Design and Access Statement (DAS) - Rev B

DAS-001

Plot 2 Arlecdon Road, Arlecdon, Frizington, Cumbria

Proposed Detached Dwelling (Dormer Bungalow)

Variation / removal of condition (variation of Condition 2 – Approved Plans) of Planning Permission 4/23/2020/0F1

08/10/2025

Document Control

Date	Issue Number	Change/Amendment	Author:
02/01/2025	-	First draft	
08/10/2025	Rev B	Section 73 variation of Condition 2 (Approved Plans) to reflect minor design amendments comprising: • Re-routing of foul drainage to Marsh Ensign 8PE treatment plant (instead of mains). • Rear projection increased by 1.2 m. • Replacement of rear door with window. • Removal of chimney.	

Contents

1. Introduction

This Design & Access Statement supports a Section 73 Variation of Condition 2 (Approved Plans) application submitted to Cumberland Council in respect of Plot 2, Arlecdon Road, Arlecdon, Frizington.

The original planning permission (Ref 4/23/2020/0F1, approved 26 April 2023) granted consent for a detached dormer bungalow.

This statement outlines the proposed minor material amendments sought under this variation, the design rationale behind them, and confirms continued compliance with national and local planning policy.

Amendment	Reason	Impact
Foul drainage to Marsh Ensign 8 PE	To avoid public sewer and provide on-plot treatment compliant with EA GBRs	Improves self-containment; no visual impact
Rear projection + 1.2 m	Improved kitchen/dining layout	Minimal effect on massing
Rear door → window	Internal re-planning	No overlooking issues
Removal of chimney	Simplified roofline; energy efficiency	No change to height

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.

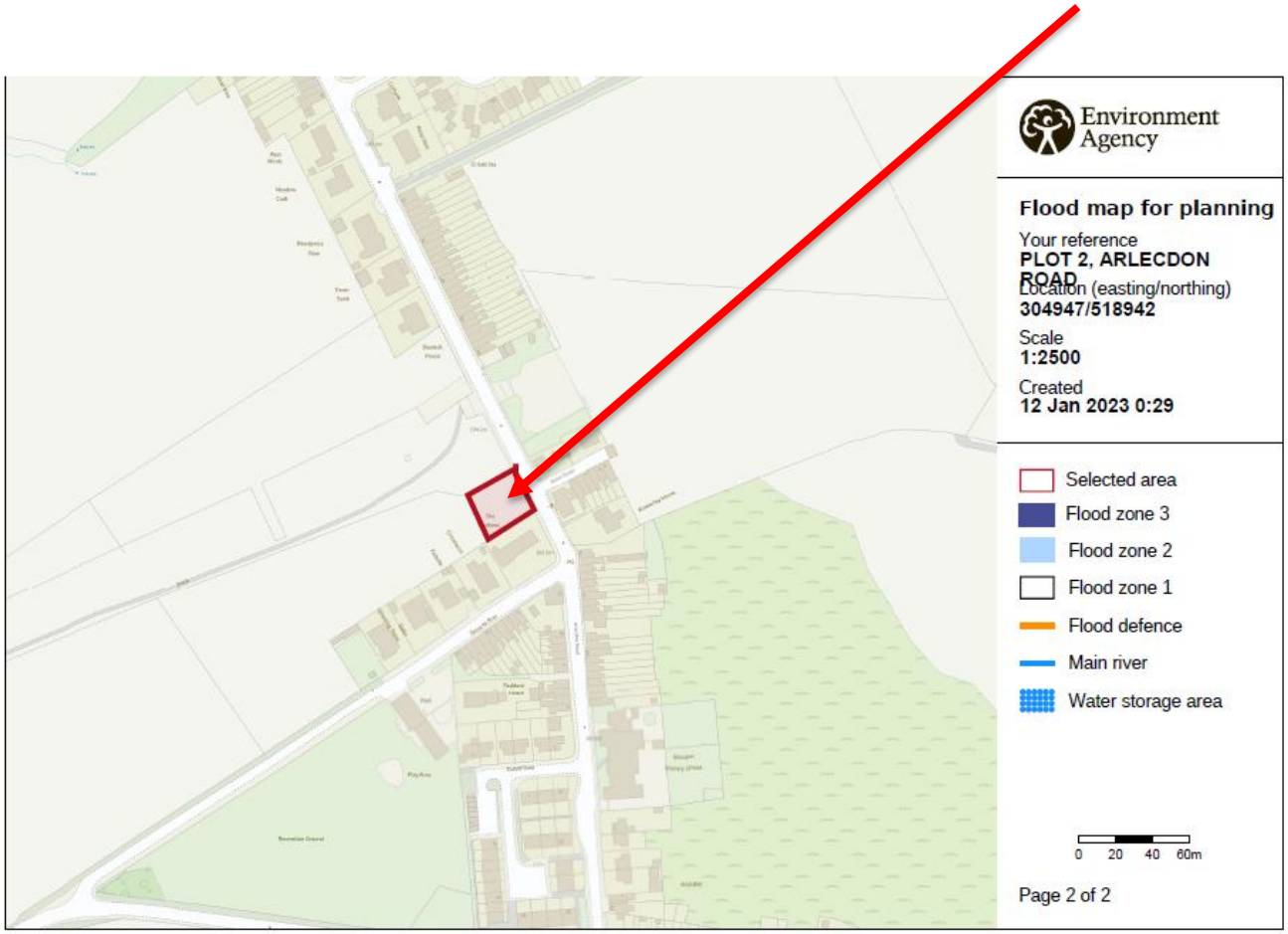


Fig 1 – Environment Agency Flood Maps

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 not currently allocated for residential use within the Cumberland Council (formerly Copeland Borough Council) Local Plan, however due to PAA-21-0039, Ar1, already approved outline & full planning approval of other plots to the North and the ideally located village infill therefore, the proposed development of the site for residential use is considered appropriate with all other plots being approved and most nearing completion.

The site is currently being used however historical land use was used as a commercial farm, however due to the recent UU water pipe project the land has been used as storage & parking therefore classifying the site as brownfield (Policy SS2, ST2).

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

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- Policy SS4 – Community and Cultural Facilities and Services
- Policy ENV1 – Flood Risk and Risk Management
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes
- Policy DM10 – Achieving Quality of Place).
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM14 – Residential Establishments
- Policy DM22 – Accessible Developments
- Policy DM24 – Development Proposals and Flood Risk
- Policy DM26 – Landscaping

Copeland Borough Council Settlement Hierarchy

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

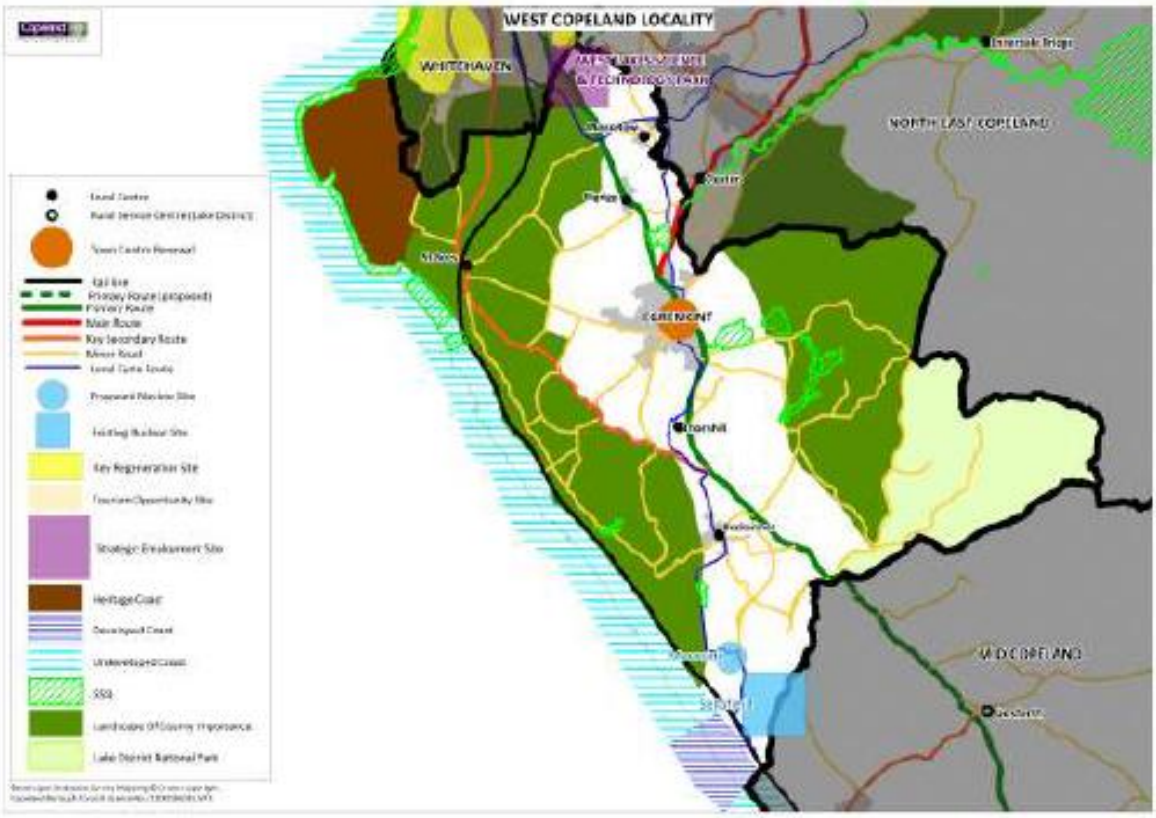


Fig 2 – Arlecdon Road falls under the "West Copeland Spatial Portrait"

4. Appearance

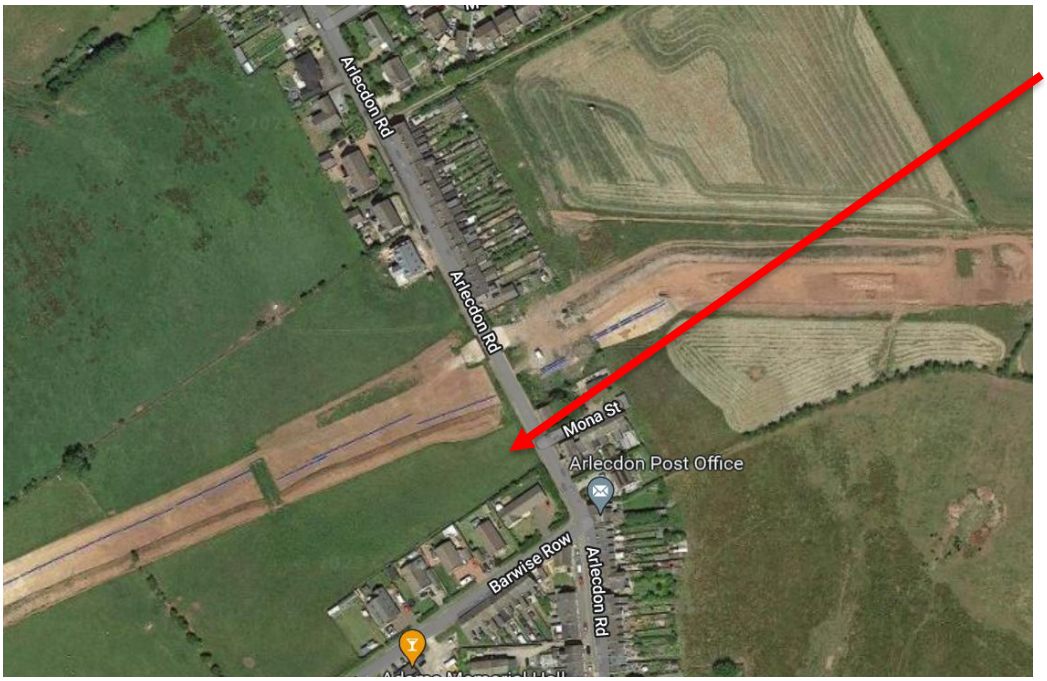


Fig 3 - Google map highlighting the area

5. The Arlecdon Road Vernacular

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

There is no traditional set architectural style of Arlecdon Road or the immediate area, however the design, scale and massing of the property has been carefully considered to be complement the adjacent property (All new build dormer bungalows) and as agreed at the outline planning stage.

6. Housing Character.

The style of the development is considered sympathetic to it surrounding is to keep a constant theme running through the development and designed to keep the scale & massing to a minimum

Palette of materials:

- Roof – Black Marley Modern Concrete Roof Tiles
- Cladding, Fascia & Soffits – Black finish UPVC
- External Walls – White K-Rend, Facing Brick and Stone Panels
- Windows & Doors – Black UPVC, aluminium & Composite
- Plot parking and footpaths – permeable setts – Marshall Tegulars (black)
- Boundary walls – Existing hedge retained (S & W), 1800mm timber hit & miss fence (N) & 900mm K-Rend block wall (E)- (see plan)
- Garden Area - Grassed

7. Secured by Design

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

8. Energy Efficiency

We can confirm that the following design principles will be adopted for the development to reduce the thermal conductivity with the aid of modern insulation materials, reduced thermal bridging and improved air tightness of the dwelling, supplemented by a highly efficient energy source.

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

- Ground Floor – Concrete Slab with PUR insulation and screed
- External Walls – Cavity Wall with 150mm PUR insulation
- Roof – 150mm PIR between and 50mm PIR under - 500mm mineral fibre insulation quilt to flat ceilings areas and 150mm PIR between and 40mm PIR under rafters to sloping areas
- Windows – PVCU, double glazed, low e coating and argon filled
- Doors – Composite external doors construction

In addition to these measures the dwellings have been designed with an air tightness of >4m2/hr@50pa, this significantly exceeds the current standards set out in the Building Regulations. After the design of the external envelope of the building was finalised, the demands for heating and hot water were analysed to determine a system that would be most appropriate for the development. The pro-posed solution is to incorporate a highly efficient condensing boiler.

Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development, Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly. Provision for the storage of waste recycling receptacles will be provided and a Site Waste Management Plan will be implemented during the construction phase of the development reducing the amount of waste that would be ultimately destined for landfill (Policy DM11 – Sustainable Development Standards).

9. Access

There is an existing CCC highway road (Arlecdon Road) and pedestrian access to the East elevation, the plot benefits from parking for 2-3 cars and suitable turning as indicated on plan and boasting 121m² permeable Marshal Tegulars driveway all in accordance with manufactures details and with the site entrance provided with full length channel drain (as plan) to prevent rainwater runoff onto highway.

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.

- Rear Garden - 403.25 m²
- Front Garden - 56.00 m²
- Driveway - 121.00 m²
- Plot - 874.00m²

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 (self builds)

- Plot size 874.00m²
- Dwelling size 194.01m ²
- **Plot Development Ratio 22.1 %**

This development ratio is considered very low in comparison to the majority of all new builds

11. Proposal

The proposal is to provide full planning for a proposed 4 bed self-build bungalow dwelling which is highlighted as a shortage with a maximum capacity of 6 people in line with the SHMA 2014

Variation in current dwelling profile from household aspirations

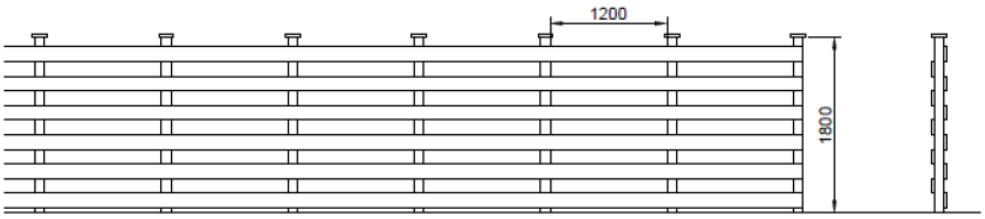
Dwellling type	Sub-area							
	Whitehaven	Cleator Moor	Egremont	Whitehaven Rural Parishes	West Lakes (LDNP)	West Lakes (CD)	Millom	Total
House 1/2 Beds	5.8	10.7	5.9	8.3	8.5	-0.3	16.3	7.7
House 3 Beds	12.0	13.2	13.6	4.5	1.8	1.1	13.0	9.4
House 4 or more Beds	-9.9	-12.6	-14.2	-5.2	-0.1	7.2	-16.7	-8.6
Bungalow	-12.1	-8.5	-7.4	-5.6	-11.7	-4.4	-10.5	-9.2
Flat	4.2	-3.0	1.1	-2.5	-1.6	-4.5	-2.4	0.1

Variation in current dwelling profile from household expectations

Dwellling type	Sub-area							
	Whitehaven	Cleator Moor	Egremont	Whitehaven Rural Parishes	West Lakes (LDNP)	West Lakes (CD)	Millom	Total
House 1/2 Beds	-2.5	2.4	-2.3	0.1	0.2	-8.5	8.1	-0.6
House 3 Beds	7.7	8.9	9.3	0.1	-2.6	-3.3	8.7	5.1
House 4 or more Beds	0.1	-2.6	-4.1	4.8	10.0	17.2	-6.7	1.4
Bungalow	-8.4	-4.9	-3.7	-2.0	-8.0	-0.8	-6.8	-5.5
Flat	3.2	-4.1	0.0	-3.6	-2.7	-5.6	-3.5	-1.0

Insufficient stock Sufficient stock

we propose an 1800mm high timber post, hit & miss fence between Plot 1 & 2 (West & North), to the frontage East elevation an k-rend block wall (900mm max height) retain hedge to South Elevation.



12. Amount

The proposed dwelling suggestions the following dimensions;

- Plot size – 24.000mm wide x 36.000mm deep
- Plot area – 874.00m²
- Parking /hard standing area m x 16.800mm x 10.800mm drive to the front – 212m² - 3-5 car (Parking)
- 4.500mm to "The Swallows" boundary and 12.400mm between dwellings
- Front garden – 5.600mm x 10.000mm – 56.00 m²
- Rear Garden – 18.000mm x 24.000mm – 403.25 m²
- Dwelling plan – 16,600mm x 11,000mm – 194.01m ²

13. Overlooking & Impact

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

- No windows at first floor.
- Front elevation would face Arlecdon Road (East facing) – 19.000m to frontages.
- Side elevation would face over side drive/garden (South facing) min 12.400m separation distance with "The Swallows" (DM12 iii).
- No gable elevation windows.
- 4.160mm to boundary of adjacent plot 1 (DM12 i)
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)

14. Environmental and geological

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

- No ground contamination thought to be on site however the owner and ground workers ***MUST*** carry out a watch brief and if any contamination found it must be reported to ABC
- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Full radon barrier required (vented sub floor)

Surface water to be discharged into existing drainage system as shown on drainage plan.

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

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and omissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.
- Hazardous material testing where identified will be undertaken alongside specific works RAMS and requirements as per UKAS17025 and associated asbestos documentation (please see separate reports).
- The existing infrastructure has been fully tested and cleared for all residues, oils and contamination and materials from within the existing client's site information.
- Full certification and associated completion reports are included within this pack and will be confirmed prior to removal of potentially sensitive items if required or highlighted during a watch brief
- All work to be carried out in accordance with the Construction Phase Plan and Health & Safety Method Statement carried out by the contractor.

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

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

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

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

Water usage should be restricted to just enough to dampen the area and not cause undue water run off or damage.
Excess water to be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

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

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

15. Drainage

The site also benefits from a separate drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the foul and surface water would be laid around the property to facilitate or proposal as illustrated within FSWDR-001 Rev B (Oct 2025).

The foul and surface water layout will be as drainage plan, the drains will/do consist of the following.

- The foul system now discharges to a Marsh Ensign Ultra 8PE treatment plant with gravity outfall to the JDP Rainbox 3SR soakaway, providing full separation from the public sewer.
- The design accords with Building Regulations Part H, BRE 365 (2016), and BS EN 12566-3.
- The soakaway includes a high-level overflow to an existing private field drain (Dub Beck catchment) in accordance with Environment Agency General Binding Rules.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
- Surface water drainage 1:75-1-100 falls minimum
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-bedroom dwelling = 8 people x 200lt per person per day = Total 1600lt per day norm
- The Rainbox 3SR soakaway has been size at 9.6m x 4.8m x 0.42m deep giving 18.38m³ storage volume and 58.17m² infiltration area. This was sized up using MicroDrainage
- The chamber upstream of the soakaway tank has been advised as a silt trap to prevent debris from entering the tank.

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

16. Vision

This variation preserves the design quality and policy alignment of the approved development while improving buildability and sustainability through minor layout and drainage refinements.

17. Appendices

Photo 1 – Arial Photo of Plot 2 – West to East

Photo 2 – Arial Photo of Plot 2 – South to North

Photo 3 – Arial Photo of Plot 2 – East to West

Photo 4 – Arial Photo of Plot 2 – North to South

Photo 5 – Arial Photo of Plot 2 – Plan

Photo 6 – Arial Photo of Plot 2 – Streetscape

Photo 7 – Arial Photo of Plot 2 – Highways Road view (vision) facing East

Photo 8 – Arial Photo of Plot 2 – Highways Road view (vision) facing West

Fig 4 - Copeland Borough Council – 4/23/2020/0F1 - Planning Approval

Cumberland Council

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Daniel Sowerby
Sowerby House
Townhead
Dearham
Maryport
CA15 7JW

APPLICATION No: 4/23/2020/0F1

PROPOSED DORMER BUNGALOW
PLOT 2, ARLECDON ROAD, FRIZINGTON

Mr Kieran McGonagle

The above application dated 23/01/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

   Reason

   To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Proposed site and block plan, scales 1:1250 and 1:500, received 23rd January 2023;

Proposed dwelling floor plans, scale 1:50, drawing number P2AR-KM-004, received 20th April 2023;

Proposed Elevations, scale 1:50, drawing number P2AR-KM-003, received 20th April 2023;

Proposed site drainage plan, scale 1:250, drawing number P2AR-KM-002, received 23rd January 2023;

Design and access statement, drawing number DAS-001, received 23rd January 2023;

Drainage Calculations, written by JDP Limited, received 21st January 2023;

Percolation Results, received 21st January 2023;

Visibility Splays, scales 1:500 and 1:1250, drawing number P2AR-KM-001, received 3rd April 2023.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Occupation Conditions

3. Prior to the first occupation of the dwelling hereby approved, any windows on the first floor side elevations that are below 1.7 metres above floor level must be fitted with obscure glazing to a minimum of level 5. Once installed the obscure glazing must be retained at all times thereafter and for the lifetime of the development.

Reason

To safeguard the amenity of the neighbouring dwellings and in accordance with Policy DM12 of the Copeland Local Plan.

4. Prior to the first occupation of the dwelling hereby approved, the access and parking must be fully constructed and brought into use in accordance with the approved plans. The access and parking must be retained as such at all times during the lifetime of the development.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in order to ensure that there is no antisocial parking in accordance with Policy DM22 of the Copeland Local Plan.

5. Prior to the first occupation of the dwelling hereby approved, a 2 metre high, close boarded boundary fence must be erected on the north and south boundaries. The fence must be retained and maintained at all times for the lifetime of the development.

Reason

To ensure that the amenity of the neighbouring dwellings is maintained and in accordance with Policy DM12 of the Copeland Local Plan.

6. Prior to the first occupation of the dwelling hereby approved, full details of hard and soft landscaping must be submitted to and approved by the Local Planning Authority. Once approved, the scheme must be implemented in accordance with the approved plans and retained as such at all times thereafter.

Reason

To ensure a satisfactory appearance in the interests of visual amenity and in accordance with Policy DM26 of the Copeland Local Plan.

7. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing P2AR-KM-002- Dated 2 Jan 23. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

Jane Meek
Assistant Director
Thriving Place and Investment

26th April 2023

Fig 5 – Site Allocations (Local Plan) 2015 - Ar1 – Garage Site Arlecdon Road

Figure 4.5: Sites suitable for allocation – Local Centres

Place ref.	Site	SHLAA Ref	SHLAA RATING	Yield	Assessment
FrA	Frizington Road Workshops	CS59 LP E17	LP2006	**1 ha.**	Retain as employment
SeA	Seascale Rural Workshops	LP E21	LP2006	**0.7 ha.**	Retain as employment
DiA	Central Garage	n/a	n/a	**0.7 ha**	Consider allocation for employment.
DiB	Rear of Central Garage	n/a	n/a	**1.3 ha**	Consider allocation for employment.
DiC	Furnace Row	n/a	n/a	**2.2 ha**	Consider allocation for employment.
Ar1	Garage site Arlecdon Road	S335	0-5	**7**	Consider allocation for housing.
Ar3	Arlecdon Parks Road	SR33	6-15	**35**	Consider allocation for housing.
Ar4	Adjoining Sun Inn	CS38	6-15	**13**	Consider allocation for housing.
Ar5	Raltri (Barwise Row)	S326	6-15	**3**	Consider allocation for housing.
Ar7	Parks Road	SR11	0-5	**11**	Consider allocation for housing.
Ro4	Chapel Row	SR24	6.15	**39**	Consider allocation for housing.
	Arlecdon/Rowrah suitable housing sites total			**108**	
Be2	*Crofthouse Farm*	*CS30*	*6-15*	***5***	*Planning permission for housing.*
Be3	Hunter Rise	S039	6-15	**33**	OK in principle if highway access satisfactory.
Be4	Adjoining Crofthouse Farm	S339	6-15	**4**	Consider allocation for housing.
Be5	Barwickstead	SR32	6-15	**13**	OK in principle if highway access satisfactory.
	Beckermet suitable housing sites total			**55**	
Bi2	*Bank End View*	*CS36*	*6-15*		*Acceptable in principle if feasible – yield uncertain*
	Bigrigg suitable sites total			**0**	
Di1	Distington Hinnings Farm	- LP H26	LP 2006	*(85)*	Acceptable in principle but market interest in question
Di2	Distington Ennerdale View	S132	0-5	**11**	Consider allocation for housing.
Di3	Distington Kilnside	S331	6-15	**77**	Consider allocation for housing.
Di4	Distington Ennerdale Rd/Barfs Rd	CS78	6-15	**39**	Consider allocation for housing.
Di7	Distington rear of school		6-15	**5**	Consider allocation for housing.
Di12	Former concrete depot			**75**	Consider allocation for housing
	Distington suitable housing sites total			(282) **197**	

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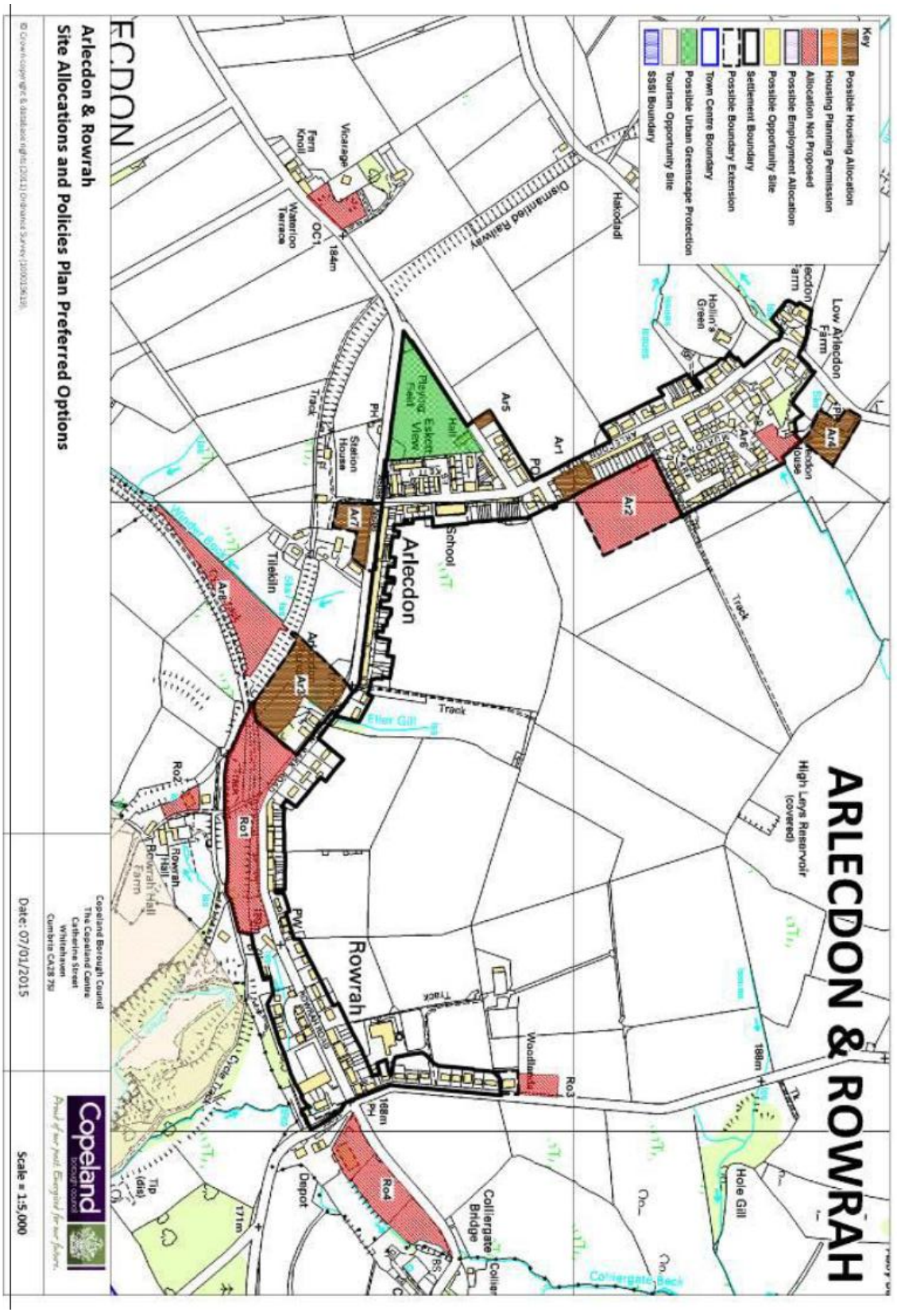
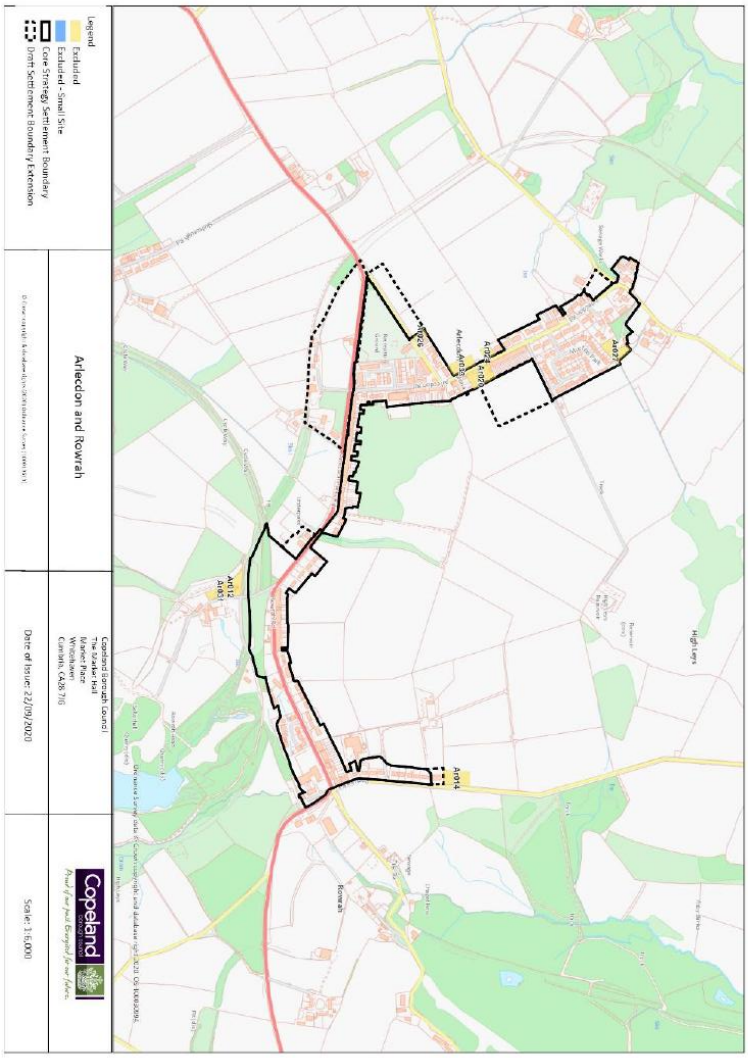

ARLECDON & ROWRAH
ECDON
Arlecdon & Rowrah
Site Allocations and Policies Plan Preferred Options
Key
Possible Housing Allocation
Housing Planning Permission
Allocation Not Proposed
Possible Employment Allocation
Possible Opportunity Site
Settlement Boundary
Possible Boundary Extension
Town Centre Boundary
Possible Urban Greenscape Protection
Tourism Opportunity Site
SSSI Boundary
Arlecdon
Rowrah
Low Arlecdon Farm
Hollin's Green
Distrantled Railway
Halcodadi
Vicarage
Farm Knoll
Waterloo Terrace
OC1
184m
Playing Field
Eskett View
Hall
Station House
Track
School
Tilekiln
Ar1
Ar2
Ar3
Ar4
Ar5
Ar6
Ar8
Ellen Gill
Ro1
Ro2
Ro3
Ro4
Rowrah Hall
Rowrah Hall Farm
Woodlands
188m
Depot
171m
Tip (dis)
Colliergate Bridge
Hole Gill
High Leys Reservoir (covered)
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA28 7SJ
Date: 07/01/2015
Scale = 1:5,000

Fig 6 – SHLAA 2022

Table 15: Arlecdon and Rowrah Excluded

The following table provides a list of sites located in Arlecdon and Rowrah that have been excluded from the SHLAA process:

SHLAA Reference	Site Name	Reason for Exclusion	Site Area HA
Ar012	Corletts Garage	Site Size	0.24
Ar014	Pasture Road	Site Size	0.21
Ar020	Garage Site Arlecdon Road	Site Size	0.23
Ar024	Land adjacent to Thorn Bank	Site Size	0.07
Ar026	Adjacent Raltri	Site Size	0.05
Ar027	Arlecdon House	Site Size	0.20
Ar031	Rowrah Hall Garage	Site Size	0.16
AR033	Land to West of Mona Street	Site Size	0.17



Map 17: Arlecdon and Rowrah SHLAA Excluded

Fig 7 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
PLOT 2, ARLECDON ROAD	**304947/518942**	**12 Jan 2023 0:29**

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

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

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

Notes

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

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

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

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

Page 1 of 2


Environment Agency
Flood map for planning
Your reference
PLOT 2, ARLECDON ROAD
Location (easting/northing)
304947/518942
Scale
1:2500
Created
12 Jan 2023 0:29
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 80m
Page 2 of 2
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Fig 8 – Radon Report (BGS) – 50 Arlecdon Road (closest property to the plot)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

Address searched: 50 Arlecdon Road, Arlecdon, Frizington, CA26 3UX
Date of report: 12 January 2023

Guidance for existing properties

Is this property in a radon Affected Area? - No

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

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

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

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

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

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

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

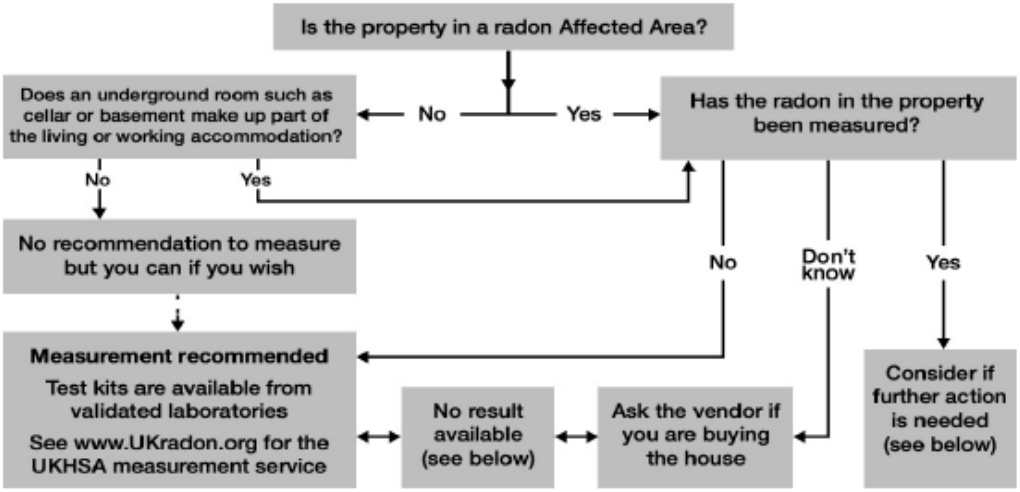
Guidance for new buildings and extensions to existing properties

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

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

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



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

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

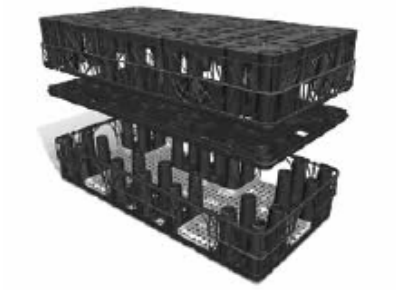
High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m3), formal advice will be given to lower the level. Radon reduction will also be recommended if the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

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

Rainbox 3SR

Product information sheet

The RAINBOX® 3SR crate, manufactured by JDP's Tessenderlo Group partner DYKA, consists of two half-boxes and a centre plate; assemble these prior to their installation within the crate structure.*



*Crates with grey inspection channel plates available on request.

Dimensions	1200 x 600 x 420mm
Gross Volume	302 L
Storage Volume	287 L
Void Ratio	95%
Materials	Recycled Polypropylene
Recyclable	100%
Approx Weight	13.5kg
Inspectable	Yes
Crates are linked by clips	

Connection Options

The RAINBOX® 3SR comes with pre-formed cut-outs for connecting pipework up to 160mm OD. For larger sizes, up to 400mm OD, specially made adaptor plates can be used.

Design & Installation Guidance

Vertical loading to the crate structure is determined by the cumulative loads associated with the backfill and any loads linked to operations (vehicular loads (live loads) or permanent structures (dead loads)). Horizontally, loading is determined by the pressure exerted by the earth.

The resulting information determines the minimum and maximum covering height and the maximum excavation depth. Table 1 shows the parameters for different applications.

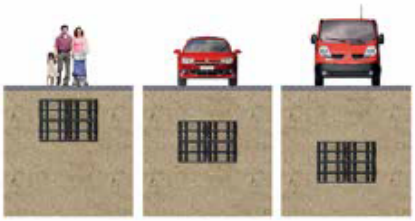


Table 1

	Load (GVW)			
	Pedestrians	Small Vehicles ≤ 3T	Vehicles ≤ 12T	Vehicles ≤ 30T
Coverage in m (based on backfill φ' 30° and density 20kN/m³)				
Min.	0.30	0.50	0.9	1.2
Max.	2.50	2.5	2.4	2.2
Max Excavation Depth in m				
with backfill 20°	3.5	3.3	3.0	3.0
with backfill 25°	4.00	4.00	3.8	3.8
with backill 30°	4.00	4.00	4.00	4.00

The installer of the RAINBOX® 3SR system should ensure that a structural design check in line with CIRIA C680 has been carriedout prior to work commencing.

JDP Nature's Network

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THE END