of the proposed barn for conversion to dwellings will remain unaltered, please refer to the proposed & existing plans MD-DD-001-007

Barn A

- Dimensions - 11.300mm x 6.134mm
- Floor Area - 169m² floor area.
- Minimum 14m space to the north boundary
- 44m from between Barn B & Moss Dalts principal elevations
- Garden amenity attached to the application – 150m²
- Floor area to be retained / unaltered
- External amenity 150m² (not including communal access road also highlighted in red)

Barn B (Previously approved and commenced demolition and services)

- Dimensions - 18mm x 16mm
- Floor Area – 173m²
- Minimum 6m space to the north boundary and 5m East boundary
- 27m from between Barn B & Moss Dalts principal elevations



Site (owned by applicant)

- 1663m² of concrete hardstanding – Parking for minimum 10 cars
- Plot size – 316m wide x 153m deep = 26820m² (2.682 Hectares or 6.6 Acres) Plot area.
- 1.3% Development ratio (very low)

NO PROPOSED CHANGES TO INCREASE SITE DEVELOPMENT OR BUILDING

11. Overlooking

Generally, separation distances between side elevation and the potential adjacent properties (land approved for residential – adjacent side of the road) this would be a minimum of 27m exceeding requirements within DM12, It is considered that acceptable overlooking distances are maintained throughout the site and provide a balance which results in a good design solution for the site.

- En-suites and bathroom – grade 5 frosted glass
- Proposed windows on west elevation at ground floor have 1800mm privacy fence.
- Proposed windows on west elevation at first floor are rooflights and low-level windows.
- Buildings staggered to prevent direct overlooking in line with DM12

12. Environmental and Geological

The site **NOT** been inspected and tested or benefit from a phase 1 desk top study or phase 2 ground investigation report however a watch brief will be done, and any potential contamination will be addressed, work stopped CBC environmental protection notified and specialist employed to carry out all necessary works to remediate, clean and appease regulatory compliance. Surface water to be discharged into drainage system that discharges to the beck (no greater loads).

Environmental performance

The Main Contractor will be carrying out the following tests 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.

Contaminated Land

The site has not known (expressed) contamination however if any contamination was found 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, Radon report (see appendix) shows no requirements for radon protection



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 working hours of 8am-5pm – Mon-Fri & 09:00-16:00 – Sat - Sun.

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 to cause undue water run-off or damage, excess water should be controlled and sifted prior to be directed to surface water drainage.

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

13. Drainage

The existing foul and surface water layout are highlighted on the drainage plan, consisting of the following;

- Klargester Bio Disc Domestic Sewage Treatment Plant BC (18 person)
- 8 No-bedrooms = 18No people x 200lt per person per day = Total 3600lt per day norm
- Direct discharge to watercourse
- 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 IC chambers at change of gradient and direction

Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL Barn B = 10.000 – Barn A 9.800 – discharge point – 8.200)				
Surface Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
S1	8.600	9.350	36000mm	1/90
S4	8.800	9.500	18000mm	1/90
S5	8.950	9.500	10500mm	1/70
Foul Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
F1	8.750	9.400	43500mm	1/66
F2	8.950	9.500	13300mm	1/66
F3	8.900	9.550	10000mm	1/66
F4	9.100	9.650	12600mm	1/63



14. Local & National Planning Policy

I have highlighted below sections of the local plan I feel the proposal harmonises which subsequently links with the national planning policy framework (NPPF)

Principles for Development

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Sustainable Settlements

- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Sustainable Housing Growth

Environmental Protection and Enhancement

- ENV1 – Flood Risk and Risk Management

Development Management for Economic Opportunity and Regeneration

- Policy DM2 – Renewable Energy Development in the Borough

Development Management for Sustainable Settlements

- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM14 – Residential Establishments
- **Policy DM15A – Conversion of Rural Buildings to Residential Use - B-H**

Development Management for Accessibility and Transport

- Policy DM22 – Accessible Developments

Development Management for Environmental Protection and Enhancement

- Policy DM24 – Development Proposals and Flood Risk
- Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species
- Policy DM26 – Landscaping
- Policy DM27 – Built Heritage and Archaeology
- Policy DM28 – Protection of Trees

- Strategic Policy H1PU: Improving the Housing Offer
- Strategic Policy H2PU: Housing Requirement
- Strategic Policy H3PU: Housing Delivery
- Strategic Policy H4PU: Distribution of Housing
- Policy H6PU: New Housing Development
- Policy H13PU: Conversion and sub-division of buildings to residential uses including large HMOs
- **Policy H17PU: Conversion of Rural Buildings to Residential Use**

Policy H17PU: Conversion of Rural Buildings to Residential Use

The conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries will be supported where:

- a. The building is redundant or disused, is of a traditional design and the proposal would not have an adverse effect on the historic environment, the character of the local landscape or its setting;



- b. The building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction;
- c. The development conserves the essential character of the buildings and enhances the immediate surroundings;
- d. Safe road access is in place or can be created without damaging the rural character of the surrounding area;
- e. The proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; and
- f. Appropriate protected species surveys (bat, owl etc) have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council

When granting permission under this policy the Council will remove permitted development rights where necessary to protect the character of the building and landscape.

Proposals must also accord with the criteria listed in Policy H13PU.

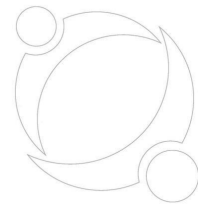
Para 80 NPPF

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

- a. there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
- b. the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
- c. **the development would re-use redundant or disused buildings and enhance its immediate setting.**
- d. the development would involve the subdivision of an existing residential building; or
- 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**

15. Vision

- Provide a scheme that has no negative effect on local or nation planning policy & accords with General Permitted Development Order 2015 Class Q, Para 80 NPPF and Policy H17PU
- Provide the dwelling that suit the needs of his family, business, and hobbies.
- Maximise the use of brownfield redevelopment.
- Proposal providing suitable parking, drainage, scale, and maxing (unaltered) with no contamination.
- Well-designed plot layout provides for a coherent structure that interlinks with the Egremont and generates good, well overlooked routes for safe movement between the small holding/former farmstead.
- Design that mirrors many other Class Q approved schemes.



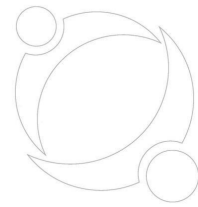
16. Appendices

Photograph 1 – Electrical Infrastructure to site



Photograph 2 – Whole site West to East



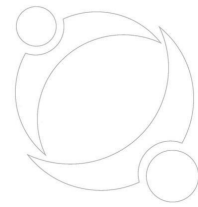


Photograph 3 – Barn A – North Elevation



Photograph 4 – Barn A – South Elevation



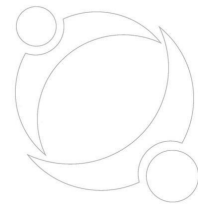


Photograph 5 – Barn A – South Elevation



Photograph 6 – Barn A – South Elevation





Photograph 7 – Site Photo



Photograph 8 – Site Photo





Photograph 9 – Site Photo



Photograph 10 – Site Photo





Fig 17 – Steadmans AS35 Cladding Panels - Anthracite RAL 7017



Fig 18 – Rolled aluminium gutters & downspouts – Black





Fig 19 – Black – windows doors, gutters, fascia & soffit (TBC during discharge of Appearance)



Fig 20 – Marshal Drivesetts Tegula Permeable setts (Hardstanding only)





Fig 21 – Environment Agency – Flood Map



Flood map for planning

Your reference	Location (easting/northing)	Created
Moss Dalts, Egremont	302727/510943	28 Nov 2022 21:11

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)

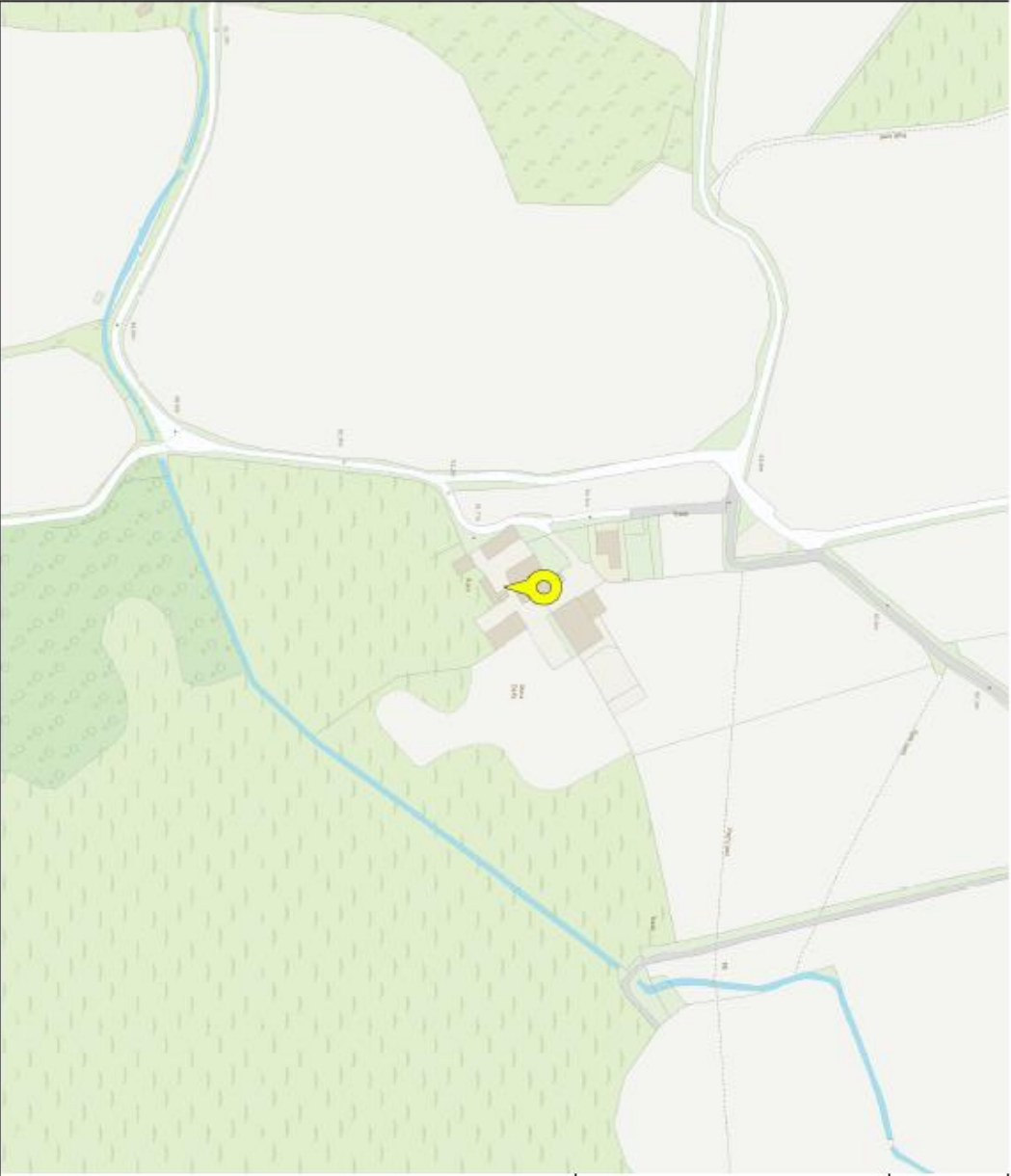
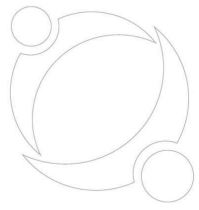
Notes

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



© Environment Agency copyright and / or database rights 2021. All rights reserved. © Crown Copyright and database right 2021. Ordnance Survey licence number 1000241198.

 Environment Agency	<p>Flood map for planning</p> <p>Your reference Moss Dalts, Egremont</p> <p>Location (easting/northing) 302727/510943</p> <p>Scale 1:2500</p> <p>Created 28 Nov 2022 21:11</p>
<p> Selected point</p> <p> Flood zone 3</p> <p> Flood zone 3: areas benefiting from flood defences</p> <p> Flood zone 2</p> <p> Flood zone 1</p> <p> Flood defence</p> <p> Main river</p> <p> Water storage area</p>	<p>Page 2 of 2</p> <p> 0 20 40 60m</p>

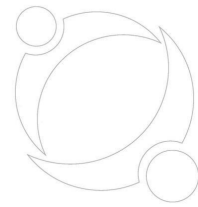
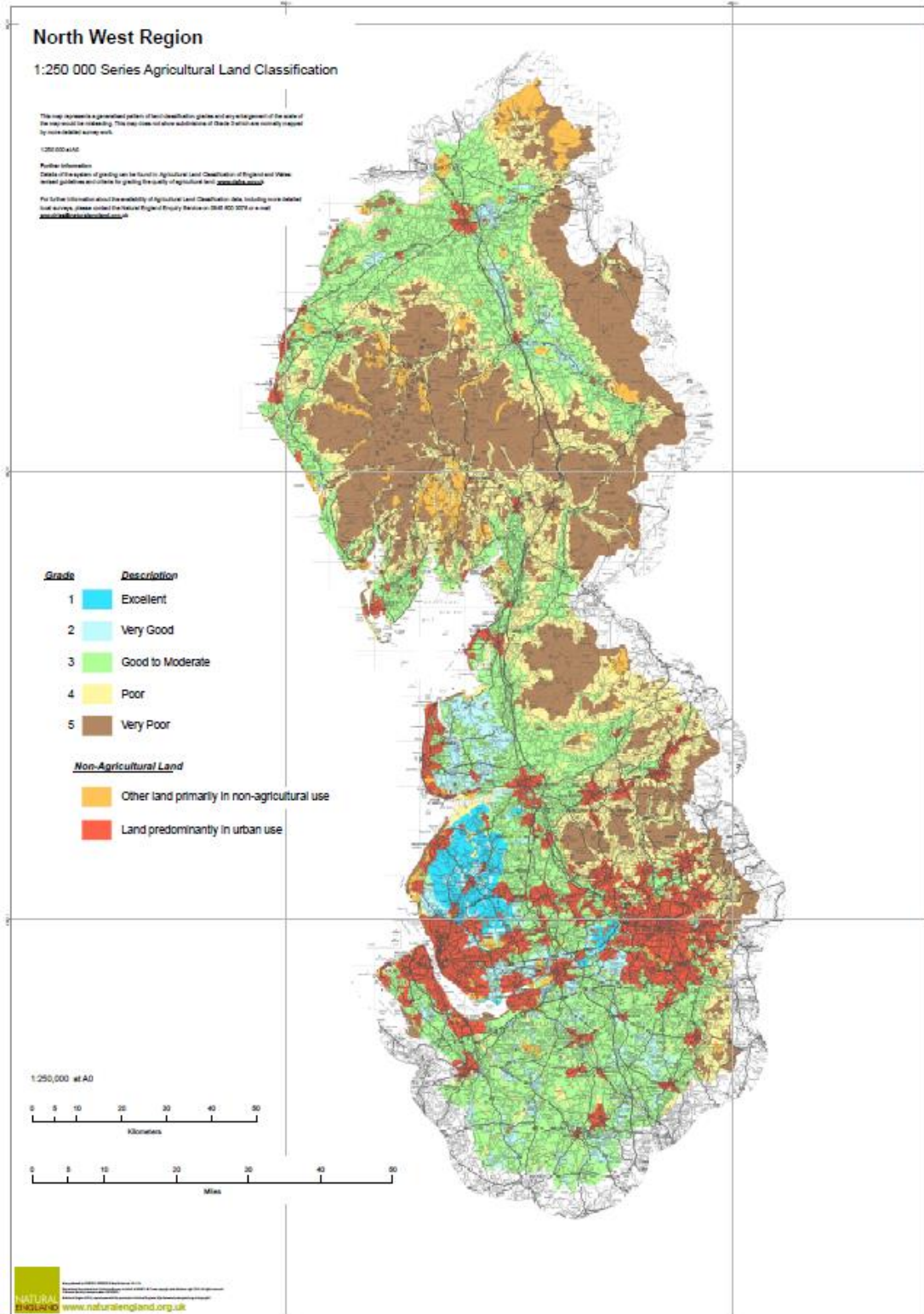


Fig 22 –Northwest Region Farming Land Map



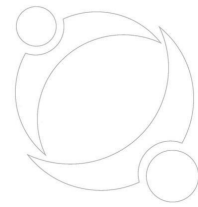


Fig 23 – Land Registry Details



Title register for:

Moss Dalts, Egremont, CA22 2NP (Freehold)

Title number: CU36741

Accessed on 05 December 2022 at 12:42:27

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

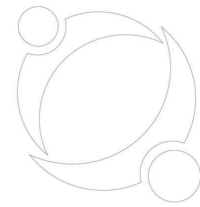
Register summary

Title number	CU36741
Registered owners	Iain Malcolm Ryan Moss Dalts, Egremont CA22 2NP Aimee Laura Ryan Moss Dalts, Egremont CA22 2NP
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1988-05-19	CUMBRIA : COPELAND



		The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Moss Dalts, Egremont (CA22 2NP).
2		The mines and minerals together with ancillary powers of working are excepted.
3		<p>The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 29 March 1988 made between (1) Terence Dixon and Eileen Lorraine Dixon (Vendors) and (2) Thomas Gravell and Norma Margaret Hammonds (Purchasers):-</p> <p>"together with a right of way for all purposes connected with the user of the property over the lane way the approximate position of which is coloured blue on plan number 2 attached hereto subject to the Purchasers paying a proportionate part according to user the cost of maintaining and repairing the said lane way except and reserving unto the Vendors a right of way at all times on foot or with or without agricultural vehicles and animals over and along the track or lane coloured yellow on the plan number 1 attached hereto"</p> <p>NOTE: Copy Plans No. 1 and 2 filed.</p>
4	2011-07-04	The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
5	2013-05-23	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CU273729 in green on the title plan dated 14 May 2013 made between (1) Iain Malcolm Ryan and Norma Margaret



Hammonds and (2) Carrie Anne Graham.

NOTE: Copy filed under CU273729.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2018-04-25	PROPRIETOR: IAIN MALCOLM RYAN and AIMEE LAURA RYAN of Moss Dalts, Egremont CA22 2NP.
2	2018-04-25	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
3	2018-04-25	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 April 2018 in favour of Cumberland Building Society referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1		The land tinted pink on the filed plan is subject to the following rights reserved by a Conveyance



thereof with other land dated 8 October 1987 made between (1) Donald James Nugent Sherlock and others and (2) Terence Dixon and Eileen Lorraine Dixon:-

"The Property is conveyed subject to:-

(a) all rights easements and quasi-easements if any affecting the Property"

2	2018-04-25	REGISTERED CHARGE dated 24 April 2018.
3	2018-04-25	Proprietor: CUMBERLAND BUILDING SOCIETY of Cumberland House, Cooper Way, Parkhouse, Carlisle CA3 0JF.



Fig 24 – Land Registry Title Plan

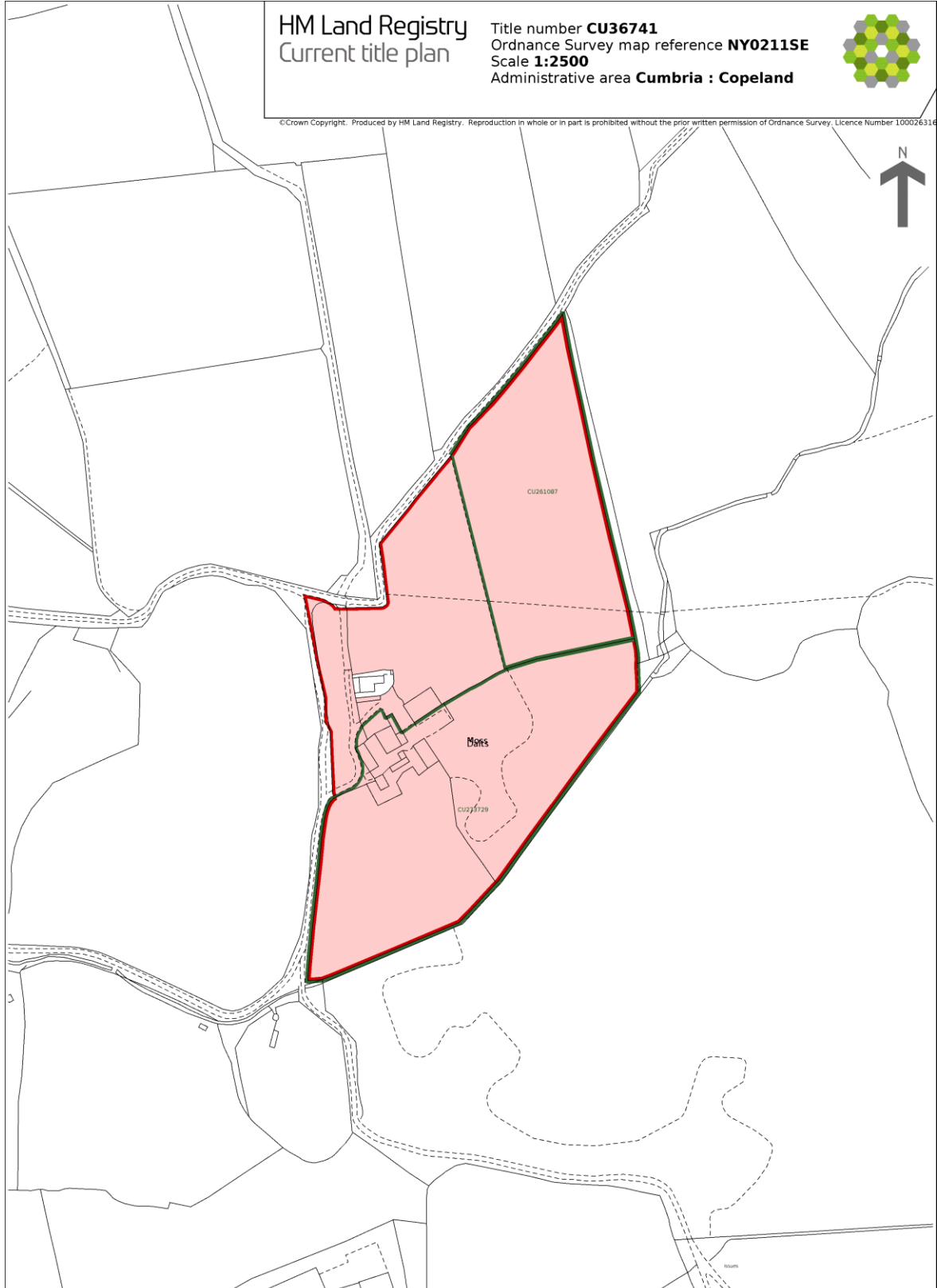




Fig 25 - Historic Site Maps



1898 Map



1925 Map

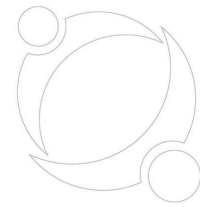
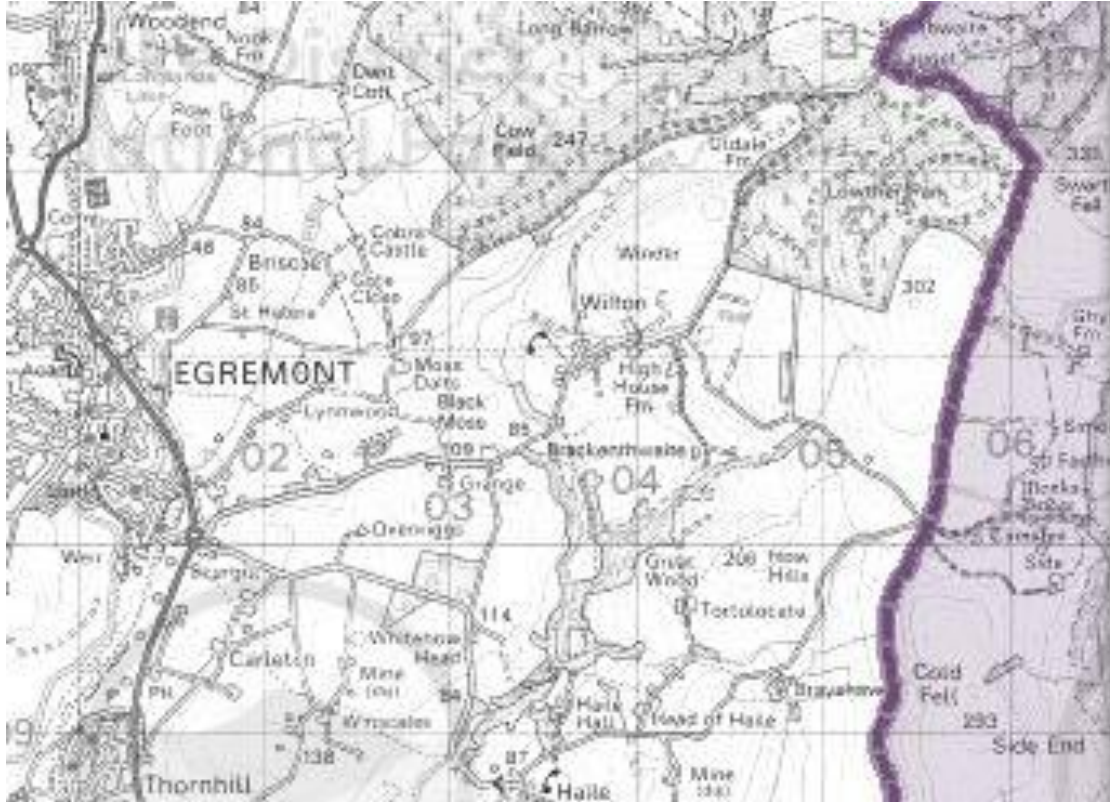


Fig 26 – National Park Planning Boundary Map



Lake District National Park Planning Boundary Map (Purple are within LDNP area)

Fig 14 – Fig 3.2 Settlement Hierarchy - Copeland Local Plan 2013-2028

Classification	Type and Scale of Development		
	Retail and Services	Employment	Housing
Local Centre: Arlecdon/Rowrah; Beckermert; Bigrigg; Cleator; Distington; Frizington; Haverigg; Kirkland/ Ennerdale Bridge; Lowca/Parton; Moor Row; Moresby Parks; Seascale; St Bees; Thornhill	Convenience shopping to meet day-to-day needs, which could include farm shops or similar. Emphasis will be on retention of existing provision.	Emphasis will be on retention. Expansion potential may include tourism in some places, generally limited by environmental constraints. New provision most likely to be provided through conversion/re-use of existing buildings or completion of sites already allocated.	Within the defined physical limits of development as appropriate. Possible small extension sites on the edges of settlements. Housing to meet general and local needs. Affordable housing and windfall sites.
Outside settlement boundaries: All other parts of the Borough, including small villages and settlements and open countryside	Proposals involving small retail and service businesses appropriate to villages, and strengthening local community viability, will be considered sympathetically.	Employment predominantly linked to agriculture or forestry. Farm diversification schemes and tourism uses may be appropriate.	Development providing homes to meet the defined needs of the population, with need for rural/non-settlement location to be proven in each case (see 3.3.16-19).

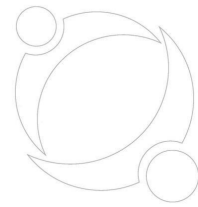
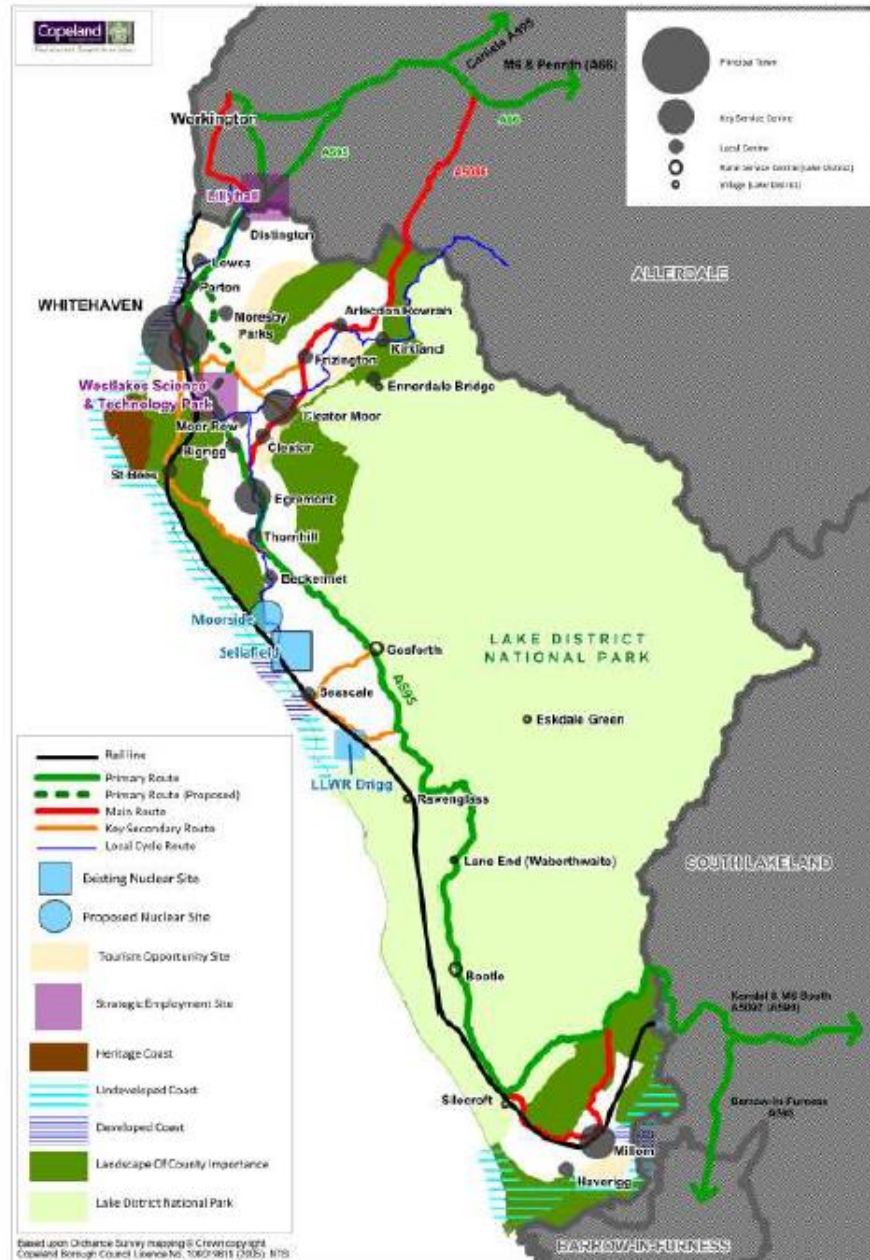


Fig 27 – Fig 3.2 Key Diagram - Copeland Local Plan 2013-2028

The Core Strategy

Figure 3.1: Key Diagram



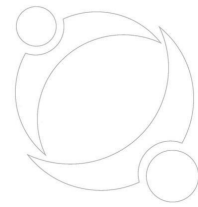


Fig 28 – Klargester Non-Mains Drainage Treatment Plant Drainage Solution

Water Management Solutions

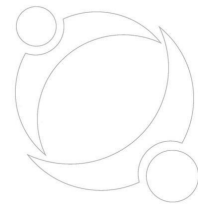
Kingspan.

7 YR
WARRANTY PERIOD

Klargester
BioDisc® BA-BC
Domestic Sewage
Treatment Plant Range

kingspan.co.uk/klargester

Kingspan.



Water Management Solutions

Klargester BioDisc® Domestic Sewage Treatment Plant

Support from start to finish from our expert team



Step 1

Free survey

Contact us and we'll arrange for a local Kingspan Klargester expert to visit your home for a full site assessment, should you need it.



Step 2

Choice

Our professional team will work with you to help choose the correct BioDisc model.



Step 3

Set up

We offer full commissioning and activation for your BioDisc, ensuring it runs optimally right from the start.



Step 4

Service

We offer tailored service and maintenance packages for your BioDisc treatment plant.



* Dimensions illustrated here are applicable to the BA and BB models only.



Choosing the right sewage treatment plant for your home with Kingspan Klargestar

Kingspan Klargestar provides relevant advice and support throughout the wastewater treatment purchasing process based on our in-depth local knowledge and expertise. We offer comprehensive free site visits, professional installation options (optional extra) and expert aftersales care through our national network of accredited installers and engineers.



I'm a homeowner - what do I need to consider before choosing my treatment plant?

The Kingspan Klargestar BioDisc sewage treatment system is available to suit all types of domestic applications, catering for single and multi-house properties. BioDisc is engineered to treat wastewater to a very high standard and offers affordable lifetime costs compared to other treatment processes.

- Our team will guide you through:
- Size of treatment plant required
 - Ground conditions around the plant
 - Wastewater discharge options
 - Invert level options

Why BioDisc®?

With strict Environment Agency standards, it's more important than ever to choose a sewage treatment plant that delivers peace of mind with reliable treatment of wastewater.

The Kingspan Klargestar BioDisc is built on the back of 65 years' experience and offers the following benefits:

7 YEAR WARRANTY**

Product benefits

Affordable lifetime running costs

Odour free

Trusted and reliable performance

Silent Operation

BioDisc is one of the few systems in the UK which doesn't make use of an air pump (used in an 'aerated' system) which means minimal odour being released. This is verified by an independent odour sampling report (available on request).

40-55 DECIBELS

Domestic BioDisc Decibel equivalent to a modern refrigerator

* This is a representative figure based on a commercial BioDisc plant.

75-80 DECIBELS

Typical aerated system Decibel equivalent to a coffee grinder machine

As a recent site, our expert team concluded that the domestic BioDisc has the same level of noise as the average ambient background noise outside (between 40-55 decibels).*

Register your guarantee online at [kingspan.co.uk/klargesterguarantee](https://www.kingspan.co.uk/klargesterguarantee) to arrange your service and enjoy an extended seven year guarantee period.**

** For BA and BB BioDisc models only, when registered online - terms and conditions apply. Visit: <https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms>



Water Management Solutions

How it works



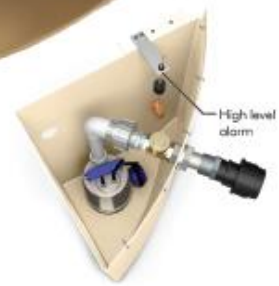
For further technical information & videos on the BioDisc treatment plant visit our website at kingspan.co.uk/klargester



Control panel and beacon featuring alarm* and digital display to signal that your system is working optimally (beacon and alarm optional extras).

SmartServ Pro

Ask us about our SmartServ Pro remote monitoring solution (optional extra). With early fault detection, SmartServ Pro lets you know when your system needs serviced, giving you peace of mind. Find out more at helpingyou@kingspan.com



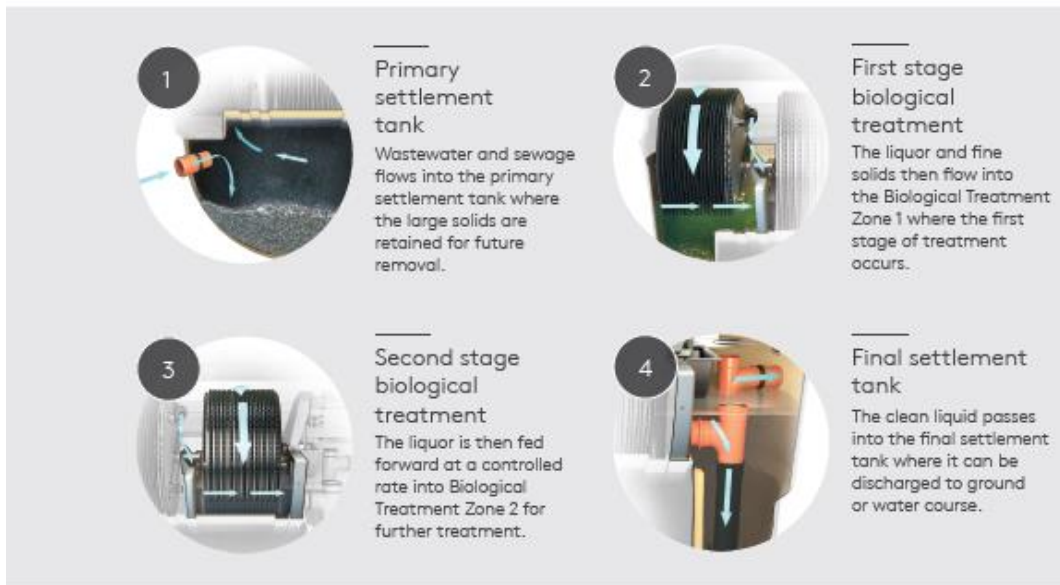
Integrated Pump System also available (for pumped systems only). Our technical team will guide you through the best options for your site.

Book your free site visit from our expert Klargester team at klargester@kingspan.com or visit kingspan.co.uk/klargester



Water Management Solutions

<p>Silent operation</p>	<p>Odour Free</p>	<p>Trusted and reliable performance</p>
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Invert level options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth. The BA, BB and BA-X models are available with an integral pump to move the effluent from the point of treatment, if site level demands.

Environment Agency regulations

As an off-mains homeowner, you must comply with the General Binding Rules by ensuring your treatment system is maintained properly and does not cause pollution. These rules state that you must arrange regular

maintenance for your system, via a trusted service provider. Kingspan Service can help with expert servicing and alarm packages – email helpingyou@kingspan.com

Protect your investment with our Service and Maintenance Plans

We recommend that you service your BioDisc sewage treatment plant once a year. Under Environment Agency regulations, it's now your responsibility to ensure smooth running of your plant.

Our in house Service department offer a range of service packages

including Gold, Silver and Bronze to cater for all homeowners' needs.

To find out more about how you could benefit from a tailored service package from Kingspan, call us on 0333 240 6868 or email helpingyou@kingspan.com



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Aston Clinton | Aylesbury
Buckinghamshire | HP22 5EW

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E: klargester@kingspan.com

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E: helpingyou@kingspan.com

www.kingspanservice.com

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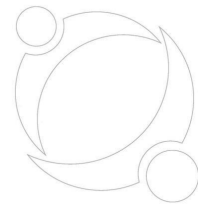


Fig 29 – UK Health Security Agency and British Geological Survey - Radon Report



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: Moss Dalts, Egremont, CA222NP

Date of report: 8 December 2022

Guidance for existing properties

Is this property in a radon Affected Area? - No

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

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

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.

The result may not be valid for buildings larger than 25 metres.

If this site 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.

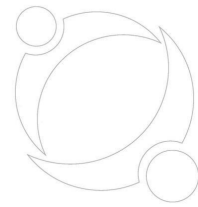
Further information is available from UKHSA or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

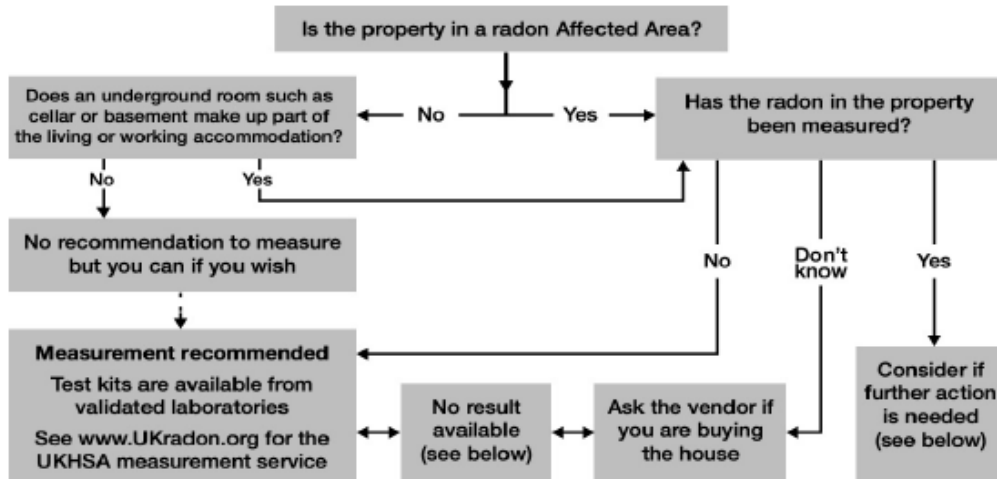
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

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 purchasers



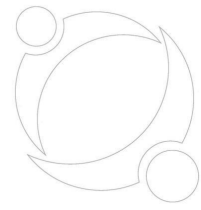
Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can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

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THE END