

Design and Access Statement (DAS)

DAS-001

Plot 2 Arlecdon Road, Arlecdon, Frizington, Cumbria

Proposed Detached Dwelling (Dormer Bungalow)

02/01/2023



Document Control

Date	Issue Number	Change/Amendment	Author:
02/01/202	-	First draft	



Approval and Sign off

Project: Plot 2 Arlecdon Road, Arlecdon, Frizington, Cumbria

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

..... Print Sign	2 nd January 2023 Date
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B Design and Specification Approver

..... Print Sign	2 nd January 2023 Date
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C Design and Specification Sponsor (Clients)

Mr & Mrs McGonagle Print Sign	2 nd January 2023 Date
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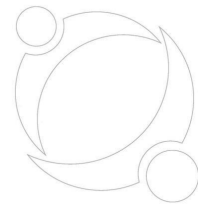
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1. Introduction

This Planning Statement supports a full planning application by Mr & Mrs McGonagle for a residential development at Plot 2 Arlecdon Road, Arlecdon, Frizington, Cumbria. This is a full planning application for a detached dwelling (Dormer Bungalow).

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

Mr & Mrs McGonagle are committed to the delivery of this scheme at Plot 2 Arlecdon Road and has carried out extensive studies, surveys, consultations, outline planning applications and assessments, in order to create a deliverable, and sustainable residential development.

This Planning Statement is just one of a number of documents in addition to the planning drawings submitted in support of this application. The full list of supporting documents is as follows:

- Plans
- Previous PPA
- Design and access statement

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.

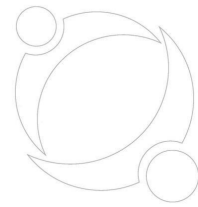
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

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.

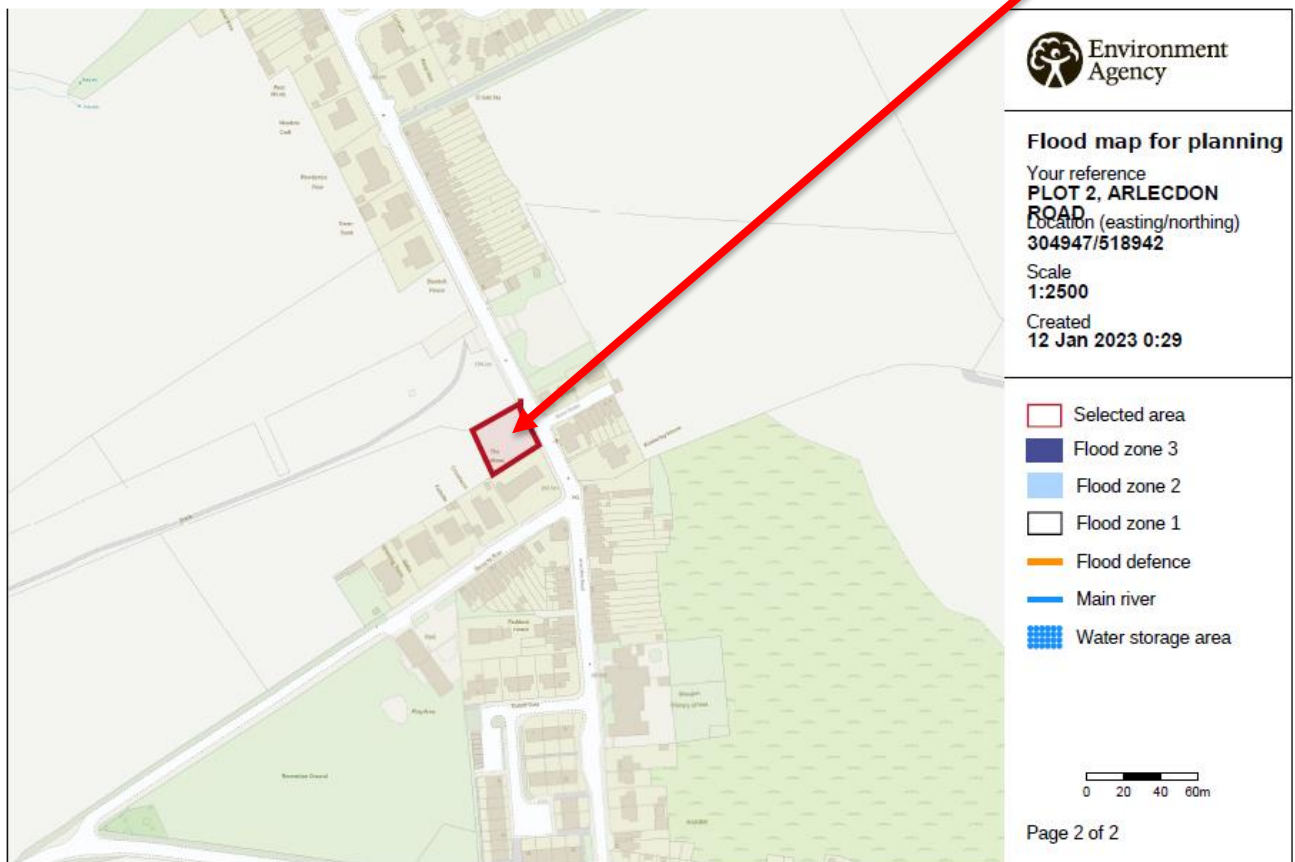
Hatched areas benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5%



(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.

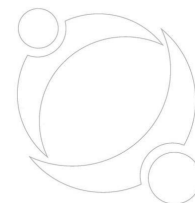
The Flood Risk information was obtained from the Environment Agency website. Refer to the Integra Site Specific Flood Risk Assessment for further detailed information.



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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 Copeland 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 & 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

<p>Local Centre: Arlecdon/Rowrah; Beckermest; Bigrigg; Cleator; Distington; Frizington; Haverigg; Kirkland / Ennerdale Bridge; Lowca / Parton; Moor Row; Moresby Parks; Seascale; St Bees; Thornhill</p>	<p>Convenience shopping to meet day-to-day needs, which could include farm shops or similar. Emphasis will be on retention of existing provision.</p>	<p>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.</p>	<p>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.</p>
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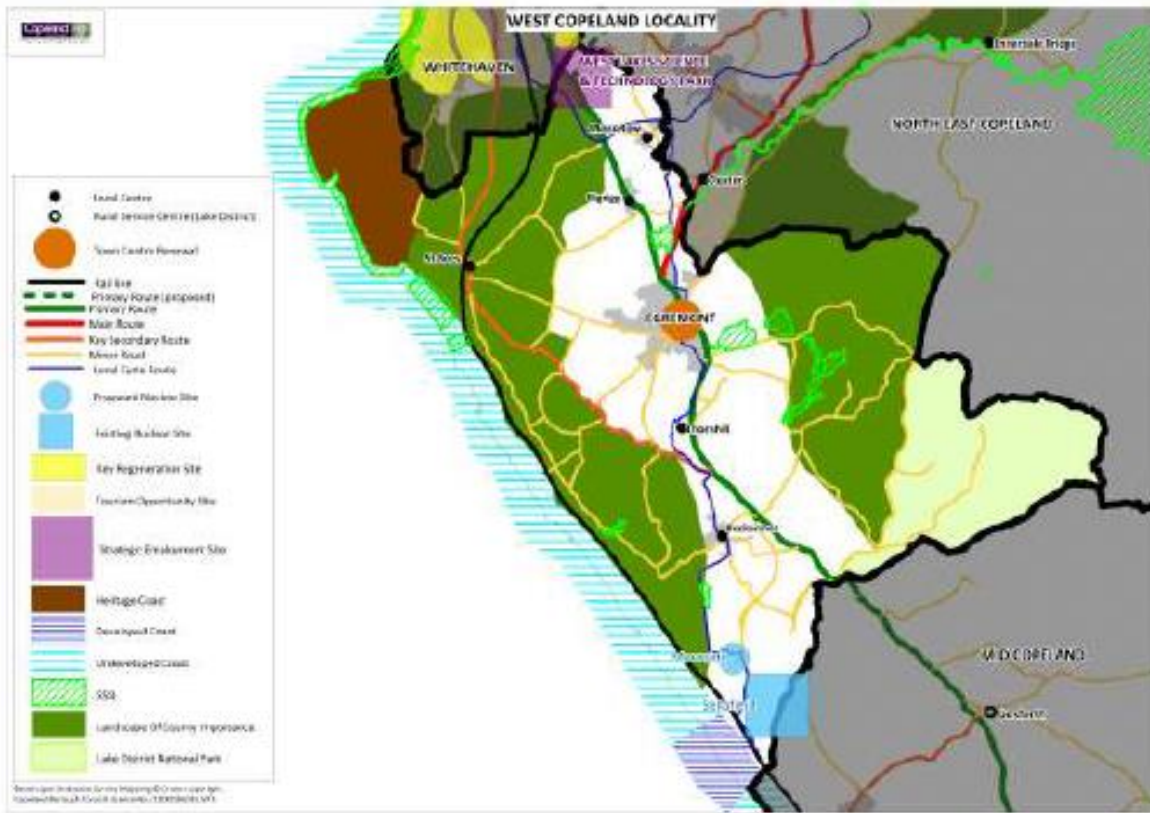
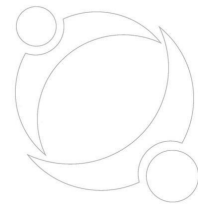


Fig 2 – Arlecdon Road falls under the “West Copeland Spatial Portrait”

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 $>4\text{m}^2/\text{hr}@50\text{pa}$, 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 - 241.80 m²
- Front Garden - 56.00 m²
- Driveway - 121.00 m²
- Plot - 720.00m²

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 720.00m²
- Dwelling size 166.82m²
- **Plot Development Ratio 23.1 %**

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

Dwelling 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

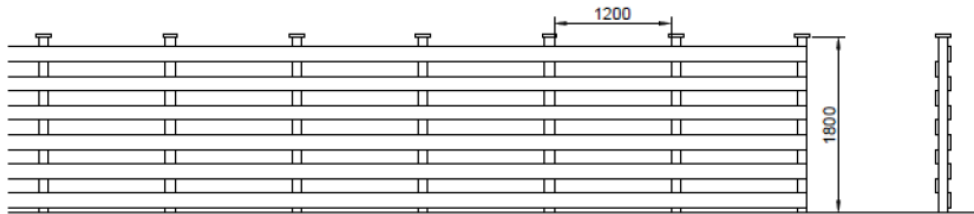
Variation in current dwelling profile from household expectations

Dwelling 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 30.000mm deep
- Plot area – 720.00m²
- 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 – 6.000mm x 24.000mm – 241.80 m²
- Dwelling plan – 16,600mm x 11,000mm – 231.82m²

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 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.

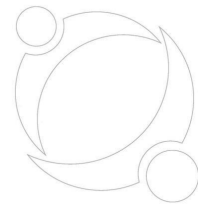
Excess water to be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

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

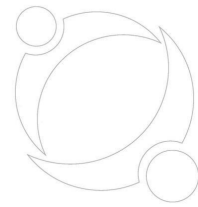
The site also benefits from a separate drainage system (surface and foul water) see plan for location of on-site drains, it is intended that the foul and surface water would be laid around the property to facilitate or proposal.


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

- 100mm waving plastic drainage system
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel
- 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 based on the following parameters:
 - 230m²/0.023 Hectare Area
 - 39Vp
 - 0.03076923077 Infiltration Rate
 - CV 1.0
 - 1 in 100 Year Storm Event Plus 40% Climate Change
- 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

Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL Plot 2 = 10.00)				
Surface Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
S1	9.025	9.850	1.000	1:90
S2	9.100	9.850	5.000	1:75
S3	9.200	9.850	9.000	1:90
S4	9.400	9.850	16.800	1:84
S5	9.300	9.850	16.200	1:81
Foul Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
F1	8.900	9.400	10.000	1:66
F2	9.150	9.750	19.500	1:78
F3	9.200	9.850	3.000	1:60
F4	9.350	9.850	8.100	1:54
F5	9.450	9.850	16.700	1:66
F6	9.600	9.850	10.700	1:71



	MANHOLE SCHEDULE		JDP TECHNICAL SUPPORT TOWNFOOT LONGTOWN CARLISLE CA6 5LY 01228 791503	
	PROJECT NAME:	Plot 2 Arlecdon Road, Frizington, Cumbria	JOB NO:	2301-59
CUSTOMER NAME:	Daniel L Sowerby	DATE:	16/01/2023	

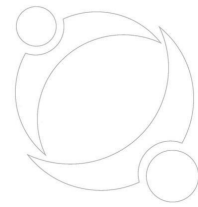
SURFACE WATER									
Man Ref	Cover Level	Invert Level	Depth	Largest Pipe Dia	MH Type	Sections/Risers Req	Cover Type	Bends/Reducers Etc	Notes
S1	9.850	9.025	0.825	110	FAB450ST	1.5m Inc. 300mm Sump	A15	-	
S2	9.850	9.100	0.750	110	450PPIC	3	A15	-	
S3	9.850	9.200	0.650	110	450PPIC	3	A15	1 x 110 45° Bend	
S4	9.850	9.400	0.450	110	300SIC	1	A15	1 x 110 15° Bend	
S5	9.850	9.300	0.550	110	300SIC	1	A15	1 x 110 45° Bend	

FOUL WATER									
Man Ref	Cover Level	Invert Level	Depth	Largest Pipe Dia	MH Type	Sections/Risers Req	Cover Type	Bends/Reducers Etc	Notes
F1	9.400	8.900	0.500	110	Axedo 450-2	1.5m Shaft	D400	2 x 110 30° Bend	
F2	9.750	9.150	0.600	110	450PPIC	2	B125	2 x 110 30° Bend	
F3	9.850	9.200	0.650	110	450PPIC	3	B125	-	
F4	9.850	9.350	0.500	110	300SIC	1	A15	1 x 110 45° Bend	
F5	9.850	9.450	0.400	110	300SIC	1	A15	1 x 110 30° Bend	
F6	9.850	9.600	0.250	110	300SIC	1	A15	2 x 110 45° Bend	

MANHOLE SCHEDULE KEY	
	300mm Diameter SIC Base C/W 110mm Inlets/Outlet
	450mm Diameter PPIC Base C/W 110mm Inlets/Outlet
	450mm Diameter Axedo IC Base C/W 110 Inlets/Outlet
	450mm Dia. JDP Fabricated Silt Trap @ 1.5m Deep Inc. 300mm Sump C/W 3 x 110mm Connections

16. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan & outline planning approval.
- The proposed scheme seeks to create a sense of space within a design led approach that contributes positively to locality and responds creatively to the setting and maximising the site.
- The aspiration to create a cohesive design that brings character to the area and exciting home that meet the needs of residents, CBC Planning Policy, and minimise impact on the environment.
- The design aspirations for the proposed follows key objectives for good urban design
- The plot will provide positive amenity for the residents (parking and recreational).
- Layouts and design seek to maximise privacy, create street scene interest through and minimise the impact on adjacent property/landowners.
- Suitable vehicular and pedestrian’s access in accordance with highways requirements and turning to the site entrance.



17. Appendices

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



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



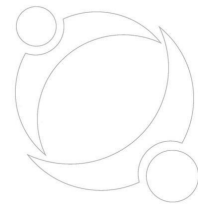


Photo 3 – Arial Photo of Plot 2 – East to West



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





Photo 5 – Aerial Photo of Plot 2 – Plan



Photo 6 – Aerial Photo of Plot 2 – Streetscape





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



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



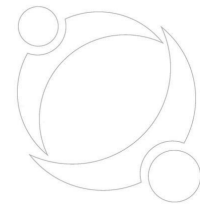


Fig 4 - Copeland Borough Council – PPA/21/0039 - Outline Planning Permission

Copeland Borough Council
The Copeland Centre,
Catherine Street, Whitehaven,
Cumbria CA28 7SJ

tel: 01946 59 83 00
email: info@copeland.gov.uk
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twitter: @copelandbc

Mr Ken Thompson
2 Coniston Close
Workington
CA14 3PL

Please Contact: Sarah Papaleo
Officer Tel No: 07799131864
My Ref: PAA/21/0039
Date: 16 September 2021

Dear Mr Thompson,

**LAND AT ARLECDON ROAD, ARLECDON
OUTLINE PLANNING APPROVAL FOR 2 DETACHED DWELLINGS**

Further to your request for pre-application advice, I can confirm the following.

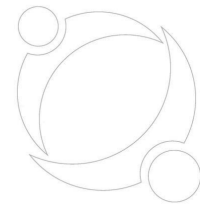
The proposal is for the erection of two detached dwellings on a parcel of land within Arlecdon and the relevant policies relating to the principle of this development are:

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Housing Needs, Mix and Affordability
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments

The application lies outside of any designated settlement boundary, and as such, the proposal is in conflict with Policy ST2. Policy ST2 of the Copeland Local Plan states that outside of the defined settlement boundaries, development is restricted to that which has a proven requirement for such a location, including housing that meets proven specific and local needs including provision for agricultural workers, replacement dwellings, replacement of residential caravans, affordable housing and the conversion of rural buildings to residential use. None of these exceptions have been identified in this case, therefore any planning application would be assessed as an open market dwelling.

Paragraph 11 of the NPPF requires the application of the presumption in favour of sustainable development to the provision of housing where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date. Out of date includes where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery

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Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

In November 2020, Copeland Borough Council produced a Five Year Housing Land Supply Statement which demonstrates a 6.35 year supply of deliverable housing sites against the emerging housing requirement calculated in the updated Strategic Housing Market Assessment (SHMA) and a 55 year supply against the Government's standard methodology figure. Copeland Borough Council has also met the most recent Housing Delivery Test.

Notwithstanding the above, the policies in the Local Plan must still be considered out of date and only some weight can be given to their content as far as they are consistent with the provisions of the NPPF.

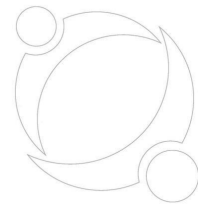
Consultation on the Local Plan 2017-2035 Preferred Options Draft (ECLP) ended in November 2020. The ECLP will, once adopted, replace the policies of the adopted Local Plan.

The ECLP has been drafted based upon an evidence base. The SHMA calculates a housing need in Copeland over the plan period 2017-2035 of 140 dwellings per annum. The ECLP confirms that to meet the housing need identified in the SHMA, development will be required beyond the existing development boundaries identified in Policy ST2 of the CS.

The ECLP continues to identify Arlecdon as a Local Service Centre reflective of the number and type of services it contains and identifies a settlement boundary around the town. The ECLP continues to identify the Application Site as outside but very close to the revised settlement boundary for Arlecdon. Whilst the proposed development is in conflict with the emerging policies and provisions of the ECLP, however the document is at an early stage of preparation and there are outstanding objections to the relevant policies applicable to this development, the identified conflict can be given little weight at present.

In the context of the provisions of Paragraph 11, the defined development boundaries in Copeland must be considered out of date. Paragraph 11 of the NPPF sets out that planning permission should be granted unless:

- i. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.



The site lies on the western edge of the built up area of Arlecdon, and is considered to be within walking distance from the range local services within the town.

In applying the provisions of paragraph 11:

- The site would assist in boosting housing supply to meet the identified need for housing in Arlecdon and the wider Borough;
- The proposed development comprising the erection of a two dwellings is appropriate in size to the designation of Arlecdon as a Local Centre in accordance with the spatial objectives of Policy ST2;
- The site is adjacent to the existing settlement boundary and the existing built form on the western edge of Arlecdon;
- The site is located adjacent to sites with recent planning permissions for residential dwellings;
- The Site is located in close and convenient proximity to the services located within Arlecdon. The proposed development will support existing services;
- Sustainable travel options exist within the vicinity, including cycle routes and bus services, as per the provisions of Policy DM22 of the Local Plan.

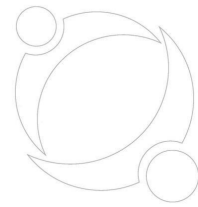
On this basis, an application for residential development on this site is likely to be supported at the present time as it would create a sustainable development within a recognised settlement. Planning Permission would be required and all applications as subject to consultation.

Should you require any further information, please do not hesitate to contact me at sarah.papaleo@copeland.gov.uk.

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Yours sincerely,

Sarah Papaleo
Planning Officer



Response prepared by:	Date:
S. Papaleo Development Management – Planning Officer	16 th September 2021
Response checked by:	Date:
N.Hayhurst Head of Planning & Place	30/09/2021

Yours faithfully

Planning Officer

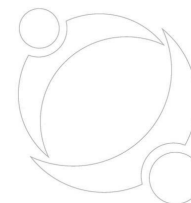


Fig 5 – Site Allocations (Local Plan) 2015 - Ar1 – Garage Site Arlecdon Road

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	Croftouse 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 Croftouse Farm	S339	6-15	4	Consider allocation for housing.
Be5	Barwickstead	SR32	6-15	13	OK in principle if highway access satisfactory.
	Beckermest 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	

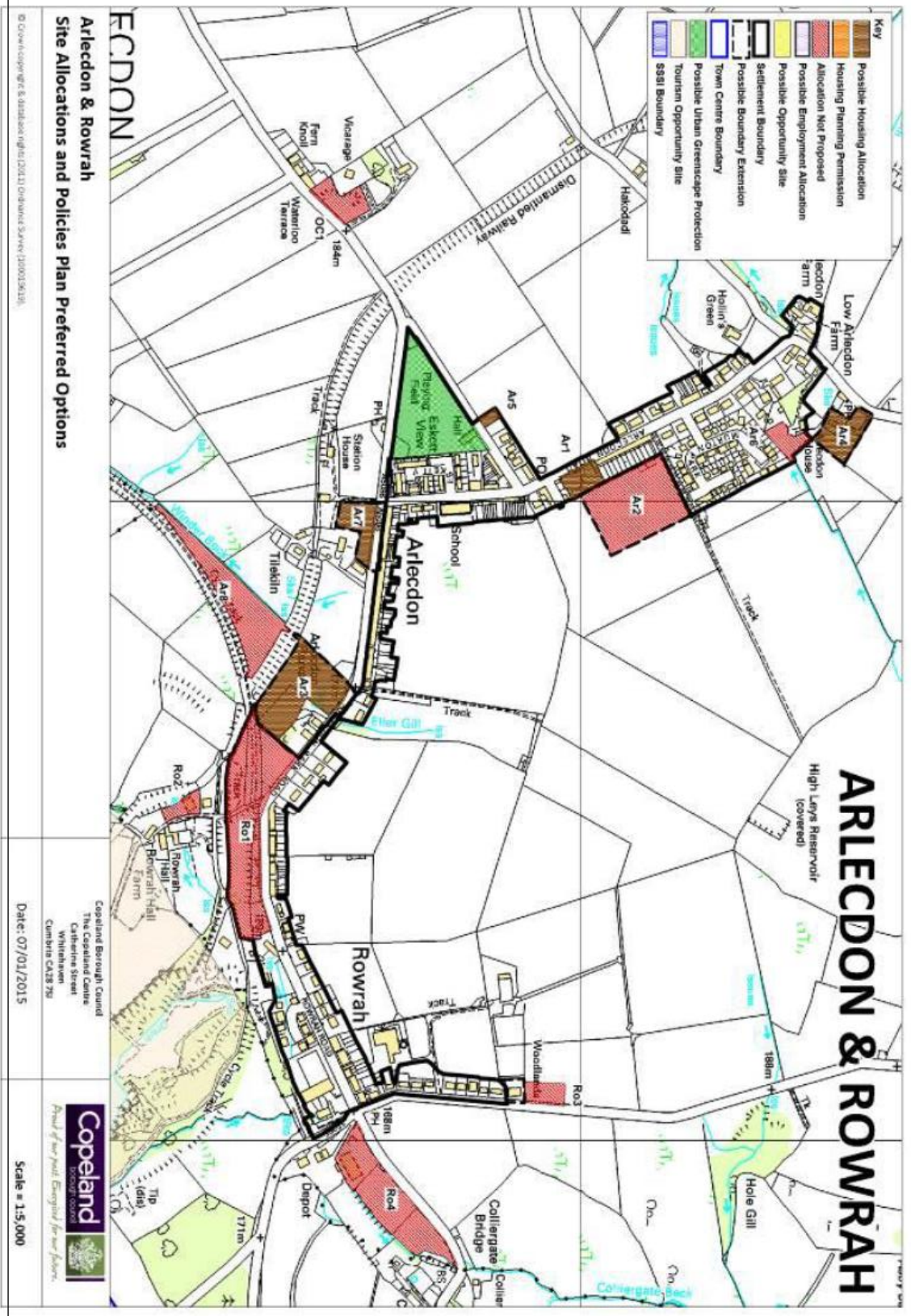
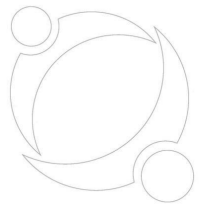


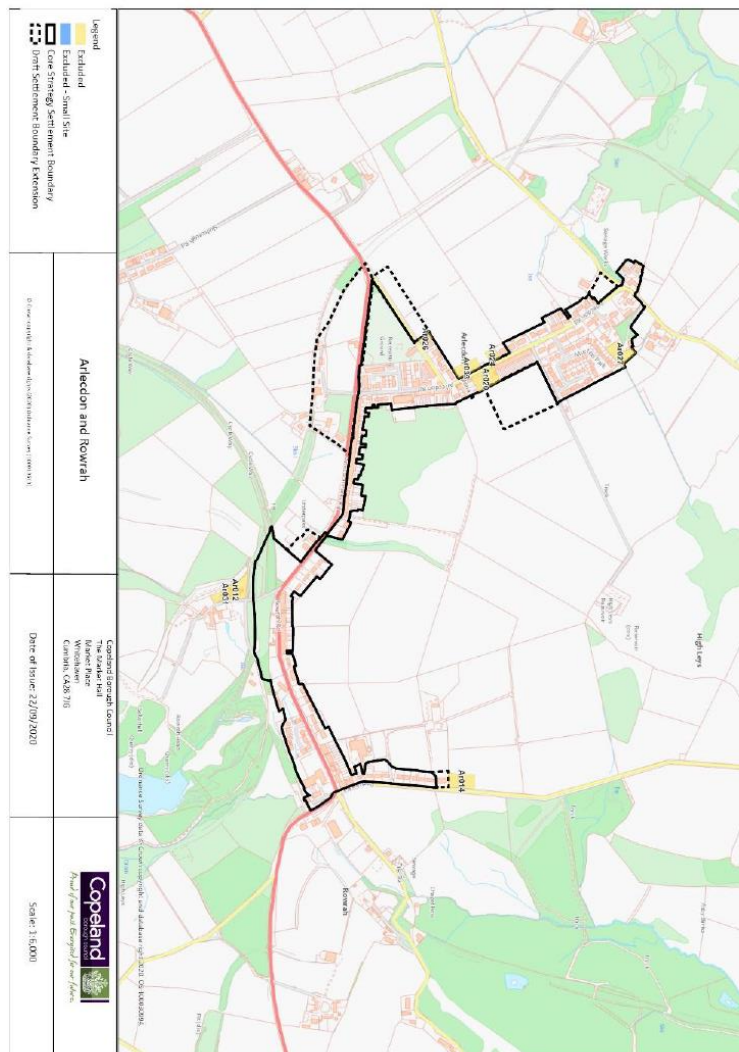


Fig 6 – SHLAA 2022

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)



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

Notes

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

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

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

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

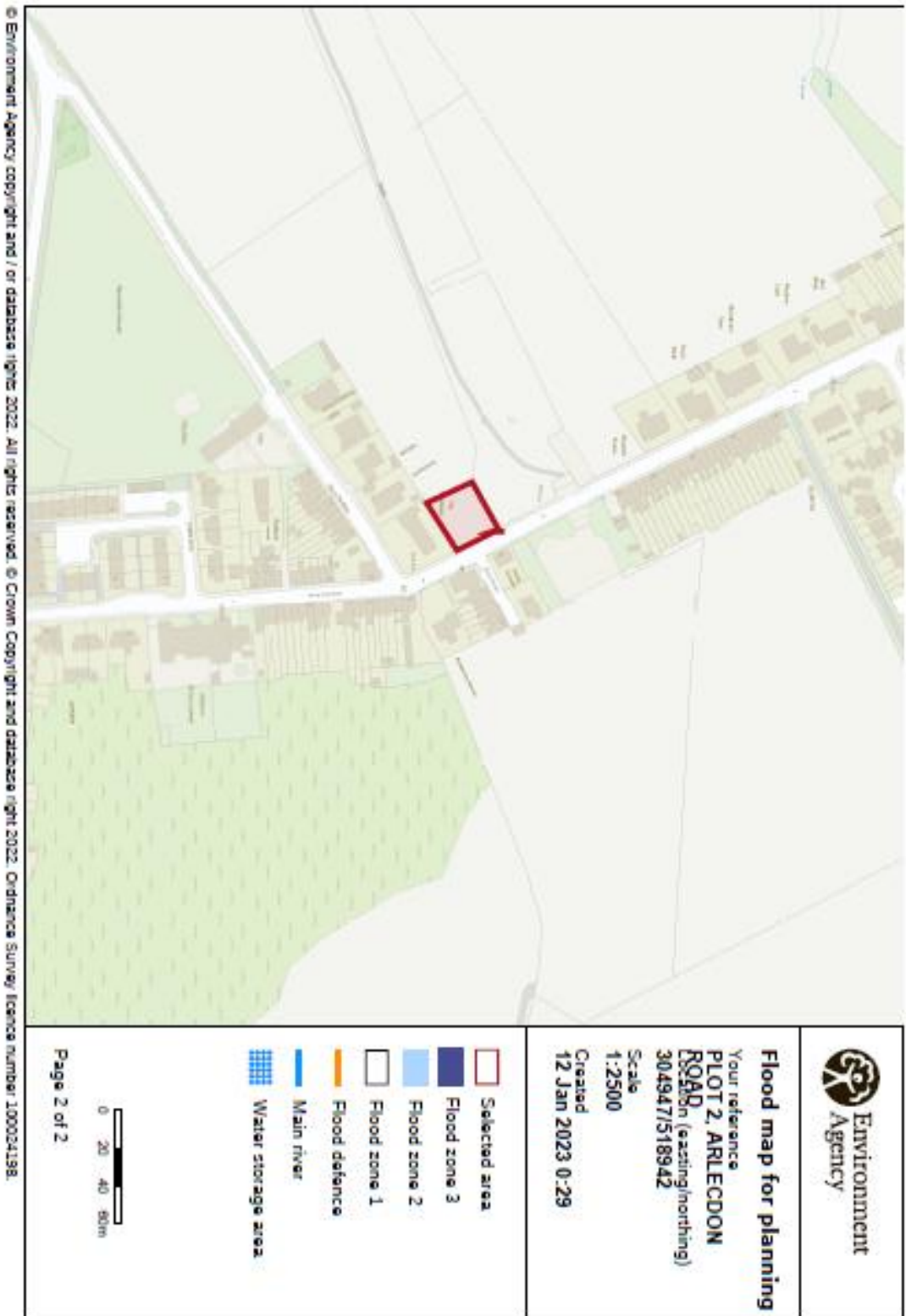
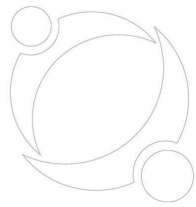




Fig 8 – Radon Report (BGS) – 50 Arlecdon Road (closest property to the plot)



Report of address search for radon risk



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

Address searched: 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 is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

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

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

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

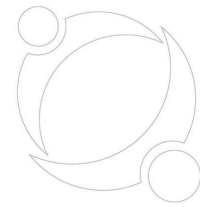
Further information is available from UKHSA or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

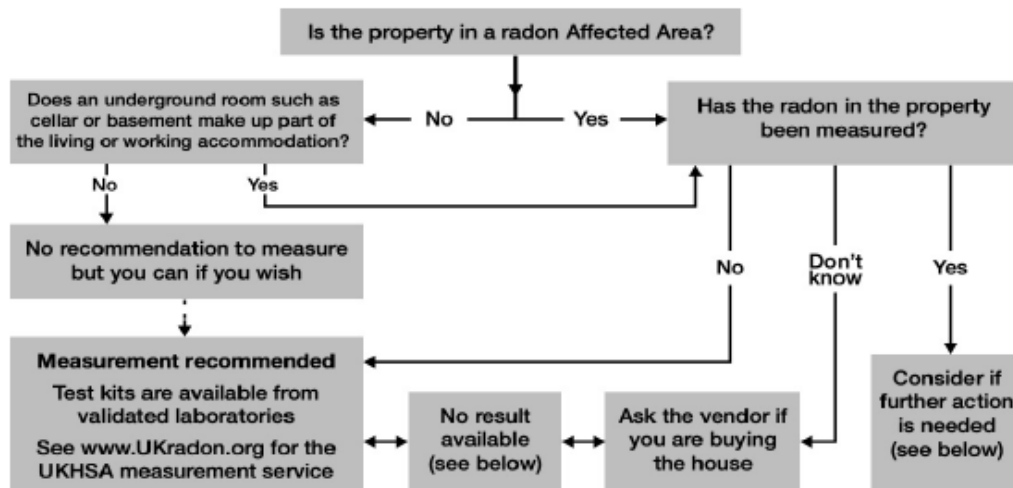
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - **None**

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

See the Radon and Building Regulations for more details.



UKHSA guidance for occupiers and prospective purchases



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

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

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

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

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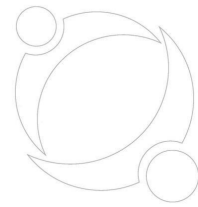


Fig 8 – JDP Design Notes

JDP Technical Support – Project Notes

Project Name: Plot 2 Arlecdon, Arlecdon, Frizington, Cumbria
JDP Project No: 2301-59
JDP Tech Contact Name: Cat Parkinson
JDP Tech Contact Number: 07518 291427

General Notes

1. The take-off, manhole schedule and subsequent BOQ has been based on information provided by Daniel Sowerby on drawing no. P2AR-KM-002.
2. The set of documents provided by JDP to the customer are as follows:
 - 2301-59-001 Manhole schedule
 - 2301-59-002 Job Notes
 - 2301-59-003 MicroDrainage Calculations
3. All products have been advised based on our understanding of the drawings and schedules provided. Therefore the client must ensure all products are suitable for use before purchase and installation.
4. It has been assumed that each manhole base will be cast in-situ with manhole rings beginning 50mm above the soffit of the largest pipe. Exemptions to this are for catchpits/silt traps and flow control chambers where the manhole rings will begin at the base of the sump. Allowances are included for cover slab, brickwork and cover and frame for all concrete chambers. These can vary based on the manhole diameter and the cover and frame loading grade.
5. For inspection chambers using 100mm diameter pipe and up to 0.6m deep cover to invert, shallow inspection chambers (SIC) have been advised (loading dependent). For inspection chambers servicing 100 or 150mm diameter pipework and up to 1.2m deep cover to invert level, Polypropylene inspection chambers have been advised (PPIC) (loading dependent).
6. We have advised our Axedo 450-2 and Axedo 600 range where an NIC can replace a manhole, or an inspection chamber is required deeper than 1.2m cover to invert level.

Surface Water Notes

1. All surface water pipe has been advised as uPVC ULTRA-3 sewer pipe.
2. All unlabelled surface water pipework has been assumed as 110mm diameter.
3. All surface water pipe branches connecting rainwater downpipes have been advised as 110mm diameter.
4. All rainwater downpipe connections (RWP) have been advised as bottle gullies.
5. We have advised the Rainbox 3SR cellular system as an alternative to the system shown on the attached drawing. This should be checked on site levels permitting.
6. 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 based on the following parameters:
 - 230m²/0.023 Hectare Area
 - 39Vp
 - 0.03076923077 Infiltration Rate
 - CV 1.0
 - 1 in 100 Year Storm Event Plus 40% Climate Change
7. The offer of Rainbox 3SR is subject to the minimum cover levels being met for the anticipated loading in the area as per the attached data sheet.
8. The chamber upstream of the soakaway tank has been advised as a silt trap to prevent debris from entering the tank.
9. All channel drain has been advised based on the specification given. If no specification is available then we have advised based on our best knowledge and loading required.

Foul Water Notes

1. All foul water pipework has been advised as uPVC ULTRA-3 sewer pipe.
2. All unlabelled foul water pipework has been assumed as 110mm diameter.
3. All foul water pipe branches into buildings have been advised as 110mm diameter.
4. All sewer vent pipes (SVPs) and soil stacks (SS) have been advised as 90° rest bends.
5. Due to lack of information and specification we are unable to accurately advise any internal gully pots or grates. Floor finishes and gully functions would be required for us to be able to advise accurately.

JDP Technical Support

01228 794445

Technical.Support@jdpipes.co.uk

John Davidson (Pipes) Limited, Townfoot, Longtown, Carlisle, Cumbria, England CA6 5LY

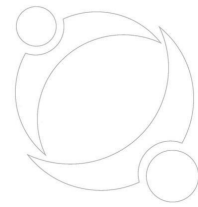
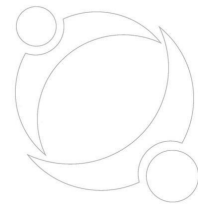




Fig 9 – JDP Surface Water Soakaway Design Calculations

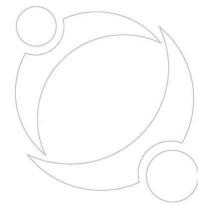
J D P Limited		Page 1			
Townfoot	Rainbox 3SR: 9.6 x 4.8 x 0.42m				
Longtown, Carlisle Cumbria CA6 5LY	Plot 2 Arlecdon Road Arlecdon, Frizington				
Date 31/01/2023	Designed by CLP				
File 2301-59 Plot 2 Arlecdon...	Checked by GA				
Micro Drainage		Source Control 2014.1			
<u>Summary of Results for 100 year Return Period (+40%)</u>					
Half Drain Time : 623 minutes.					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (1/s)	Max Volume (m³)	Status
15 min Summer	9.118	0.118	0.2	5.2	OK
30 min Summer	9.167	0.167	0.2	7.3	OK
60 min Summer	9.225	0.225	0.2	9.8	OK
120 min Summer	9.288	0.288	0.2	12.6	OK
180 min Summer	9.324	0.324	0.2	14.2	OK
240 min Summer	9.346	0.346	0.2	15.1	OK
360 min Summer	9.369	0.369	0.2	16.2	OK
480 min Summer	9.381	0.381	0.2	16.7	OK
600 min Summer	9.386	0.386	0.2	16.9	OK
720 min Summer	9.390	0.390	0.2	17.1	OK
960 min Summer	9.392	0.392	0.2	17.2	OK
1440 min Summer	9.386	0.386	0.2	16.9	OK
2160 min Summer	9.368	0.368	0.2	16.1	OK
2880 min Summer	9.346	0.346	0.2	15.1	OK
4320 min Summer	9.301	0.301	0.2	13.2	OK
5760 min Summer	9.259	0.259	0.2	11.3	OK
7200 min Summer	9.221	0.221	0.2	9.7	OK
8640 min Summer	9.187	0.187	0.2	8.2	OK
10080 min Summer	9.158	0.158	0.2	6.9	OK
15 min Winter	9.118	0.118	0.2	5.2	OK
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
15 min Summer	92.442	0.0	19		
30 min Summer	66.237	0.0	33		
60 min Summer	45.415	0.0	64		
120 min Summer	30.173	0.0	122		
180 min Summer	23.373	0.0	182		
240 min Summer	19.320	0.0	242		
360 min Summer	14.633	0.0	360		
480 min Summer	12.013	0.0	480		
600 min Summer	10.296	0.0	546		
720 min Summer	9.069	0.0	604		
960 min Summer	7.413	0.0	732		
1440 min Summer	5.562	0.0	998		
2160 min Summer	4.158	0.0	1424		
2880 min Summer	3.375	0.0	1820		
4320 min Summer	2.512	0.0	2636		
5760 min Summer	2.041	0.0	3408		
7200 min Summer	1.738	0.0	4176		
8640 min Summer	1.525	0.0	4920		
10080 min Summer	1.366	0.0	5640		
15 min Winter	92.442	0.0	18		
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J D P Limited		Page 2			
Townfoot Longtown, Carlisle Cumbria CA6 5LY	Rainbox 3SR: 9.6 x 4.8 x 0.42m Plot 2 Arlecdon Road Arlecdon, Frisington				
Date 31/01/2023 File 2301-59 Plot 2 Arlecdon...	Designed by CLP Checked by GA				
Micro Drainage Source Control 2014.1					
<u>Summary of Results for 100 year Return Period (+40%)</u>					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	9.167	0.167	0.2	7.3	OK
60 min Winter	9.225	0.225	0.2	9.8	OK
120 min Winter	9.288	0.288	0.2	12.6	OK
180 min Winter	9.324	0.324	0.2	14.2	OK
240 min Winter	9.347	0.347	0.2	15.2	OK
360 min Winter	9.371	0.371	0.2	16.2	OK
480 min Winter	9.384	0.384	0.2	16.8	OK
600 min Winter	9.390	0.390	0.2	17.1	OK
720 min Winter	9.391	0.391	0.2	17.1	OK
960 min Winter	9.391	0.391	0.2	17.1	OK
1440 min Winter	9.379	0.379	0.2	16.6	OK
2160 min Winter	9.347	0.347	0.2	15.2	OK
2880 min Winter	9.311	0.311	0.2	13.6	OK
4320 min Winter	9.242	0.242	0.2	10.6	OK
5760 min Winter	9.181	0.181	0.2	7.9	OK
7200 min Winter	9.130	0.130	0.2	5.7	OK
8640 min Winter	9.090	0.090	0.2	3.9	OK
10080 min Winter	9.061	0.061	0.2	2.7	OK
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
30 min Winter	66.237	0.0	33		
60 min Winter	45.415	0.0	62		
120 min Winter	30.173	0.0	120		
180 min Winter	23.373	0.0	178		
240 min Winter	19.320	0.0	236		
360 min Winter	14.633	0.0	350		
480 min Winter	12.013	0.0	460		
600 min Winter	10.296	0.0	568		
720 min Winter	9.069	0.0	666		
960 min Winter	7.413	0.0	752		
1440 min Winter	5.562	0.0	1068		
2160 min Winter	4.158	0.0	1516		
2880 min Winter	3.375	0.0	1960		
4320 min Winter	2.512	0.0	2768		
5760 min Winter	2.041	0.0	3568		
7200 min Winter	1.738	0.0	4256		
8640 min Winter	1.525	0.0	4928		
10080 min Winter	1.366	0.0	5448		
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J D P Limited		Page 3
Townfoot	Rainbox 38R: 9.6 x 4.8 x 0.42m	
Longtown, Carlisle	Plot 2 Arlecdon Road	
Cumbria CA6 5LY	Arlecdon, Frisington	
Date 31/01/2023	Designed by CLP	
File 2301-59 Plot 2 Arlecdon...	Checked by GA	
Micro Drainage	Source Control 2014.1	
<u>Rainfall Details</u>		
Rainfall Model	FSR	Winter Storms Yes
Return Period (years)	100	Cv (Summer) 1.000
Region	England and Wales	Cv (Winter) 1.000
M5-60 (mm)	16.200	Shortest Storm (mins) 15
Ratio R	0.250	Longest Storm (mins) 10080
Summer Storms	Yes	Climate Change % +40
<u>Time Area Diagram</u>		
Total Area (ha) 0.023		
Time (mins) Area		
From: To: (ha)		
0 4 0.023		
©1982-2014 XP Solutions		



J D P Limited		Page 4
Townfoot	Rainbox 3SR: 9.6 x 4.8 x 0.42m	
Longtown, Carlisle Cumbria CA6 5LY	Plot 2 Arlecdon Road Arlecdon, Frisington	
Date 31/01/2023	Designed by CLP	
File 2301-59 Plot 2 Arlecdon...	Checked by GA	
Micro Drainage	Source Control 2014.1	
<u>Model Details</u>		
Storage is Online Cover Level (m) 10.000		
<u>Cellular Storage Structure</u>		
Invert Level (m) 9.000 Safety Factor 2.0		
Infiltration Coefficient Base (m/hr) 0.03077 Porosity 0.95		
Infiltration Coefficient Side (m/hr) 0.03077		
Depth (m)	Area (m ²)	Inf. Area (m ²)
0.000	46.1	46.1
0.420	46.1	57.6
0.421	0.0	57.6
@1982-2014 XP Solutions		

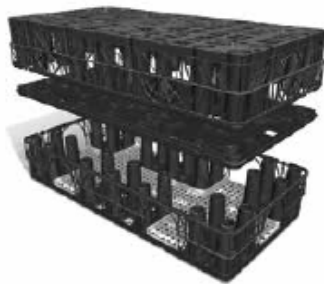


Fig 10 – Rainbox 3SR Info Sheet

Rainbox 3SR

Product information sheet

The RAINBOX® 3SR crate, manufactured by JDP's Tesserlerlo 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

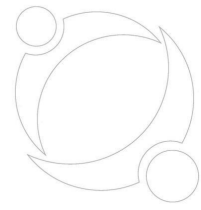
	Load (GVW)			
	Pedestrians	Small Vehicles ≤ 3T	Vehicles ≤ 12T	Vehicles ≤ 30T
Coverage in m (based on backfill ϕ 30° and density 20kN/m ²)				
Min.	0.30	0.50	0.9	1.2
Max.	2.50	2.5	2.4	2.2
Max Excavation Depth in m				
with backfill 20°	3.5	3.3	3.0	3.0
with backfill 25°	4.00	4.00	3.8	3.8
with backfill 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 carried out prior to work commencing.

Details and illustrations in this document are for guidance only. Please contact JDP's Technical Support for more information. JDP reserve the right to make alterations to this document without prior notice or update. Information correct as of 1st Sept 2020.



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THE END