

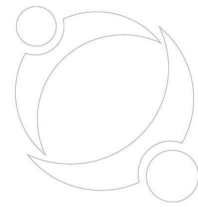
Design and Access Statement (DAS)

DAS-001

Station Yard, Woodend, Egremont, Cumbria, CA22 2TA

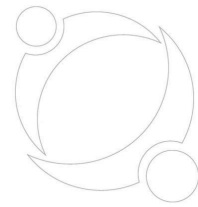
Proposed Outline Planning, Detached Bungalow

14/01/2024



Document Control

Date	Issue Number	Change/Amendment	Author:
10/12/2023	-	First draft	



Approval and Sign off

Project: Station Yard, Woodend, Egremont, Cumbria, CA22 2TA

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

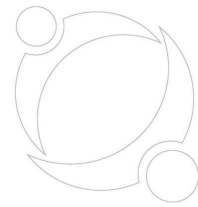
.....	14 th January 2024
Print	Sign	Date

B Design and Specification Approver

.....	14 th January 2024
Print	Sign	Date

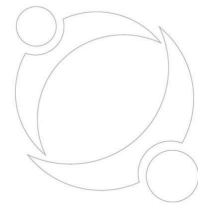
C Design and Specification Sponsor (Clients)

Mrs Rachel McLaren	14 th January 2024
.....	Sign	Date
Print		



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1. Introduction

This Planning Statement supports an Outline planning application by Mrs McLaren for a residential development at Station Yard, Woodend, Egremont, Cumbria, CA22 2TA. This is an Outline planning application for a detached dwelling (Bungalow) looking at the access, landscaping, layout & scale, the appearance will be agreed at next stage, if approved.

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.

Mrs McLaren is committed to the delivery of this scheme at Station Yard, Woodend, Egremont and has carried out extensive studies, surveys, consultations, 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
- 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.

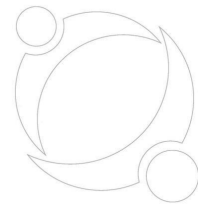
Light blue shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

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

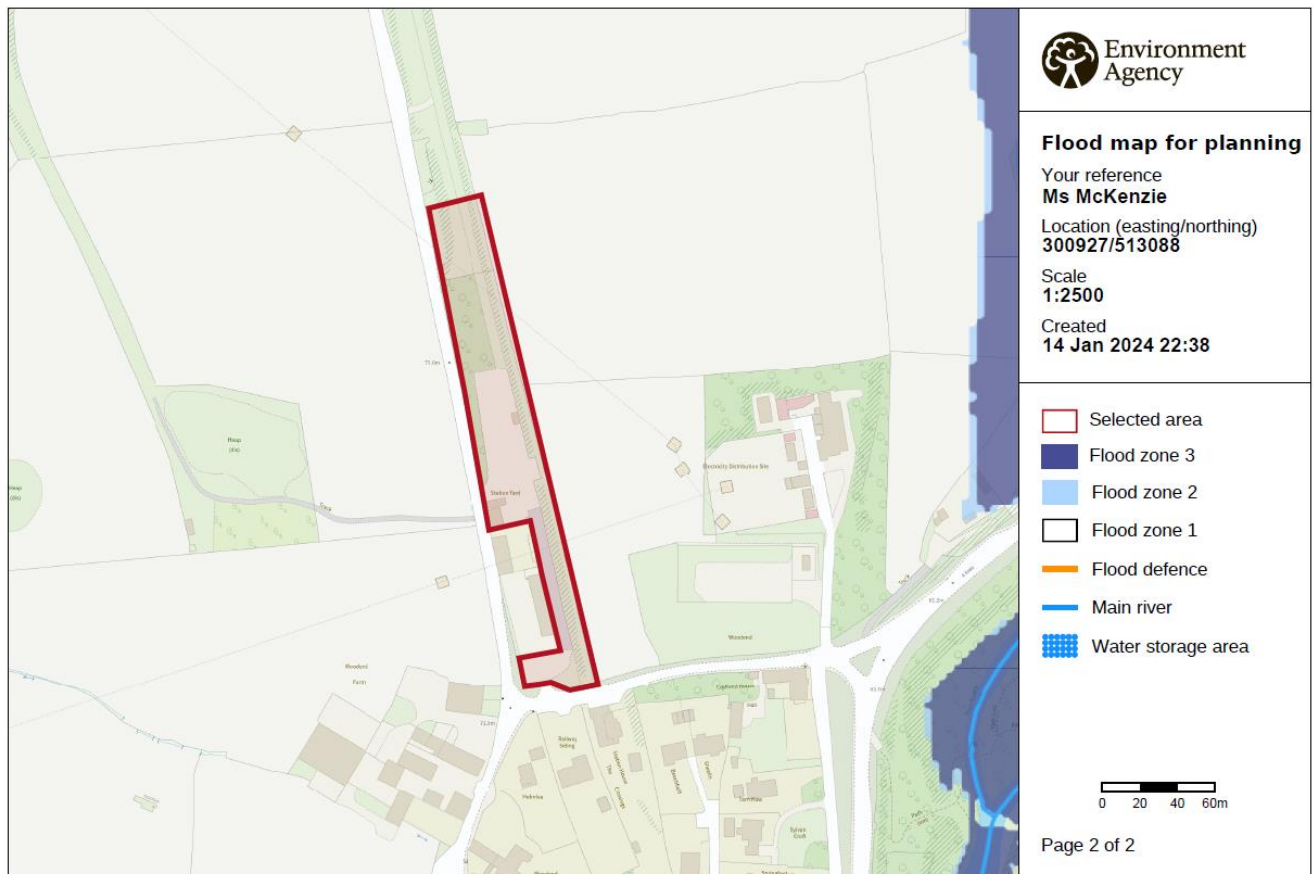
The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller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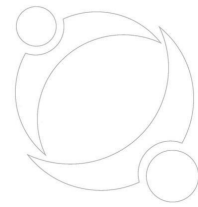
Fig 1 – EA Flood risk assessment

Flood assessment

Taking all the information above and confirmation from the environment agency's website it is clear and concise that the plots are **NOT** in a flood zone or have a flood risk and fulfils the requirements of S29 Allerdale Borough Council Local Plan.

3. Use

The parcel of land is currently allocated for commercial use within the Copeland Local Plan and has been used for many years as a railway station, former builders' yard, and now a scaffolding business yard, classifying the site as brownfield (Policy SS2, ST2), we would like to change the use of this parcel of land from commercial use to domestic, albeit the site is situated with "open countryside" as defined in the Copeland local plan 2021-2038 and main guidance is found under Policy H16PU: Essential Dwellings for Rural Workers.



Policy H16PU: Essential Dwellings for Rural Workers Housing will be permitted within the open countryside where it can be demonstrated that the dwelling is essential to allow a rural worker to live permanently at or near their place of work. The development will only be permitted where:

- there is a clearly established existing functional need;*
- the need relates to a full-time worker, or one who is primarily employed in a rural business and does not relate to a part-time requirement;*
- the unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;*
- the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
- other planning requirements, e.g. in relation to access, or impact on landscape and biodiversity, are satisfied.*

This proposal will support the growth of the entrepreneurial scaffolding business set up 2011, with the main supporting reasons being the unsociable working times required, (business emergency call outs, reactive works and main scaffold removal hours, we feel the dwelling will improve the security of the yard due to various recent and historic instances of theft/attempted theft.

The proposed development of the site for residential bungalow is considered appropriate meet the need of the housing shortage, the new business and a young family.

The proposed dwelling would provide family home for the business owners, also considered that the 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 Local & National Planning Policy section.

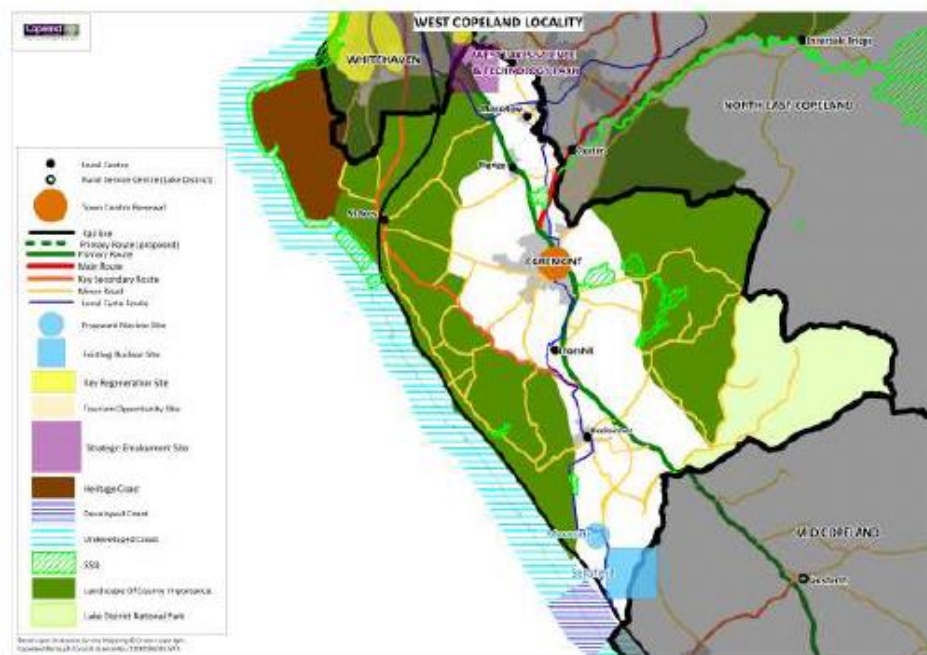
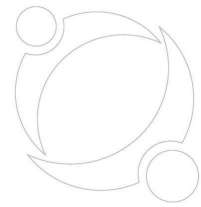


Fig 2 – Church Crescent falls under the “West Copeland Spatial Portrait”



4. Appearance



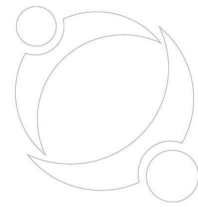
Fig 3 - Google map highlighting the area.





This map shows the Cleator and Egremont area in Cumbria. The River Ehen flows through the region, with several bridges crossing it. Key streets include Main Street, Church Street, and Briscoe Road. Landmarks such as Longlands Lake, Clints Quarry, and the Cleator Iron Ore Mine are marked. The map also shows the location of Cleator, Woodend, and Bigrigg, along with the A595 road and the Cleator and Egremont Railway line.

9



Property type required - movers	Total %	Parish %	Demand for bungalows is very strong in this Parish. The 'other' category includes mentions for Sheltered, supported and/or care homes. So, although there are fewer people over retirement age, those who are there seem to be planning ahead and anticipating their future needs. Otherwise, there is a move away from the dominant terraced homes to other types.
Detached	44	39 (27)	
Semi	31	33 (23)	
Terraced	15	9 (6)	
Bungalow	30	40 (28)	
Flat	10	11 (8)	
Other	8	11 (8)	

Employment

KB Scaffold Current Employment					
Full Time Employment (37hrs +)		Part Time Employment		3rd party supply chain*	
1	Managing Director	1	Office Administration		Structural engineer
1	Office Manger	1	Office Cleaner		Joiners
10	Qualified Scaffolders	2	Labourers		Scaffold supply chain
1	Scaffold Apprentice				
1	Sales Rep				
1	QHSE Officer				

6. The Woodend Vernacular

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

There is no traditional set architectural style within Woodend or the immediate area, however the design, scale and massing of the property has been carefully considered to be complement its setting.

7. Housing Character.

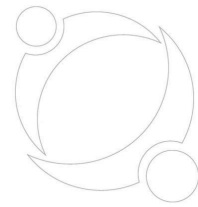
The style of the development is considered sympathetic to the plot & its surrounding, the proposed building will design will be reserved until next stage,

Palette of materials:

- Roof – Green Slate
- Fascia & Soffits – Anthracite finish UPVC (As newly approved site)
- External Walls – White K-Rend and Local Red Sandstone panels (As newly approved site)
- Windows & Doors – Anthracite UPVC, aluminium & Composite (As newly approved site)
- Plot parking and footpaths – permeable setts – Marshall Tegulars (black)
- Boundary – Stock fence with indigenous hedgerow (As plan)
- Garden Area - Grassed (As plan)

8. Secured by Design

In relation to designing out crime, we will provide a defensible rear & side boundary using indigenous hedgerow (Policy DM10 – Achieving Quality of Place) with modern compliant doors and window locking systems to PAS 24 legislation, this development would also provide heightened security to the yard which has had recent bouts of theft.



9. 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 achieving a U-Value of 0.20W/m²K
- External Walls – Cavity Wall with 100mm PUR insulation solid wall 60mm thermal super plasterboard achieving a U-Values of 0.22 W/m²K
- Roof – 150mm PIR between and 50mm PIR under - 400mm mineral fibre insulation quilt to flat ceilings areas and 150mm PIR between and 40mm PIR under rafters to sloping areas to achieving a U-Value of 0.09 W/m²K
- Windows – PVCU, double glazed, low e coating and argon filled achieving 0.10W/m²K U Value.
- Doors – Composite external doors construction achieving a U Value of 1.2 W/m²K

In addition to these measures the dwellings have been designed with an air tightness of >4m³/hr@50pa, this significantly exceeds the current standards set out in the Building Regulations.

After the design of the external envelope of the building was finalised, the demands for heating and hot water were analysed to determine a system that would be most appropriate for the development. The proposed 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).

10. Access

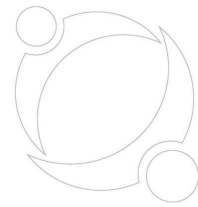
There are existing highways roads and pedestrian access to the West & South elevation with the existing entrance to the plot already formed and approved by Cumbria Highways, the plot benefits from parking for 5+ cars and suitable turning as indicated on plan and boasting 335m² permeable Marshal Tegulars driveway all in accordance with manufactures details (as plan) the site topography will naturally prevent rainwater runoff onto highway (slopes away from highway).

11. Scale

The proposed development has been designed in keeping with the local vernacular architecture and to replicate the scale of Ehen Garth and only marginally bigger than the existing lodge.

- East Garden - 280.00 m²
- West Garden - 374.00 m²
- Driveway - 335.00 m²
- Plot size - 1332.00m²

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 property (Station House).



- Plot size 1332.00m²
- Dwelling size (18mx12m) 216.00m²
- **Plot Development ratio 16.21 %**

This development ratio is considered the extremely low in comparison to the majority of all new builds or good design guides.

12. Amount

The proposed dwellings suggestions the following dimensions;

- Plot size – 28,000mm wide x 46,000mm deep
- Plot area – 1332.00m²
- Parking /hard standing area m x 17,000mm x 23,000mm drive to the side – 335.00 m²- 5+ cars
- Front garden – 28,00mm x 10,000mm – 280.00 m²
- Rear Garden – 10,500mm x 46,500mm – 280.00 m²
- Dwelling plan – 18,000mm x 12,000mm – 216.00m²

13. Overlooking & Impact

The proposal is considered that acceptable from an overlooking perspective, as good separation 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 (appearance to be reserved to next stage).

- Closest dwelling 144m to south (side elevation)
- Front elevation would face the highways road (12m)
- Rear elevation would face existing field (East facing)
- 5000mm minimum to closest boundary
- All WC's and bathrooms and gable windows to have obscure glazing (grade 5 translucence)

14. Environmental and geological

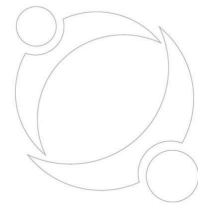
The site has not been inspected been tested or benefit from a phase 1 desk top study or phase 2 ground investigation report however I have highlighted the following;

- Ground testing and remediation work to be conducted before start building (Phase 1, 2 & 3)
- No ground contamination thought despite being a former railway station, however the owner and ground workers **MUST** carry out a watch brief and if any contamination found it must be reported to ABC
- Foundations need inspected by Building Control, they will confirm that the property will be suitable on either a raft or reinforced strip footing – report to be finalised for Building Control)
- Full radon barrier required (vented sub floor)
- Surface water to be discharged into existing drainage system as shown on drainage plan.

Environmental performance

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

- Air quality monitoring will be undertaken at key stages throughout the works where airborne dusts and omissions and issues could be identified.
- Noise and vibration monitoring will be undertaken to ensure acceptable levels are adhered to or surpasses and assessed throughout the works.



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

Contaminated Land

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

Sound

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

Road Cleaning

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

Air Quality/Dust Management

All Operatives to wear suitable RPE and PPE throughout the works. Pre-dampening and pre-cleaning will minimise the potential for dust nuisance, water usage should be restricted to just enough to dampen the area and not cause undue water run off or damage, excess water to be controlled and sifted prior to be directed to surface water drainage. Water usage is to be monitored throughout the works by the site supervisor.

Waste (including Hazardous)

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

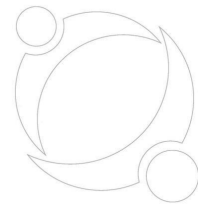
Water Courses and Groundwater

No water courses currently would be affected within the site boundary

15. Drainage

The site also benefits from an existing surface water drainage system 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.
- 1-60-80 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
- Install new 12-person treatment plant (Klargester BB Biodisk Treatment Plant) – see plans
- Discharge from treatment plant into septic tank and existing filtration system
- Non-Mains drains to be registered with Environment Agency



- Telemeter alarm system installed.
- Install audio & beacon warning devices.

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 (10.000)				
Surface Water Drainage				
Chamber Name	Invert Level	Cover Level	Distance	Fall
SIC1 (Existing)	9.500	9.000	Existing	Existing
SIC2	9.500	9.050	1.800	1:39
SIC3	9.500	9.100	2.000	1:40
FIC1	9.500	9.100	2.000	(Tank)
FIC2	9.850	9.350	17.000	1:68

16. Local & National Planning Policy

I have highlighted below sections of the Copland Local Planning Policies and the subsequently linked National Planning Policy Framework (NPPF) which I feel harmonise with our proposal for the proposed dwelling.

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

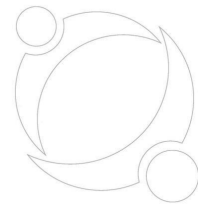
The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy ST4 – Providing Infrastructure
- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- Policy SS5 – Provision and Access to Open Space and Green Infrastructure
- Policy T1 – Improving Accessibility and Transport
- Policy ENV1 – Flood Risk and Risk Management
- Policy ENV3 – Biodiversity and Geodiversity
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

**Development Management Policies (DMP)**

- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments
- Policy DM22 – Accessible Developments
- Policy DM24 – Development Proposals and Flood Risk
- Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species
- Policy DM26 – Landscaping
- Policy DM28 – Protection of Trees

Other Material Planning Considerations

- National Planning Policy 2021 (NPPF)
 - Paragraph 11
 - Paragraph 48
 - paragraph 74
 - Paragraph 174
 - Paragraph 176
- Planning Practice Guidance (PPG)
- National Design Guide (NDG)
- The Conservation of Habitats and Species Regulations 2017 (CHSR)
- Cumbria Development Design Guide (CDDG)
- Manual for Streets (MfS).

Emerging Copeland Local Plan (ELP)

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

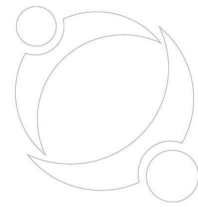
As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved.

The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

The following policies are relevant to this proposal:

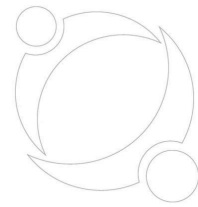
- Strategic Policy DS1PU - Presumption in favour of Sustainable Development
- Strategic Policy DS2PU - Reducing the impacts of development on Climate Change
- Strategic Policy DS3PU - Settlement Hierarchy
- Strategic Policy DS4PU - Settlement Boundaries
- Strategic Policy DS5PU - Planning Obligations
- Policy DS6PU - Design and Development Standards
- Policy DS7PU - Hard and Soft Landscaping



- Strategic Policy DS8PU - Reducing Flood Risk Policy
- Policy DS9PU: Sustainable Drainage
- Strategic Policy H1PU - Improving the Housing Offer
- Strategic Policy H2PU - Housing Requirement
- Strategic Policy H3PU - Housing delivery
- Strategic Policy H4PU - Distribution of Housing
- Strategic Policy H5PU - Housing Allocations
- Policy H6PU - New Housing Development
- Policy H7PU - Housing Density and Mix Strategic
- Policy H21PU – Residential Caravans
- Strategic Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N2PU - Local Nature Recovery Networks
- Strategic Policy N3PU - Biodiversity Net Gain
- Strategic Policy N6PU - Landscape Protection
- Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

17. Vision

- To propose a scheme that fulfils the requirements and principles set within Copeland Borough Councils Local Plan & the NPPF.
- 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, providing 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).
- Suitable vehicular and pedestrian's access in accordance with highways requirements and turning to the site entrance.



18. Appendices

Photo 1 – Existing rear site entrance retain and improved for the domestic access only.



Photo 2 – Main site entrance retained for the commercial access.



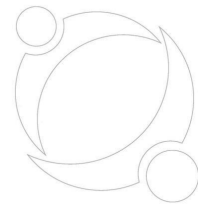


Photo 3 – Proposed domestic entrance viewing splay 130m+.



Photo 4 – Aerial photo of whole site North to South



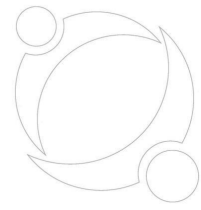


Photo 5 – Aerial photo of plot West to East



Photo 6 – Aerial photo South to North



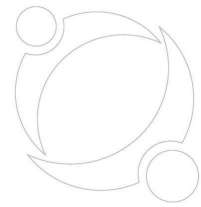


Photo 7 – Aerial photo of main site commercial entrance



Photo 8 – Aerial photo of whole site South to North



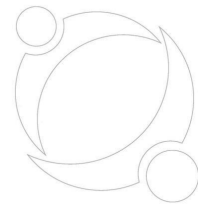


Fig 9 – Housing Strategy (Local Plan)

Figure 4.2: Sites suitable for allocation – Cleator Moor (with Cleator)

Place ref.	Site	SHLAA Ref	SHLAA RATING	Yield	Assessment
CMA	Leconfield Industrial Estate (also CM13)	CS29 LP E6	6-15	2.5 ha.	Retain for employment.
CMC	Market Street (see also CM7)	S176 LPCTC1	0-5	0.2 ha.	Opportunity site. OK mixed use or housing
CM1	Adj Mill Hill (phase 1)	S342	LP 2006	66 Up to 100	Consider allocation for housing
CM2	Adj Mill Hill (phase 2)	S343	LP 2006	70	Planning permission for housing and on site
CM5	Ehenside School site	CS14	0-5	43	Consider allocation for housing.
CM6	Dentholme Road	S163	0-5	10	Consider allocation for housing.
CM7	Market Street	S176	LP 2006	5	Consider allocation for housing. (TC opp. site)
CM8	Methodist Church	S154	0-5	10	Consider allocation for housing.
CM11	Holden Place	S314	0-5	12	Consider allocation for housing.
CM20	Ennerdale View	SR04	Disc.	93	Consider allocation for housing.
CM31	Jacktrees North	-	n/a	150	Consider allocation (on part – green gap)
CM32	Jacktrees South	-	n/a	30	Consider allocation (of part – green gap)
CM33	Mill Hill West	-	n/a	Up to 100	Consider allocating towards the end of the Plan period, if required.
				(499)	
CI1	Flosh Meadows	SR12	0-5	28	Planning permission for housing (subject to S.106 agreement being signed)
CI4	Kangol land	S031	Disc.	79	Planning permission for housing (subject to S.106 agreement being signed)
CI11 a	Church Street	SR15 (part)	Disc.	8	Consider allocation for housing.
CI11 b	Cleator Gate	SR15 (part)	Disc.	6	Planning permission for housing
CI12	Jacktrees South	-	n/a	50	Consider allocating part of the site for housing

Cleator Moor suitable sites total 499
 With Cleator 660
 Target 345 – 414

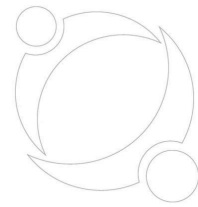


Fig 11 – Flood Map (Environment Agency)



Flood map for planning

Your reference
Ms McKenzie

Location (easting/northing)
300927/513088

Created
14 Jan 2024 22:38

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)

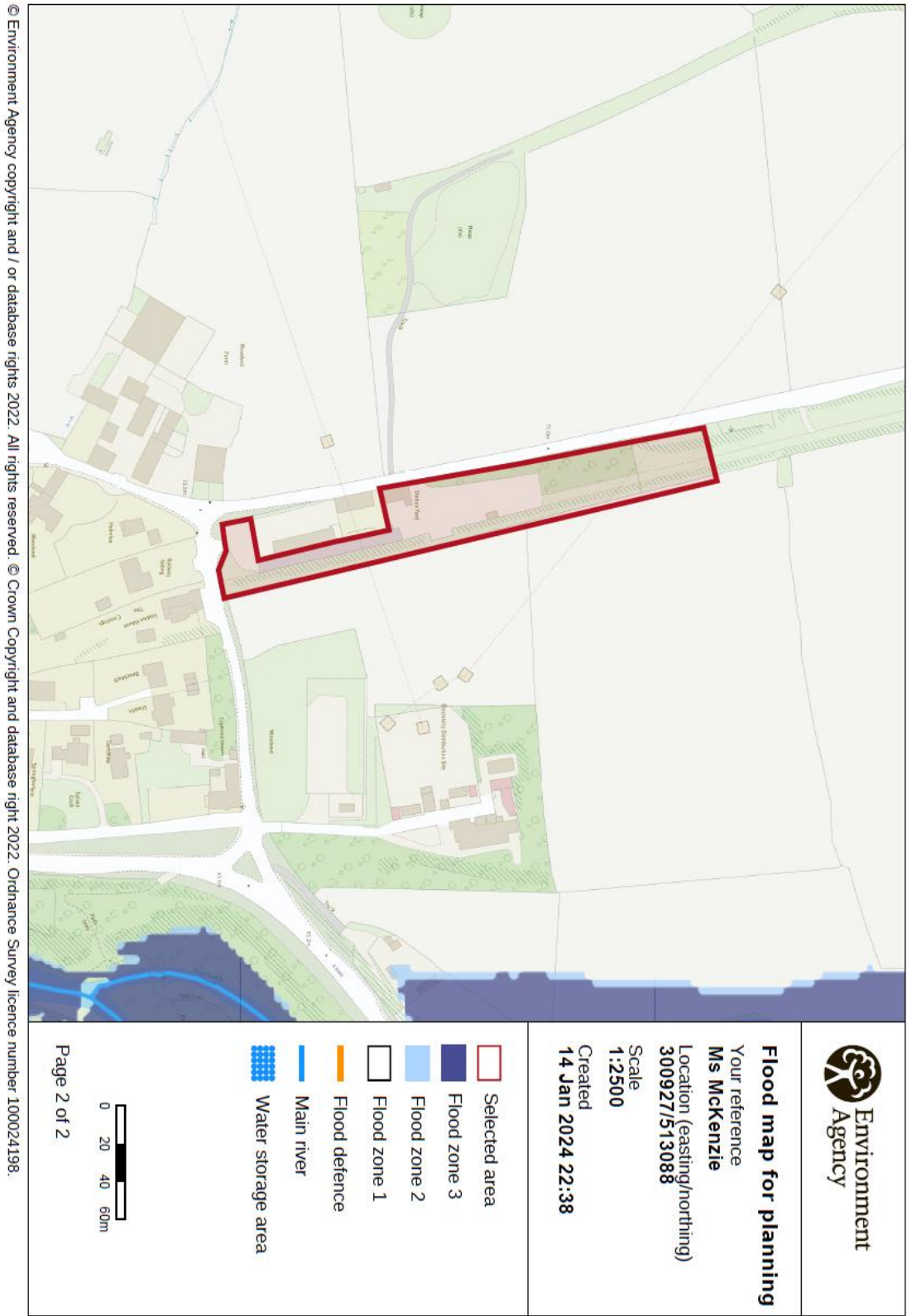
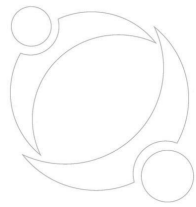
Notes

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>



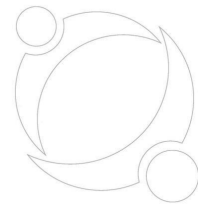




Fig 12 – Radon Report (BGS)



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: Station Yard, Woodend, Egremont, CA22 2TA
Date of report: 17 January 2024

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

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: 10-30%

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.

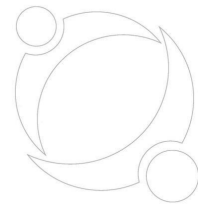
Further information is available from UKHSA or <https://www.ukradon.org>

Guidance for new buildings and extensions to existing properties

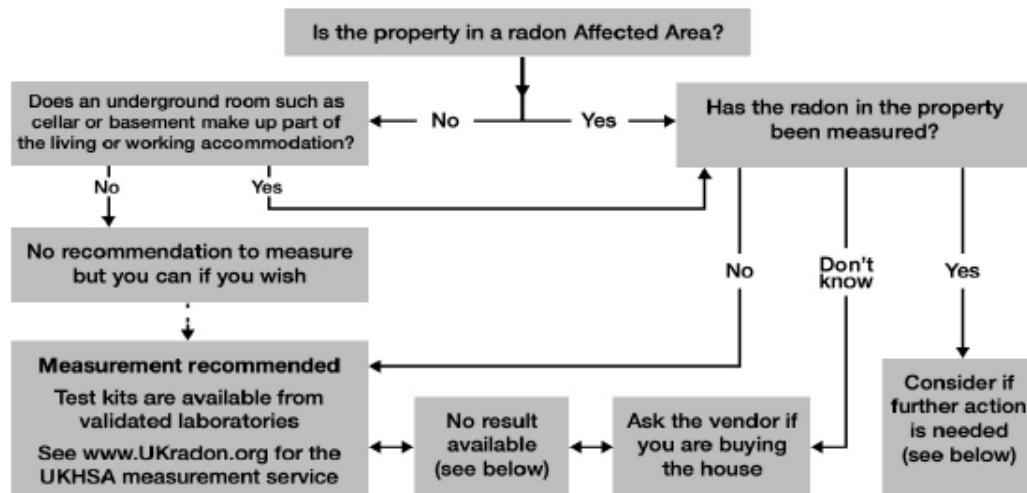
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Full Protection

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

See the Radon and Building Regulations for more details.



UKHSA guidance for occupiers and prospective purchases



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

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

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

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

© Crown copyright UK Health Security Agency 2022

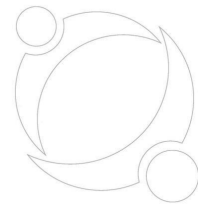
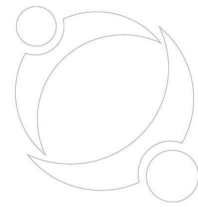


Fig 14 – Klargester BioDisc BJ 20 People Tank connected to on site surface water drain



kingspan.co.uk/klargester





Kingspan Klargester BioDisc®

Why choose a Large 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.

Kingspan Klargester has 65 years' experience in the design and manufacture of water management solutions. The Kingspan Klargester BioDisc commercial treatment plant offers the following benefits:

65 YEARS' EXPERIENCE

Product Benefits



Low noise



Odour free



Affordable lifetime running costs



A full solution – sizing, commissioning, & maintenance (as optional extras)

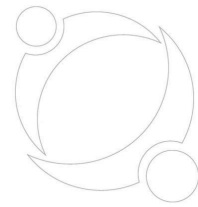


Tried and tested performance

Designed to EN 12255 standards

3 year warranty period*

* Subject to regular maintenance by either Kingspan Service or a Kingspan Klargester Accredited Installer and Service Partner. Other restrictions may apply.



Kingspan Klargester BioDisc®

Affordable lifetime running costs

Delivered as a single, packaged system, the Kingspan Klargester BioDisc RBC range offers affordable running costs due to its unique design and operational efficiencies. A manual air blower system is not required to power the commercial BioDisc, as it instead relies on the rotating biological disc which drives the wastewater treatment process in a highly efficient way.

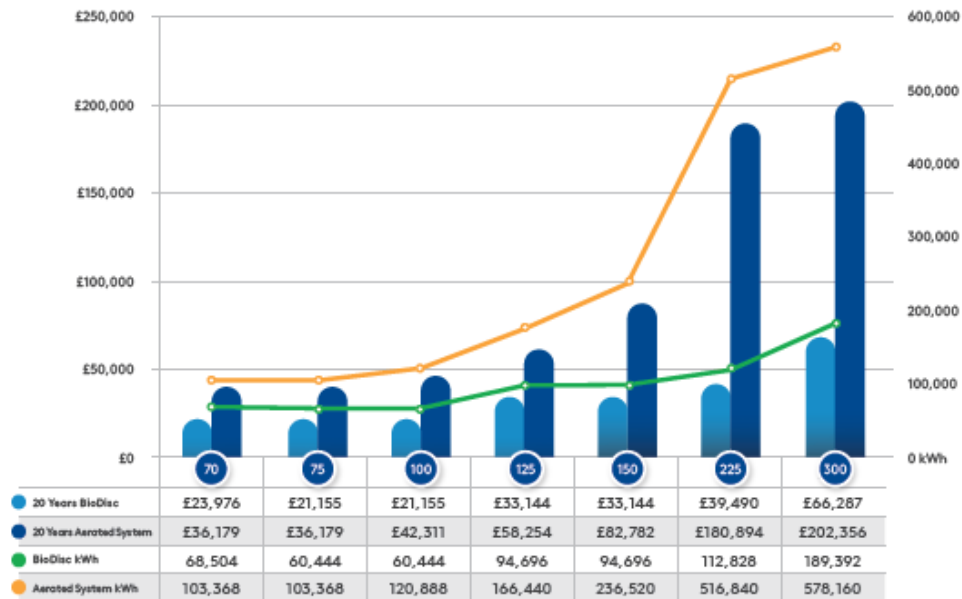
Our range of large treatment plants is designed to run from either a single phase or three phase power source, and require 60 to 550 watt motors, offering low running costs.



Total cost savings per expected lifetime of product
£136k*

Large BioDisc (RBC) versus an aerated system

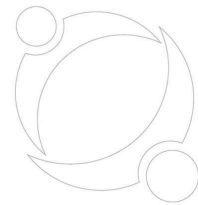
Based on total energy costs over 20 year minimum expected product lifetime.**



To find out more about the cost benefits of choosing the Kingspan Klargester BioDisc, contact our in-house technical team who are happy to provide guidance on the size and cost of model for your wastewater project.

Email: klargester@kingspan.com
Tel: (0) 1296 633 033
Web: www.kingspan.co.uk/klargester

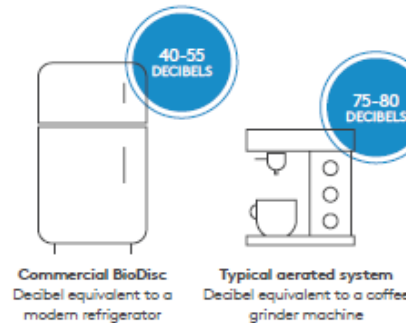
* Based on 20 years running costs of BioDisc BN model versus an aerated treatment plant.
** Cost calculations based on 10.25p per kWh.



Kingspan Klargester BioDisc®

Low Noise

In contrast with a noisy aerated wastewater treatment system, the Kingspan Klargester large BioDisc delivers a low noise day to day operation. Whereas an aerated system creates constant noise, the discs of the BioDisc revolve quietly. At a recent site, our expert team concluded that commercial BioDisc has the same level of noise as the average ambient background noise outside – between 40-55 decibels.



Odourless operation

Kingspan Klargester's large BioDisc uses the tried and tested Rotating Biological Contactor technology. This means that it utilises moving discs containing living biomass and a flow management system to treat the wastewater, as opposed to an air pump which is used in a traditional aerated system.

BioDisc is one of the few sewage treatment systems available in the UK that does not make use of an air pump. This means minimal odour being omitted as effluent is not aerated or 'blown around' within a system.

This is verified by an independent odour sampling report undertaken at one of our sites in Cumbria, in partnership with H&M Environmental Ltd (April 2017) and in accordance with EN13725 test standards.

The key findings of the report stated:

'No odour was subjectively discernible at the site boundary fence, or within the BioDisc compound'.

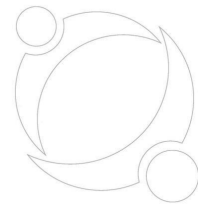
- The odour emission rate was calculated by sampling the odour concentration from joins in the unit covers. This was then multiplied by a volumetric air flow.
- Weather conditions were dry and sunny during the sampling.
- Temperatures on the day of sample (18th April) ranged from 8-12°C during the test period.
- The BioDisc operated normally during the sampling with no particular reported operational issues.



Calculated Odour Emissions Rates

Source	Measured Odour Concentration	Measured Air Flow	Calculated Odour Emission
	ou _v /m ³	m ³ /s	ou _v /h
Air vented from BioDisc 9am	330	0.008	2.7
Air vented from BioDisc 11am	339	0.008	2.7

(Above: extract showing actual calculated Odour Emission Rates from sample report – April 2017. Full report available on request from Kingspan Klargester).



Kingspan Klargester BioDisc®

Technical specifications

How it works

Our flow management systems ensure optimum treatment performance in the treatment zones. BioDisc features two chambers to ensure a totally efficient operation with a unique flow balancing facility.

This managed flow system ensures peak performance by smoothing variable loads. Wastewater is moved at a controlled rate through the sections with the entire media area available, ensuring maximum treatment efficiency.

Performance & Compliance

- Odour free - independently tested in accordance with EN15725.
- Designed for applications selected in compliance with British Water Code of Practice Flows and Loads.

The Large BioDisc Wastewater Management Process



01

Primary Settlement Tank

This is the initial stage of treatment and simply involves the retention of coarse solids present in raw sewage and wastewater for subsequent gradual breakdown.



02

First Stage Biological Treatment

The liquor and fine solids then flow into the first stage of Biological Treatment. A unique managed flow system ensures peak performance by smoothing variable loads.



03

Second Stage Biological Treatment

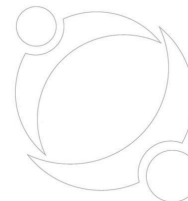
The liquor is then fed forward at a controlled rate into Biological Treatment stage 2 for further treatment. This process ensures the whole media area available is utilised ensuring maximum efficiency.



04

Final Settlement Tank

The surplus micro-organisms continuously slough off the discs and are carried forward to the final settlement where they settle out as a humus sludge, leaving a clear treated effluent to be discharged to ground or water course.



Kingspan Klargestar BioDisc®

Technical Specifications

Model Reference	BF	BG	BJ	BK	BL	BM	BN
Maximum Daily BOD (kg)	3	4.2	6	7.5	9	13.5	18
Maximum Daily Flow (m3)	10	14	20	25	30	45	60
Ø/Width (mm)	2450	2450	2450	2450	2450	2450	2450
Length (mm)	4345	5235	7755	7755	7755	10420	13100
Inlet Invert depth (mm)	600/1000	600/1000	600/1000	600/1000	600/1000	600/1000	600/1000
Depth Below Inlet Invert (mm)	1820	1820	1700	1700	1700	1700	1700
Outlet Invert Depth (mm)	700/1200	700/1200	750/1150	750/1150	750/1150	750/1150	750/1150
Overall Height (mm)	2825/3325	2825/3325	2830/3230	2830/3230	2830/3230	2830/3230	2830/3230
Height to Rim of Cover (mm)	2485/2985	2485/2985	2490/2890	2490/2890	2490/2890	2490/2890	2490/2890
Empty Weight (kg)	1315/1465	1660/1810	3100/3120	3200/3220	3300/3320	4200/4250	5500/5650
Standard Power Supply	1 phase	1 phase	1 phase	1 phase	1 phase	1 phase	1 phase
Motor Rating – 1 Phase (Watts)	120	180	250	370	370	550	2 x 370
Full Load Current 1 Phase (amps)	1.3	1.6	1.5	2.35	2.35	2.8	2 x 2.35
Optional Power Supply	3 phase	3 phase	3 phase	3 phase	3 phase	3 phase	3 phase
Motor Rating – 3 Phase (Watts)	120	180	250	370	370	550	2 x 370
Full Load Current 3 Phase (amps)	0.42	0.63	0.88	1.35	1.35	2.8	2 x 1.35
Sludge Return Pump Rating (Watts)	250	250	250	250	250	250	250

Protect your investment with our Smart Commissioning Package

This comprehensive package* includes commissioning, to ensure your commercial BioDisc runs optimally right from the start, as well as our remote monitoring solution – SmartServ Pro. Together, both provide total peace of mind when it comes to the ongoing performance of your wastewater treatment solution. Remember that installation of a suitable alarm system is required under EN 12566-3 (BioDisc BE-BF units only).

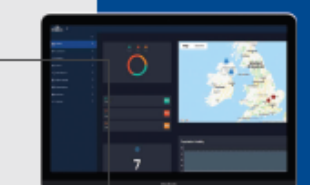
For information on our Smart Commissioning Package or wider service solutions, contact our team on helpingyou@kingspan.com or visit our website at kingspanservice.com

* Available as an optional extra.

Register your warranty online by scanning the QR code below to enjoy an extended 3 year warranty period**



**Terms and conditions apply. Visit: <https://www.kingspan.com/gb/en-gb/products/wastewater-management/warranty-terms>



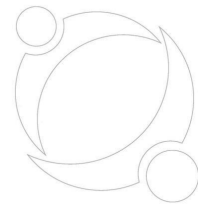
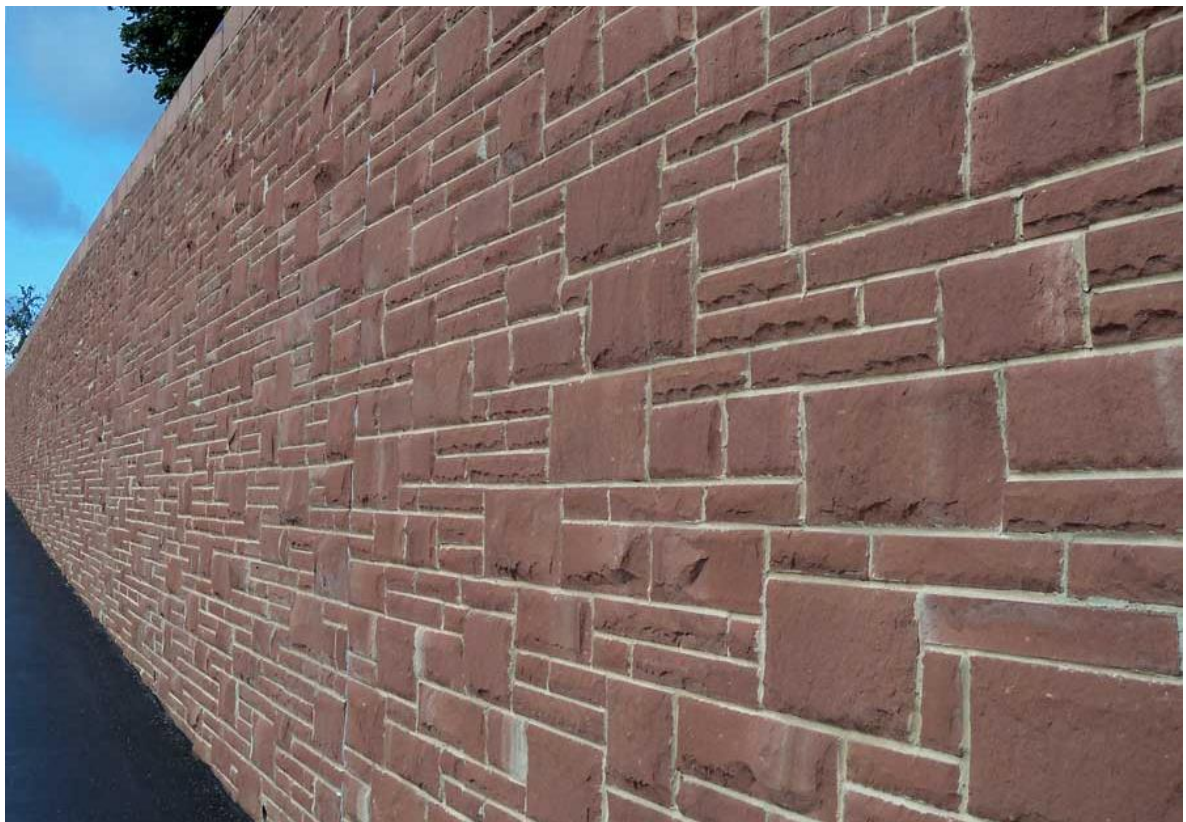


Fig 15 – K-Rend Cement Rendered Walls



Fig 16 – Indicative Local Red Sandstone Wall (to match station house)



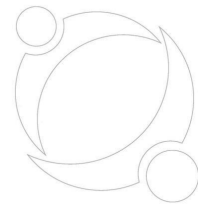


Fig 17 - Grey Flat Slate



Fig 18 – Anthracite UPVC – windows doors, gutters, fascia & soffit



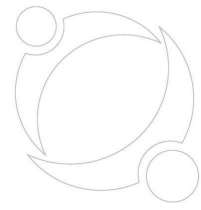


Fig 19 – Integrated solar panels in slate roof.



Fig 20 – 1800mm timber hit and miss fence beside of entrance road and lawn (within plot)



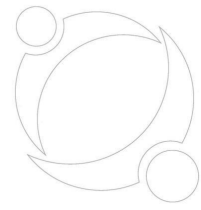


Fig 21 – Indigenous Hedgerow - Blackthorn Hedge - *Prunus spinosa*



Fig 22 – Indigenous Hedgerow - Purple Beech Hedge *Fagus sylvatica* 'Purpurea'



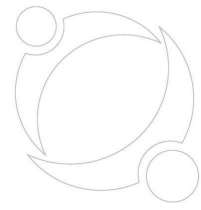


Fig 23 – Indigenous Hedgerow - Hawthorn Hedge - *Crataegus monogyna*



Fig 24 – Indigenous Hedgerow - English Holly Hedge - *Ilex aquifolium*



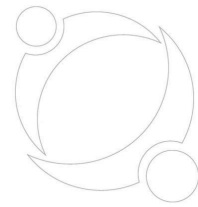


Fig 25 – Previous PPA carried out by K Thompson – PPA/22/0152



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

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

Coniston Consultants Ltd
2 Coniston Close
Workington
CA14 3PL
FAO: Mr Ken Thompson

Please Contact: Christie M Burns
Officer Tel No: 01946 598422
My Ref: PAA/22/0152
Date: 20 December 2022

Dear Mr Thompson,

REQUEST FOR PRE-APPLICATION ADVICE

REFERENCE NUMBER: PAA/22/0152

**RE: PROPOSED DETACHED DWELLING FOR OCCUPATION OF BUSINESS OPERATING FROM SITE
AT: STATION YARD, WOODEND, EGREMONT**

Thank you for your pre-application request form which was received on the 5th December 2022.

I have now had the opportunity to review the site on the Council's GIS mapping system and the information submitted as part of this enquiry. I would advise that planning permission will be required to develop this site for residential purposes.

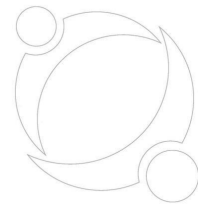
I would advise that the following policies of the Copeland Local Plan 2013 – 2028 relevant to this proposal are as follows:

- 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 T1 – Improving Accessibility and Transport
- Policy ENV5 – Protecting and Enhancing the Borough's Landscapes
- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards of New Residential Developments
- Policy DM22 – Accessible Developments
- Policy DM26 – Landscaping

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

www.Copeland.gov.uk





http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

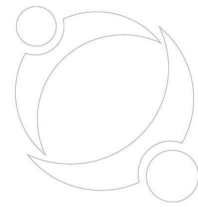
As I am sure you will be aware Woodend is currently identified under Policy ST2 of the Copeland Local Plan as outside of any of the Council's defined settlement boundaries and is therefore considered to be within open countryside. Policy ST2 of the Copeland Local Plan states that outside of the defined 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.

As you may be aware, Copeland Borough Council are currently in the process of revising their Local Plan. I would advise that within the Emerging Local Plan, Woodend is still currently proposed to be identified as within open countryside. Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF. I have attached the following link which provides further details of this process for your reference: [Local Plan 2021-2038 Examination Library | Copeland Borough Council](#).

As the site is still to be located within open countryside, the development of this site which would not be supported unless there was a proven need for a dwelling on this site. I would also refer you to emerging policy H16PU which provides guidance for essential dwellings for rural workers. This emerging policy states that housing for rural workers will only be permitted where there is an established existing functional need, which cannot be met by an existing dwelling on the unit or other existing accommodation within the area. This policy also states that the unit and rural business concerns should have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so.

From a review of the application site, planning permission was granted in 2016 (ref: 4/16/2237/0F1) for the change of use of one of the workshops on the site into the owners dwellinghouse associated with the existing retail, workshop and scaffold store. The applicant for this approval appears to be the same as that listed on the pre application request therefore I am unsure if there is a need for a new dwelling in this location given this previous approval. I would advise that given the location of the site within open countryside, the first consideration should be for the conversion of existing buildings within the site to accommodate a residential dwelling.

I would advise that if your client seeks to establish a new dwelling in this location, any application will need to be supported by a viability/needs assessment for the current business which is operating from the site. I would also advise that justification would need to be provided that the need cannot



be met by existing accommodation within the area or within the application site. I would question whether this could be justified given the previous approval at this site.

From a review of the site, I would also advise that I also have some concerns with the proposed access to the land. I would advise that you discuss this matter with Cumbria Highways before progressing this enquiry. I would also advise that I would have concerns with regard to the impact of the development on the visual appearance of the surrounding landscape, given the projection into the open countryside. The site is also identified as a potential site for Greater Crested Newts, therefore an ecology survey would be required to support any application at this site.

Response prepared by:	Date:
C. Burns Development Management – Planning Officer	20.12.2022
Response checked by:	Date:
N.J. Hayhurst Head of Planning & Place	20/12/2022

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.

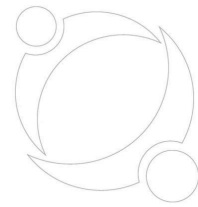



Fig 26 – KB Scaffold 24 Hour Service Policy Contract

	24 Hour Service Policy		Ref No:	P-0019
			Issue No:	1
			Page Number:	Page 1 of 3
			Date of Issue:	10/08/2021

1.0 Purpose/Scope

- 1.1 The objective of this policy is to delineate the guidelines and procedures governing the provision of 24-hour scaffolding services by KB Scaffolding.
- 1.2 This policy is applicable to all personnel, contractors, and stakeholders involved in delivering 24-hour scaffolding services at KB Scaffolding.

2.0 References

- 2.1 Adherence to Occupational Safety and Health Administration (OSHA) regulations and guidelines.
- 2.2 Compliance with relevant local and national construction safety standards.
- 2.3 Alignment with KB Scaffolding's internal safety protocols and procedures.
- 2.4 Adherence to client contracts and agreements outlining specific 24-hour service requirements.

3.0 Definitions

- 3.1 24-Hour Service: Provision of scaffolding services 24/7, including weekends and holidays.
- 3.2 Emergency: Unforeseen circumstances requiring immediate scaffolding intervention to ensure safety and prevent further damage.
- 3.3 Authorized Personnel: Individuals trained and certified by KB Scaffolding to erect, dismantle, and maintain scaffolding structures according to safety standards.
- 3.4 Incident: Any unplanned event resulting in injury, property damage, or disruption of normal scaffolding operations.

4.0 Procedure

4.1 Client Engagement and Contracts

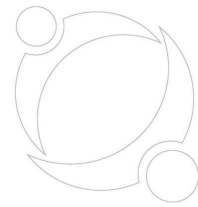
- 4.1.1 Clearly outline 24-hour service terms in client contracts, specifying response times, rates, and emergency protocols.
- 4.1.2 Establish efficient communication channels with clients to facilitate rapid response and information exchange.

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Issue:1

Page 1 of 3

KB Scaffolding Cumbria Ltd, Station Yard, Woodend, Cumbria, CA22 2TA
TEL: 01946 44 EMAIL: info@kbscaffolding.co.uk
VAT: 203 8595 08 Company Number: 11937642

**24 Hour Service Policy**

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4.2 Emergency Response

4.2.1 Maintain a dedicated emergency contact line for clients to report incidents requiring immediate scaffolding services.

4.2.2 Formulate an emergency response team, comprising certified scaffolding experts, available 24/7 to respond to urgent client requests.

4.2.3 Ensure all emergency response personnel have access to necessary tools, equipment, and transportation for swift mobilization.

4.2.4 Acknowledge the impact of shift work on staff and implement measures to mitigate fatigue, such as scheduled breaks and adequate rest periods.

4.3 Training and Certification

4.3.1 Regularly train and certify scaffolding personnel in emergency response procedures and safety protocols.

4.3.2 Maintain an up-to-date roster of authorized personnel available for 24-hour service, ensuring adequate coverage at all times.

4.4 Documentation and Reporting

4.4.1 Require detailed incident reports for all 24-hour service interventions, documenting actions taken, resources utilized, and resolutions achieved.

4.4.2 Keep comprehensive records of all emergency responses for compliance, analysis, and continuous improvement purposes.

4.5 Equipment Readiness and Maintenance

4.5.1 Conduct regular checks on scaffolding equipment to ensure functionality and compliance with safety standards.

4.5.2 Implement a preventive maintenance schedule to address potential issues before they impact 24-hour service operations.

4.6 Communication Protocols

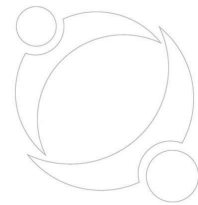
4.6.1 Establish effective communication protocols among team members and with clients to facilitate seamless information flow during emergency situations.

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KB Scaffolding Cumbria Ltd, Station Yard, Woodend, Cumbria, CA22 2TA
TEL: 01946 44 EMAIL: info@kbscaffolding.co.uk
VAT: 203 8595 08 Company Number: 11937642

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4.6.2 Utilize communication technologies, such as mobile apps and radios, to enhance real-time coordination among 24-hour service personnel.

4.7 Continuous Improvement

4.7.1 Conduct regular reviews and assessments of the 24-hour service procedures to identify areas for improvement.

4.7.2 Implement feedback mechanisms for clients and employees to contribute suggestions and insights for enhancing the efficiency and effectiveness of 24-hour scaffolding services.

By following these procedures, KB Scaffolding aims to deliver dependable and efficient 24-hour scaffolding services, prioritising safety and compliance with industry standards.

Record of Revisions

Issue No.	Issue Date	Section Amended	Amendment Summary
1	10/08/2021	ALL	NEW

Authorised: Kyle Blows

Issue:1

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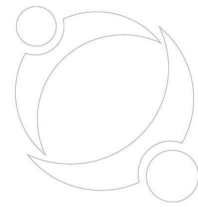


Fig 27 – Jacobs Letter of Support – Contract support substantiation

04/04/2024, 21:36

Email - daniel sowerby - Outlook

KB scaffolding

Rutherford, Lee <Lee.Rutherford1@jacobs.com>

Thu 04/04/2024 19:38

To: info@kbscaffolding.co.uk <info@kbscaffolding.co.uk>

Cc: dansow1@hotmail.co.uk <dansow1@hotmail.co.uk>

To whom it may concern ,

KB scaffolding have been working as a subcontractor for Jacobs on various nuclear sites for the past few years there work scope has grew over recent times and they are know a key sub-contractor and SME in our current work scopes on 3 nuclear sites , they are proving access for various projects between Sellafield ,BAE (Barrow) and Heysham B power plant. A lot of the works that KB scaffolding undertake are out of hours works /shift work/ callout work /tidal works and shut down works .

Due to the nature of the scaffolding KB are providing a great service and require to be very flexible and responsive in their approach and shift patterns to cause the least disruption to various builds /plant /access routes on the 3 sites. They also need to be on standby on concrete pours and major lifting to ensure the required access is available at the earliest opportunity .

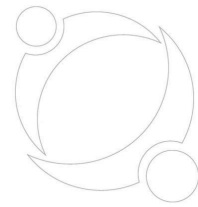
KB are obliged to fulfil their duty as the scaffolding contractor to respond to any requirement day or night as this could save time and money to major projects and causing the least down time and the best and safest working practice.

KB have demonstrated their commitment to respond at various times day or night to scaffolding requirements ie adverse weather / security needs .

Shift patterns

- As stated, above Barrow is due to go back on a shift pattern of days and nights(24Hour) in the next few weeks this will be continuous for the next couple of years at least. Other works at BAE are tidal and have to be erected and dismantled during Low tide this is part of the maintenance /term contracts which is a

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04/04/2024, 21:36

Email - daniel sowerby - Outlook

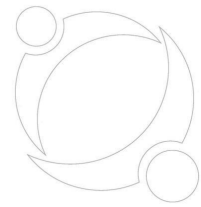
rolling contract Jacobs currently hold.(plus call outs and heavy lifting works)

- Work on Sellafield is a two shift pattern that is 06:00am to 22:00pm (plus call outs and weekend work when required)
- Work at Heysham is 12 hour days and weekend works (plus call outs and weekend work when required)

If any further info is required on the KB scaffolding on these 3 sites is required please feel free to contact me on the below email or number .

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THE END