

Design & Access Statement (DAS)

DAS-001

Moss Dalts, Egremont, Cumbria, CA22 2NP

Proposed Conversion of Two Barns to Dwellings

Prior Approval: Change of use - agriculture to dwellinghouses

27/11/2022



Document Control

Date	Issue Number	Change/Amendment	Author:
27.11.2022		First Issue	



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

.....	27 th November 2022
Print	Sign	Date

B Design and Specification Approver

.....	27 th November 2022
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr & Mrs Dhillon		
.....	27 th November 2022
Print	Sign	Date



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1. Introduction

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

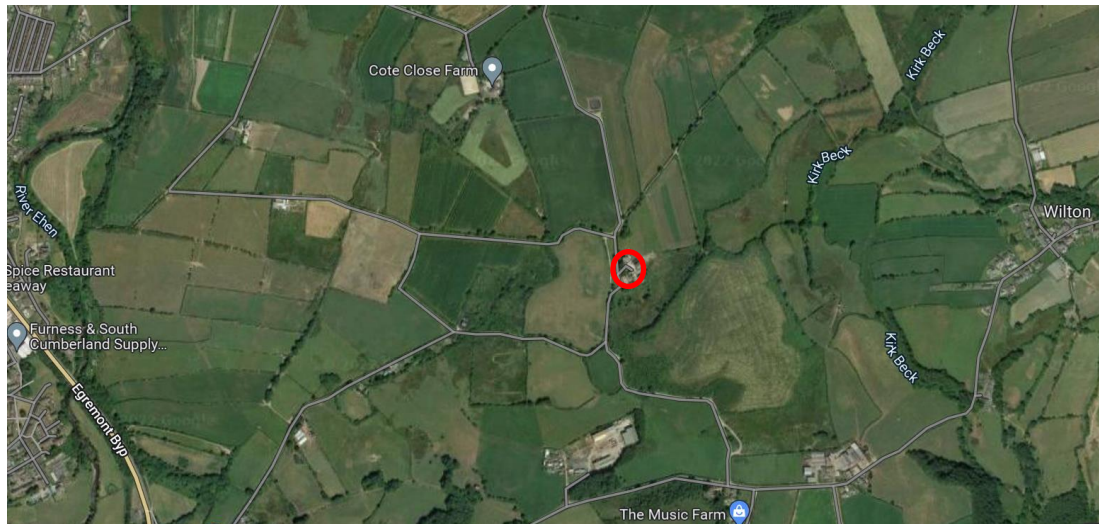


Fig 1 – google maps image of site

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.

Agricultural Holding Number:	08/096/0106
Issued:	Mr Davin Dhillon
Barn A Construction Date:	Approx. 1970's
Barn B Construction Date:	Approx. 1900'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

Barn B Floor Area – 173m²

Total combined floor area – 342m²

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

Only 2no barns proposed (Barn A & B)

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

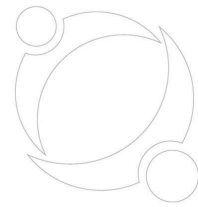
This has been used for farm grazing of sheep recent years (by applicant) and historically cows – currently NO agricultural tenant

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 MD-DD-001-007

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

Barn B Floor Area – 173m²

Total combined floor area – 342m²

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 MD-DD-001-007

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; (I)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. Previous Planning Applications

Application No	Description	Date	Decision
4/15/2023/0F1	Prior approval of proposed change of use of agricultural building to a dwelling	13/03/2015	Approved

4. Appearance – Moss Dalts

The area has no set design code or theme due to the natural growth, and we are proposing very minimal changes to the existing barn, however I feel the design is very sympathetic to the area albeit the building is barely noticeable from the main non-designated trunk roads,

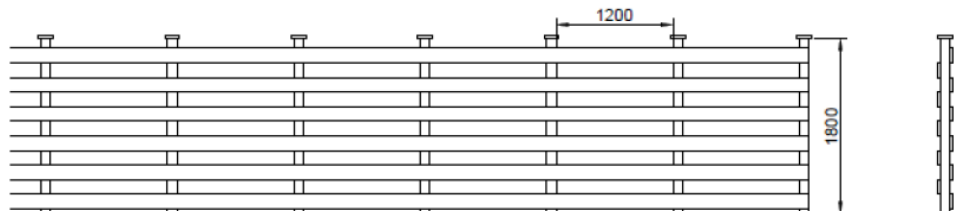
Materials – the material selection as highlighted below,

- Walls - White K-rend & local red sandstone panels
- Roof - Natural grey slate
- Windows & doors - Black UPVC
- Boundaries - Remain unaltered
- Ground/ driveway - Marshall Tegular permeable sets



5. 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)

6. 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 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.

7. 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) - **NO PROPOSED CHANGES**



8. 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

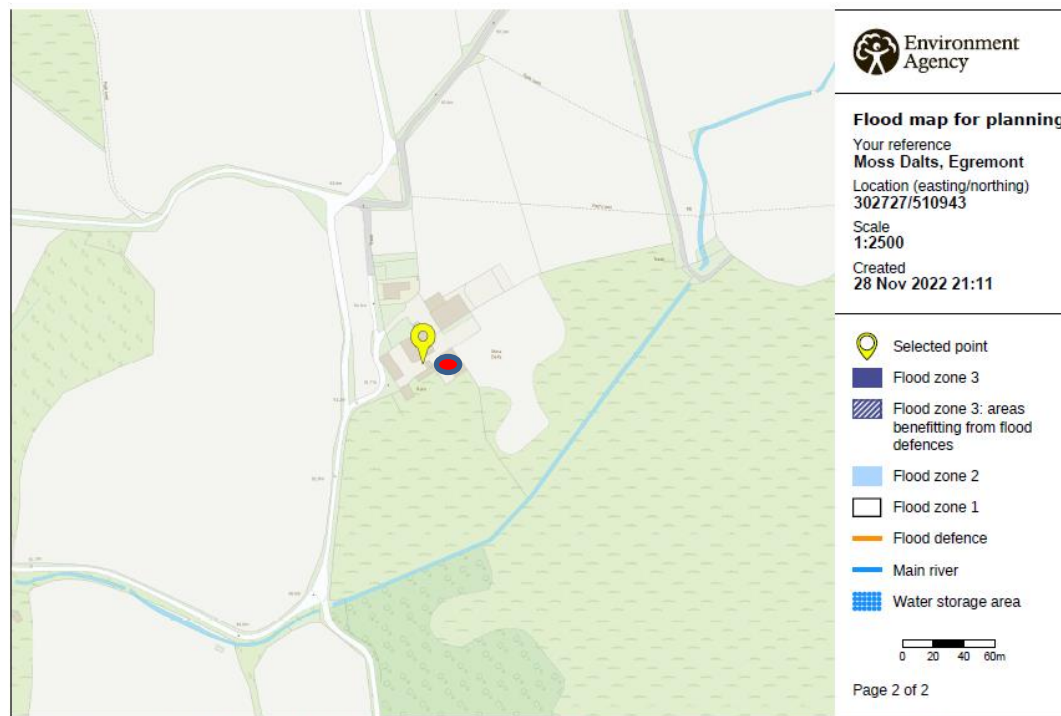
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller 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 3 – Environment Agency Flood Map

9. 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

Barn B

- 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

- 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



10. 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
- Window on side elevations proposed at ground floor only or Velux rooflights
- Buildings staggered to prevent direct overlooking

11. 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 no 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. 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

12. Drainage

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

- Klargest 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

ALL NEW 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 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
S2	9.300	9.850	27500mm	1/91
S3	9.450	9.850	12500mm	1/83
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
F5	9.200	9.850	21500mm	1/71
F6	9.250	9.850	2800mm	1/56
F7	9.350	9.850	7500mm	1/75
F8	9.500	9.850	9200mm	1/61



13. 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

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 169
- Policy DM28 – Protection of Trees 170
- Policy DM29 – Advertisements 171
- Policy DM30 – Rural Buildings

14. Vision

- Provide a scheme that has no negative effect on local or nation planning policy & accords with General Permitted Development Order 2015 Class Q.
- 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.



15. Appendices

Photograph 1 – Electrical Infrastructure to site



Photograph 2 – Whole site West to East





Photograph 3 – Barn B – South Elevation



Photograph 4 – Barn A – North Elevation





Photograph 5 – Barn B – South Elevation



Photograph 6 – Barn B – South Elevation





Photograph 7 – Barn B – South Elevation



Photograph 8 – Barn B – South Elevation





Photograph 9 – Barn B – South Elevation



Photograph 10 – Barn B – South Elevation





Photograph 11 – Barn B – South Elevation



Photograph 12 – Barn B – South Elevation





Fig 4 - White K-Rend (TBC during discharge of Appearance)



Fig 5 - Grey Flat Slate (TBC during discharge of Appearance)





Fig 6 – Anthracite – windows doors, gutters, fascia & soffit (TBC during discharge of Appearance)



Fig 7 – Local red sandstone wall to match the vernacular architecture

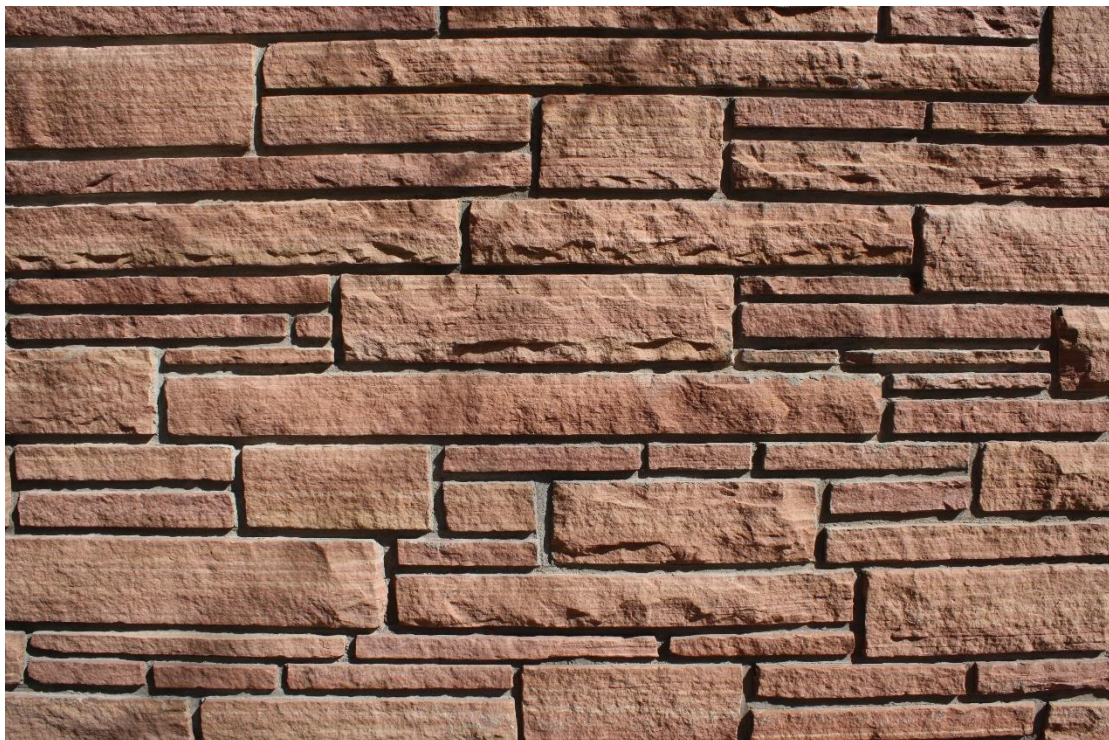




Fig 8 – Environment Agency – Flood Map



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)

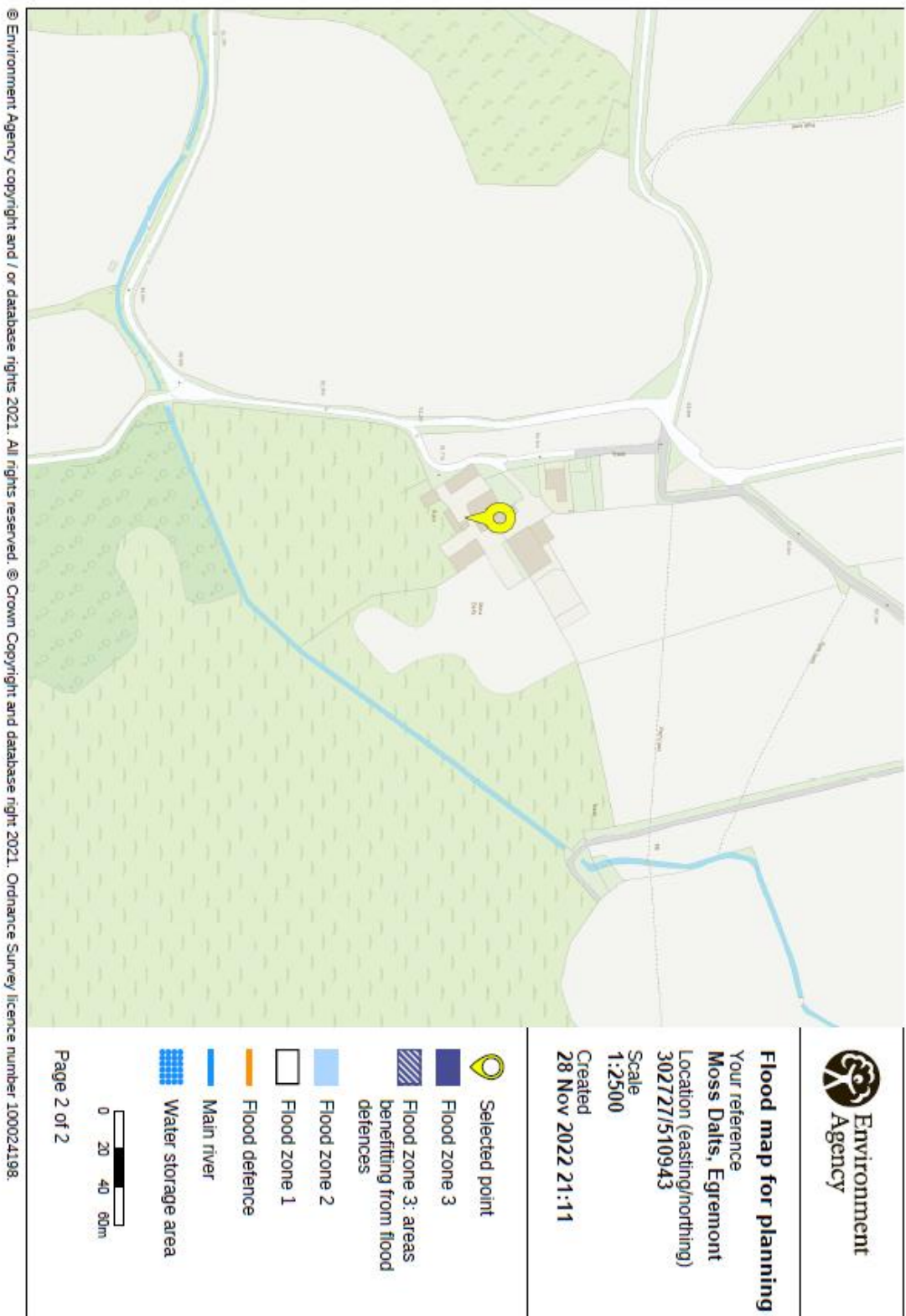
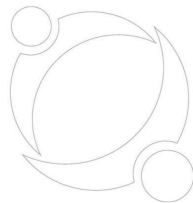
Notes

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>



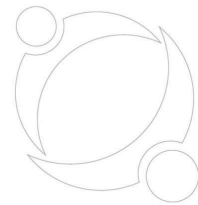


Fig 9 –Northwest Region Farming Land Map

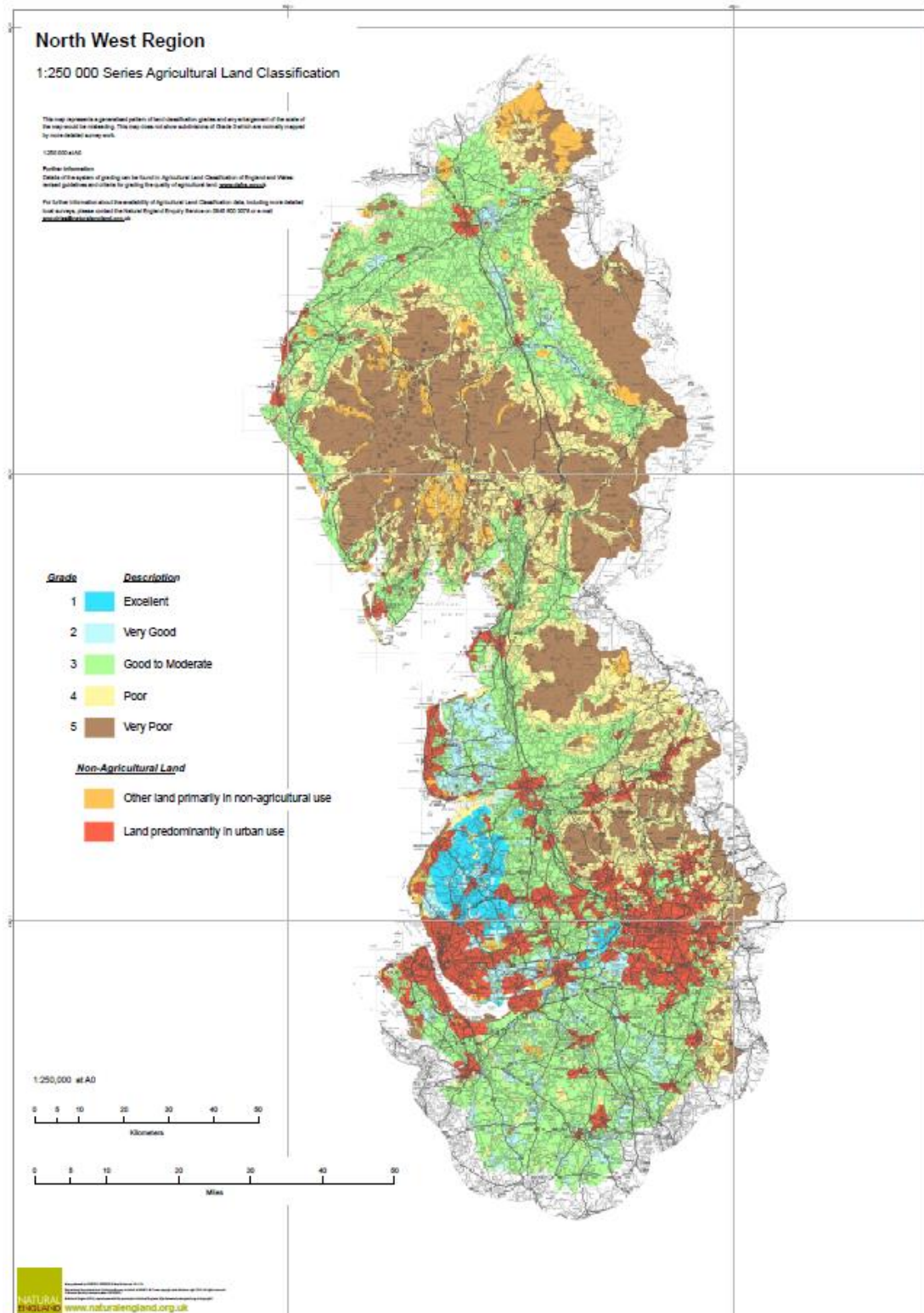




Fig 10 – Land Registry Details

**GOV.UK**

Search for land and property information

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.

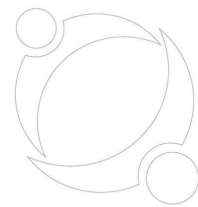
Register summary

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

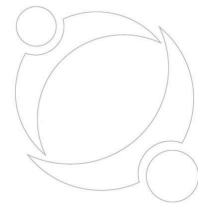
Entry number	Entry date	
1	2018-04-25	PROPRIETOR: IAIN MALCOLM RYAN and AIMEE LAURA RYAN of Moss Dalts, Egremont CA22 2NP.
2	2018-04-25	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
3	2018-04-25	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.

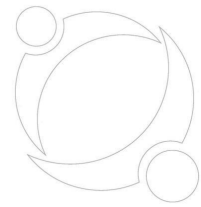
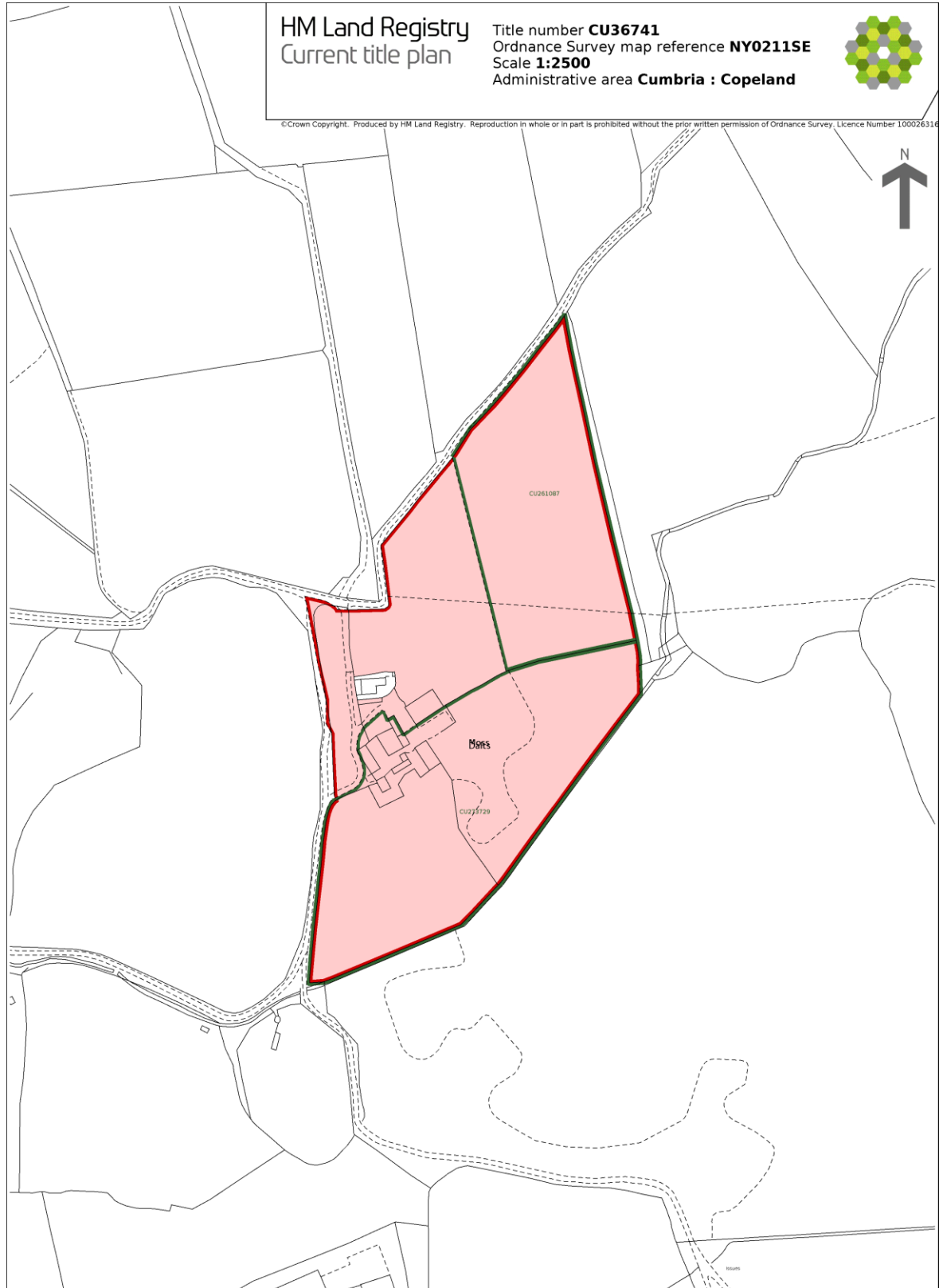


Fig 11 – Land Registry Title Plan



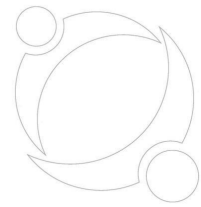
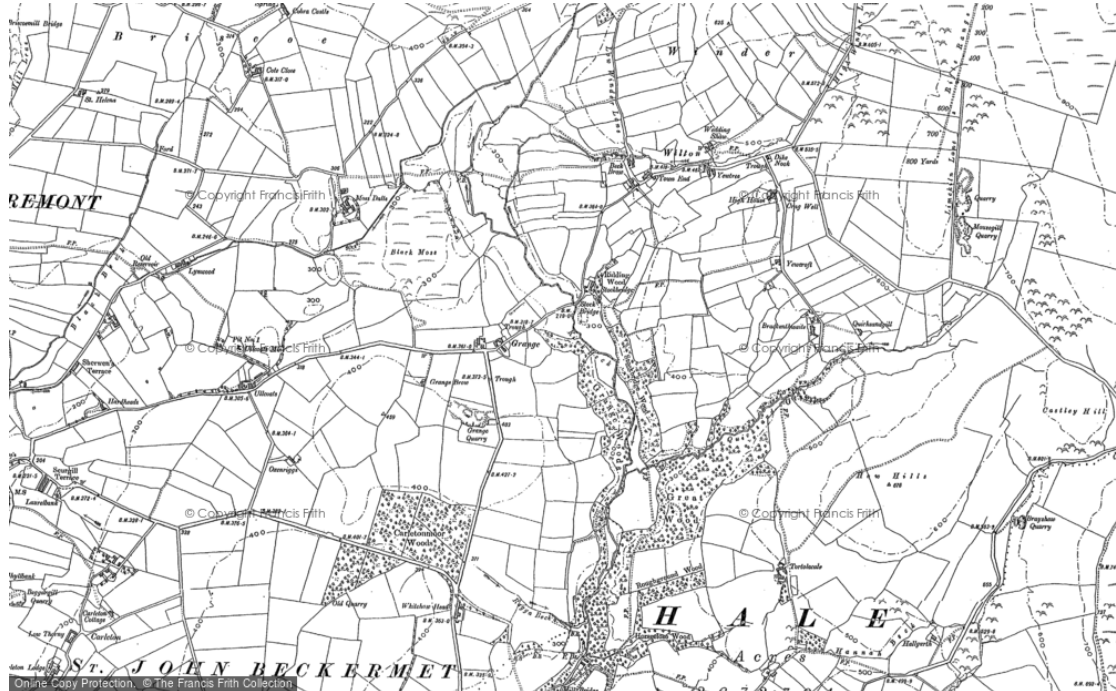


Fig 12 - Historic Site Maps



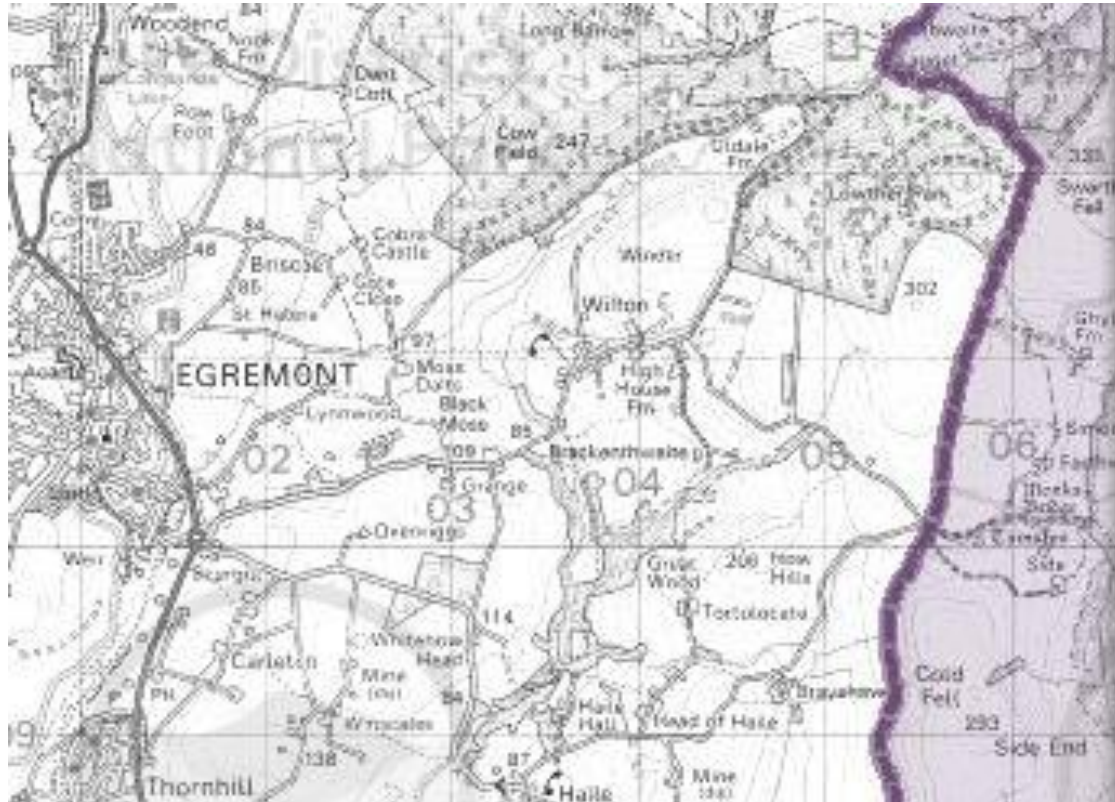
1898 Map



1925 Map



Fig 13 – 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; Beckermest; 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).

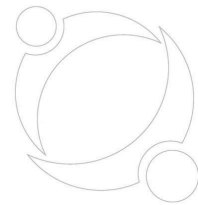


Fig 15 – Fig 3.2 Key Diagram - Copeland Local Plan 2013-2028

The Core Strategy

Figure 3.1: Key Diagram

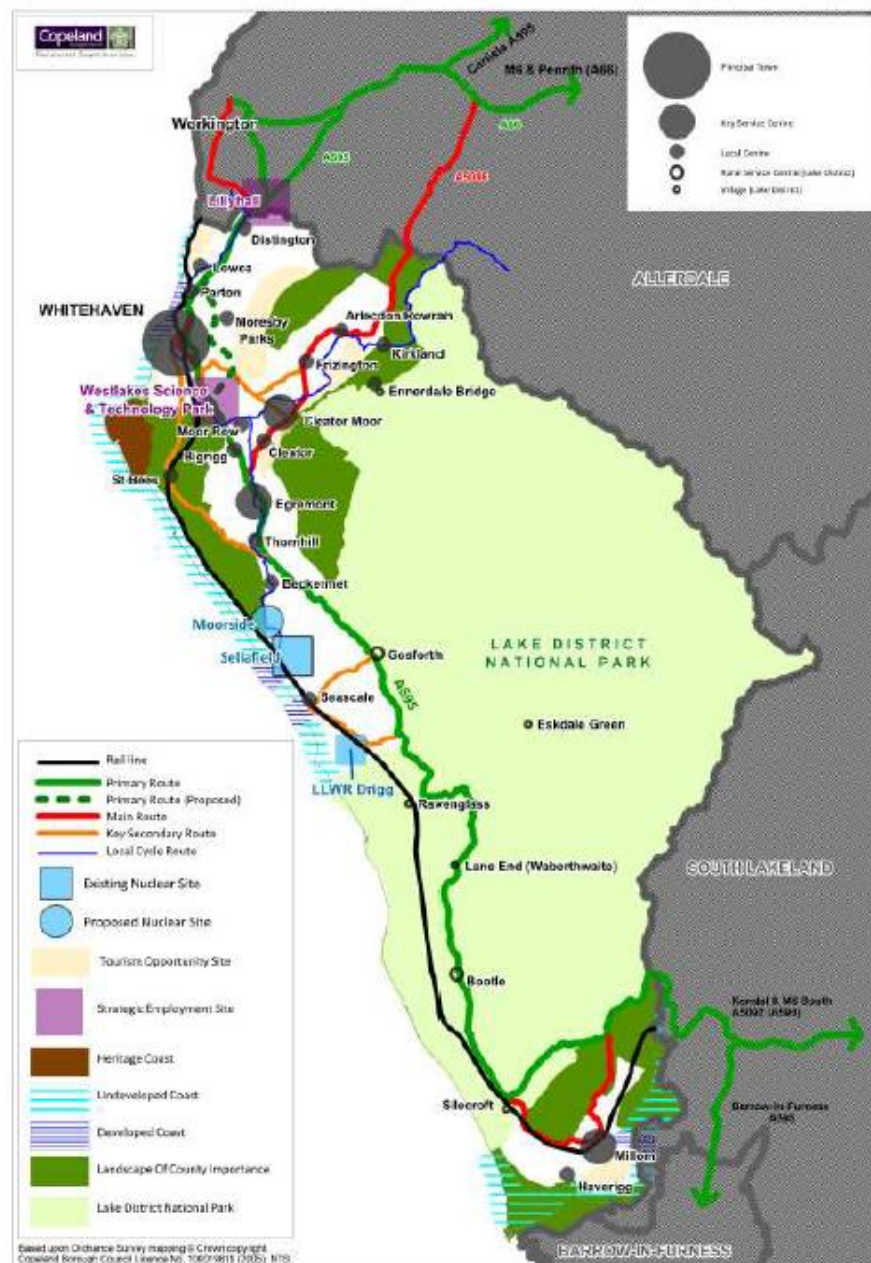




Fig 16 – Klargester Non-Mains Drainage Treatment Plant Drainage Solution

Water Management Solutions

Klargester

BioDisc® BA-BC
Domestic Sewage
Treatment Plant Range

Kingspan.
7 YR
WARRANTY PERIOD



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.

BioDisc is 100% compliant with European standard EN 12566-3

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

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).*

Domestic BioDisc Decibel equivalent to a modern refrigerator

40-55 DECIBELS

Typical searated system Decibel equivalent to a coffee grinder machine

75-80 DECIBELS

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).

Register your guarantee online at 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>

3

DLS_WSDoc_DAP001

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Water Management Solutions

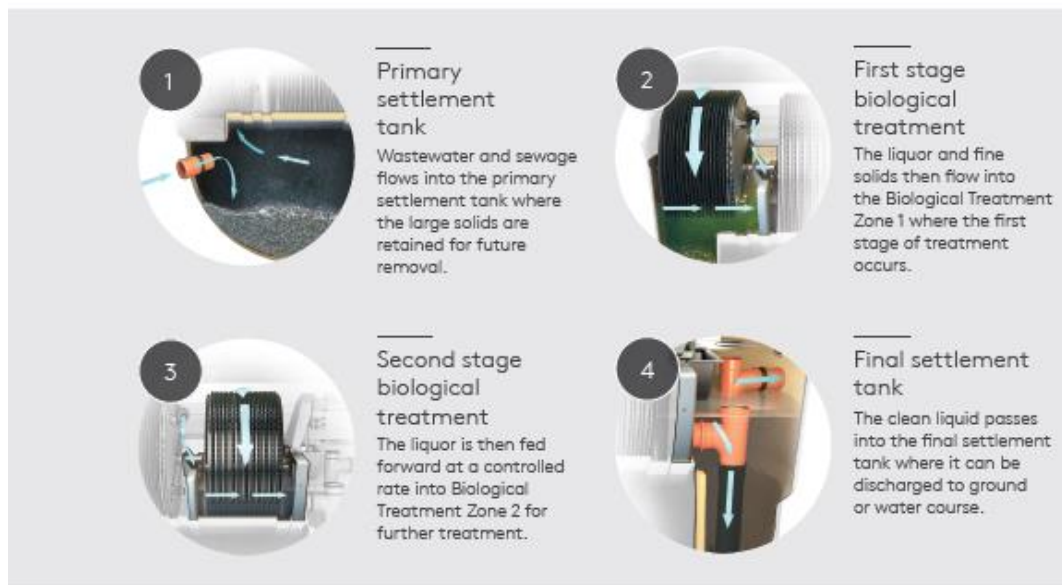
How it works





Water Management Solutions

Silent operation	Odour Free	Trusted and reliable performance



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

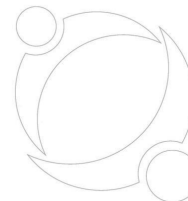
Protect your investment with our Service and Maintenance Plans

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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Fig 17 – UK Health Security Agency and British Geological Survey - Radon Report

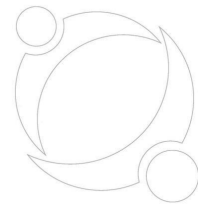
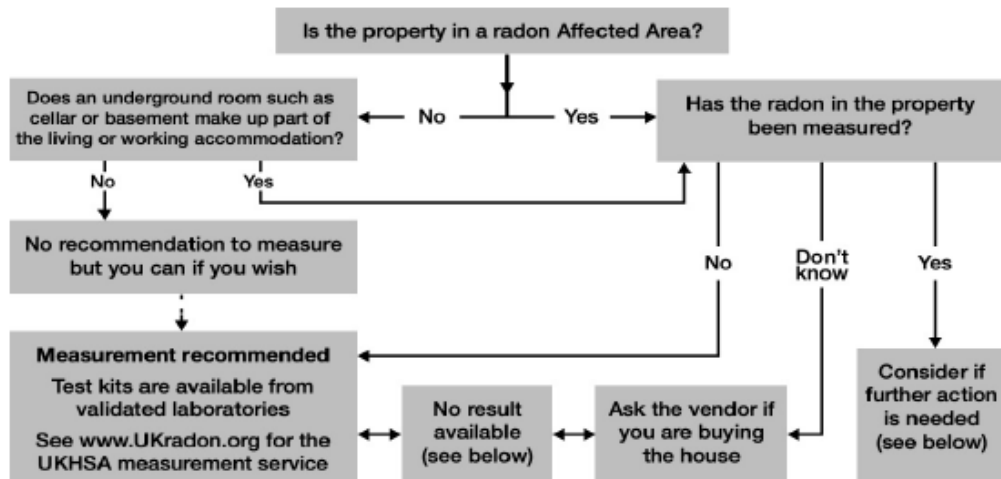


UK Health
Security
Agency

Report of address search for radon risk



British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

**UKHSA guidance for occupiers and prospective purchases**

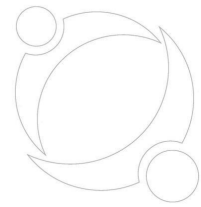
Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can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

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THE END