



Design and Access Statement (DAS)

DAS-001

Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row,
Whitehaven, Cumbria, CA24 3HY

Permanent use of site for storage, contractor offices and construction training academy following temporary planning permission reference 4/23/2251/0F1; and retention of car parking, security fencing, amended site layout, additional stores, workstations & welfare unit, and associated services.

26/09/2025 – Rev C



Document Control

Date	Issue Number	Change/Amendment	Author:
06/08/2023	-	First draft	
07/09/2023	Rev A	Amended following consultation with Cathy Henderson to allow validation	
19/10/2023	Rev B	Amended following consultation with Planning, UU & LLFD.	
26/09/2025	Rev C	Amended in preparation for a new application	
05/11/2025	Rev D	Amended in following consultation with Christie	



Approval and Sign off

Project: Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row, Whitehaven, Cumbria, CA24 3HY

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

.....		26 th September 2025
Print	Sign	Date

B Design and Specification Approver

.....		26 th September 2025
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr William King		26 th September 2025
.....	Sign	Date
Print		



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1. Introduction

This Design and Access Statement (Rev D) supports a full planning application by William King Construction Ltd for the permanent establishment of contractors' offices and a construction training academy at Plot 5B, Westlakes Science Park.

The scheme has successfully operated for two years under a temporary approval (Ref. 4/23/2251/0F1, granted November 2023). Compliance with all conditions has been demonstrated, and the site has delivered measurable economic and social value outcomes. This resubmission seeks **permanent planning permission**.

This Statement assesses the proposal in relation to adopted and emerging **Cumberland Local Plan 2021–2038**, the **National Planning Policy Framework (2023)**, and wider strategic objectives including the Sellafield Programme and Project Partners (PPP).

Site Evolution from Temporary Consent

The site has operated successfully for two years under temporary permission Ref. 4/23/2251/0F1. During this period, operational learning and training delivery requirements led to minor refinements to the site layout, while remaining fully aligned with the originally approved use and purpose.

Key changes since the temporary approval:

The amenity and training functions have been consolidated within the main office building to improve supervision, safeguarding, and training delivery efficiency.

- A small ISO storage unit has been installed to support secure tool storage.
- Six lightweight timber covered work shelters have been erected to protect materials and training works from weather.
- A modest open-fronted mixing shelter has been constructed to facilitate mortar and concrete mixing under cover.
- An additional storage building has been installed to support increased operational demand and safe storage of training assets.

These changes directly support the approved use — construction training, apprenticeships, and contractor office activities. No intensification beyond the approved operational scope is proposed. No changes are proposed to the approved drainage strategy.

2. Flood Risk - Unchanged

The site has been reviewed against Environment Agency flood mapping and site-specific assessments. It remains outside high-risk flood zones, benefitting from natural topography and existing drainage.

Flood risk mitigation has been designed into the scheme, including channel drains at access points and sustainable surface water management strategies.

Permanent use will not increase vulnerability to flooding. Policy ENV1 and NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) are fully satisfied.

3. Use

The development consolidates the following uses:

- **Contractors' Offices (B1/E Class):** A permanent administrative and professional hub for WKC's Sellafield and PPP operations.



- **Construction Training Academy (D1/F1 Class):** A dedicated skills centre aligned to regional workforce development strategies.
- **Community and Social Value Use:** In partnership with local charities, schools, and UTCs, supporting disadvantaged and underrepresented groups in accessing construction careers.

The permanent facility addresses the recognised skills shortage in masonry and civil construction, confirmed by industry reports and government commentary. Its permanence strengthens the capacity of West Cumbria's economy to respond to long-term Sellafield and PPP demand.

The refinement of on-site facilities since temporary consent has been functional, not strategic — the core use remains unchanged as contractor office space and a construction training academy. Updated structures ensure safe, efficient delivery of hands-on learning in all weather conditions, secure tool storage, and appropriate welfare provision.

4. Appearance (unaltered)

The proposed design uses a robust but flexible modular container system, clad and painted to ensure a professional finish consistent with neighbouring business park developments. Landscaping integrates native hedgerows and planting to soften boundaries, increase biodiversity, and ensure a sympathetic fit with the wider Westlakes environment.

As a permanent feature, additional enhancements such as sustainable planting schemes, potential green screening, and improved external finishes will be introduced, reinforcing the professional and enduring nature of the facility.

5. The Ingwell Road Vernacular

Westlakes Science Park does not have a uniform architectural style. Instead, it accommodates a blend of modern and functional developments. The proposed academy has been designed to complement this mixed vernacular, prioritising functionality, sustainability, and visual harmony.

Permanent approval will ensure further integration, with opportunities for additional landscaping and visual enhancements that support long-term character and placemaking objectives of the Local Plan.

6. Site Character.

The site sits adjacent to the Goodlives Project and is currently underutilised. Its conversion into a permanent academy and office facility maximises land use, promotes regeneration, and strengthens the economic and social fabric of Westlakes Science Park. The development enhances the character of the site, replacing vacant land with a vibrant and productive facility.

7. Secured by Design

Security measures meet **Secured by Design** principles, including:

- 2.4m palisade fencing with vehicular and pedestrian gates.
- PAS 24 compliant doors and windows.
- Monitored CCTV linked to professional keyholder services.

Permanent approval will sustain these measures, safeguarding both staff and assets while maintaining community confidence.



8. Energy Efficiency

The development adopts sustainable design measures:

- Fully insulated ISO containers with efficient heating and ventilation.
- LED lighting and low-flow water fittings.
- Site waste management plan and recycling infrastructure.

Permanent consent will enable further investment in renewables (e.g., solar PV), enhanced building fabric, and carbon reduction strategies, supporting NPPF paragraph 158 (meeting net zero objectives).

9. Access

The site benefits from established access via Ingwell Drive and the A595. Provision includes:

- 20 parking spaces.
- Articulated vehicle access and turning areas.
- Full-length channel drain at site entrance.
- Pedestrian access in line with accessibility standards.

Traffic management plans (wheel wash, road sweeping, banksman supervision) have been proven effective during temporary operation and will be maintained permanently.

10. Scale

The development consists of three modular units (office, training, and storage) totalling c. 88m², with associated parking and training areas. The scale is modest compared to surrounding Westlakes plots but proportionate to demand. Its permanence reflects the facility's embedded role, with capacity to adapt to future growth if required.

11. Proposal

Permanent retention of the Contractors' Offices & Training Academy will:

- Secure at least 15 full-time equivalent posts.
- Deliver ongoing apprenticeships and skills training.
- Embed WKC's white-collar base at Westlakes, supporting PPP and Sellafield projects.

The proposal reflects the national presumption in favour of sustainable development (NPPF para 11).

12. Overlooking & Impact

The proposal seeks permanent permission for the site layout as currently operating. The temporary period allowed refinement of facilities to optimise training delivery, safety, storage of tools and materials, and welfare provision. All structures and uses remain consistent with the approved use class and purpose.

The site is located in a business park with no immediate residential neighbours. Overlooking and amenity impacts are minimal. Landscaping, fencing, and building orientation ensure an appropriate and sensitive relationship with adjacent uses.

The final site layout comprises:

- Main office and training building (combined admin, classroom and amenity space)
- Secure ISO storage unit
- Retrospective storage building
- Six lightweight timber work shelters
- Cement mixing shelter
- Retained parking and circulation areas
- Retained fencing, access and drainage



These features support effective delivery of construction skills and training aligned with industry and Sellafield PPP requirements.

13. Environmental and geological

All environmental and geological investigations and construction stage requirements have now been completed in full. The site has been inspected, tested, and signed off through appropriate building control and environmental health processes. Key outcomes are as follows:

- Ground Conditions: No contamination was identified. Site clearance and a comprehensive watch brief confirmed the land to be clean and free from hazardous materials. Certification of suitability is included in the supporting documents.
- Foundations: Inspections by Building Control confirmed that the chosen foundation solution is fully compliant. Reinforced strip footings were approved and constructed to specification.
- Radon Protection: A full radon barrier with vented subfloor system has been installed, meeting Building Regulations and ensuring long-term resilience.
- Surface Water: No new surface water discharges have been created. Drainage is in line with the approved plan and mirrors the sustainable approach used on the adjacent Goodlives Project.

Environmental Performance

- Air quality monitoring was undertaken during works and confirmed no exceedance of thresholds.
- Noise and vibration were monitored and managed within acceptable limits.
- All potentially hazardous materials were tested and confirmed clear. Certification of clearance is provided.
- Existing infrastructure has been cleaned, tested, and verified as free from oils or contaminants.
- Completion reports and certification are included within the project handover pack.
- Works were delivered fully in line with the Construction Phase Plan and Health & Safety Method Statement.

Contaminated Land

The site is now formally confirmed to be free from contamination, with no requirement for remediation. This conclusion is supported by testing and certification post-construction.

Noise Management

Construction noise was kept within permitted hours (08:00–17:00). Permanent use generates only low-level office and training activity, with no adverse impacts.

Road Cleaning

During construction, mechanical road sweeping and wheel washing were employed, ensuring no detriment to the public highway. The site now operates cleanly and without disruption.

Air Quality/Dust Management

Dust was effectively managed through damping and protective measures during works. Permanent use generates no significant dust emissions.

Waste Management

All construction and hazardous waste was removed in compliance with the Hazardous Waste Regulations 2009. Waste transfer notes and certificates are held on file.

Water Courses and Groundwater

No watercourses were affected during works, and none will be impacted by the permanent facility.



14. BNG Compliance Statement – Plot 5B, Westlakes Science Park

Application Reference: DAS-001

Applicant: William King Construction Ltd

Proposal: Permanent Use of Contractors' Offices & Construction Training Academy

1. Statutory Context

In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended) and the Environment Act 2021, all full planning applications determined after February 2024 are subject to the Biodiversity Net Gain (BNG) Condition unless an exemption applies.

This proposal is a full planning application for non-residential development with a site area of 0.2893 hectares. It does not fall within an exempt category (householder, small sites <25m², or Section 73). BNG therefore applies.

2. Baseline Habitat

- The site is previously developed, consisting of hardstanding and modular units already in situ under the extant temporary consent (Ref: 4/23/2251/0F1).
- Prior to development, the land was cleared and confirmed as low ecological value (grassland with limited semi-improved habitat).
- No irreplaceable habitats are present (per the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024).

3. Biodiversity Enhancements

The permanent use allows long-term investment in landscaping and ecological management:

- Native Hedgerows & Planting: Perimeter planting to strengthen ecological corridors and provide habitat for pollinators and birds.
- Wildflower Seeding: Low-maintenance wildflower grass margins to replace amenity grassland.
- Green Screening / Additional Shrub Planting: To soften visual impact and deliver measurable habitat units.
- Ongoing Management: Annual maintenance plan to sustain biodiversity value, including trimming outside bird nesting season and soil enrichment.

4. Delivery of Net Gain

Using the DEFRA Statutory Metric (version 4.1), the scheme can deliver a net increase in habitat units by converting mown grassland margins into wildflower grassland and introducing native hedgerows. This represents a measurable uplift against the cleared/bare ground baseline.

The Applicant commits to achieving a minimum of 10% Biodiversity Net Gain through:

- On-site landscaping measures (detailed above).
- Long-term management (minimum 30 years) in line with statutory requirements.

5. Conclusion

This BNG Compliance Statement confirms that:

- The scheme is subject to BNG legislation.
- Baseline habitat is low-value and easily enhanced.
- The Applicant has identified proportionate on-site measures to deliver and sustain a 10% net gain.



The Local Planning Authority is therefore respectfully invited to validate and determine the application on the basis that the statutory BNG condition will be secured through planning condition and delivered via landscaping plans at implementation stage.

Biodiversity Net Gain (BNG) Metric Summary

This summary table demonstrates the baseline habitats against the proposed enhancements for Plot 5B, Westlakes Science Park. It provides a simplified calculation of habitat units using DEFRA Statutory Metric v4.1 to evidence delivery of at least 10% Biodiversity Net Gain.

Habitat Type	Area / Length	Habitat Units (DEFRA Metric)	BNG Contribution
Modified Grassland (mown, poor quality) - Baseline	1,000 m ²	0.5 (low distinctiveness, poor condition)	Baseline – low ecological value
Hardstanding (existing cabins/parking) - Baseline	1,800 m ²	0.0	Neutral (no units)
Wildflower Grassland (proposed enhancement)	1,000 m ²	2.5 (moderate distinctiveness, good condition)	+2.0 units net gain
Native Hedgerow (proposed planting)	100 m (linear)	1.2 (moderate distinctiveness, good condition)	+1.2 units net gain

Conclusion: The proposed enhancements (wildflower grassland and native hedgerow) deliver measurable uplift in biodiversity units compared to baseline conditions. This results in a net gain comfortably exceeding the statutory 10% requirement. Full BNG details can be secured by planning condition.

15. Drainage

The scheme employs a Marsh Ensign Ultra Treatment Plant for foul drainage and natural ground percolation for surface water, in line with Building Regulations Part H. The design was validated under temporary use and is now confirmed as suitable for permanent operation. Regular maintenance schedules are in place.

No amendments are proposed to the approved drainage strategy. Surface water and foul drainage arrangements remain exactly as previously permitted under temporary consent.

16. Vision

The permanent vision is to:

- Create a flagship training hub for West Cumbria's construction workforce.
- Provide a long-term employment and business base.
- Deliver measurable community benefits through education, training, and apprenticeships.
- Support regional levelling-up objectives and Sellafield's long-term project delivery.

17. Social Impact Justification

The scheme delivers exceptional social value:

- **Media Recognition:** BBC and News & Star highlight the need for construction training facilities; WKC responds directly.

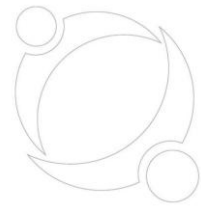


- **PPP Aspire Academy:** Strong alignment with regional workforce development.
- **Community Engagement:** Active partnerships with schools, UTCs, and charities delivering inclusive training.
- **CSR Strategy:** WKC's published commitments ensure lasting social, environmental, and economic benefits.

Permanent approval will ensure continuity and expansion of these benefits, embedding the facility in the region's skills ecosystem.

18. Conclusion

This resubmission for permanent approval demonstrates that the Contractors Offices & Construction Training Academy is compliant with planning policy, environmentally sustainable, socially impactful, and economically essential. The Local Planning Authority is respectfully invited to grant **permanent planning permission**.



19. Appendices

Photo 1 – East to West 60m



Photo 2 – West to East 60m



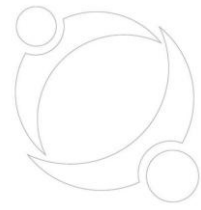


Photo 3 – South to North 60m



Photo 4 – North to South 60m



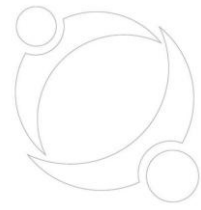


Photo 5 – Plan View 120m





Fig 4 – Copeland Local Plan – 2013-2028

Table EM2 : Proposed Employment Sites

	Site	Employment land with planning permission (ha)	Employment allocations (EMP1) (ha)	Permitted use
	Business/Science Park	31.84	19.12	B1, D1
E1	Westlakes Science and Technology Park	31.84	19.12	(see Policy EMP 2)
	Strategic Employment Site	12.70		B1,2,8
E2	Whitehaven Commercial Park	12.70		
	Local Employment Site	6.65	18.68	B1,2,8
	<i>Whitehaven</i>			
E3	Haig Enterprise Park	0.20		
E4	Sneckyeat Road		1.72	
E5	Red Lanning	0.60		
	<i>Cleator Moor</i>			
E6	Leconfield	2.55		
E7	Leconfield Extension		5.28	
E8	Cleator Mills		2.74	Also leisure/tourism related uses
	<i>Egremont</i>			
E9	Bridge End	1.10		
E10	Bridge End Extension		2.9	
	<i>Millom</i>			
E11	Millom Pier		3.00	Also leisure/tourism related uses
E12	Mainsgate Road Expansion Site		2.34	
E13	Devonshire Road	1.20		
	<i>Others</i>			
E17	Frizington Road, Frizington	1.00		
E21	Seascale Rural Workshops		0.70	
	Total	51.9	37.8	

Note: Class B1 is business use and includes offices, research and development, studios, labs as well as light industry.

Class B2 is general industrial use

Class B8 is use of storage or as a distribution centre



POLICY EMP 1: Employment land allocation

The designation of land for employment use includes approximately 89ha of land allocated or with planning permission for employment use set out in Table EM2. Within these areas development for or changes of use to the employment uses prescribed in Table EM2 will be permitted provided that the requirements of other plan policies are met.

- 5.2.15 The designation of land for employment and industry uses in Policy EMP 1 is based on the classification of sites in Regional Planning Guidance and the Joint Structure Plan.

Business/ Science Park	• Class B1, D1 • Over 1ha • Access to the Primary Route Network • Served by public transport, cycle and pedestrian networks • Good proximity/links to Key Service Centres • Masterplan and very high standard of design and landscaping • Potential for links to higher education institutions and knowledge based industry
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Business/Science Park

JSP Total Requirement	30ha
Land with Planning Permission	31.84ha
New Employment Allocation	19.12ha
Plan Total	50.96ha

Phasing: Land with planning permission to be substantially developed out before new allocation

The Westlakes Science and Technology Park

The Park is of great significance to West Cumbria as a focus for the development of nuclear technologies and skills and as a high quality location for knowledge based employment. The North West Development Agency has designated it a Regional Investment Site.

The first phases of development have proved very successful in attracting new commercial and technology/research enterprises. A landscaping plan, thematic layout and design brief for the existing site has been approved. The aim will be to produce individual groups of high quality business park development within a parkland setting on the urban fringe, well-related to the advocated road improvements, areas



of socio-economic deprivation and at the centre of the North Copeland "growth-triangle". Some 700 jobs have been created through existing development and the Park has the potential to become one of the top Science Parks in the country with an international reputation especially in the areas of environmental science, biotechnology, genetics, environmental engineering, nuclear technologies and decommissioning. To further this aim all new development on the Park will be restricted to B1 uses which covers offices, research and development, studios, laboratories, high tech and light industry uses but only where the use comprises scientific research and development with ancillary industrial production. In order to preserve the research and development focus of the Park, mass production or high tonnage production will not be permitted.

An exception to this approach will be development associated with higher education under the D1 Use Class. The proposed takeover of the West Lakes Research Institute by the University of Central Lancashire (UCLAN) has brought about considerable potential for higher education and academic research associated development at Westlakes Science and Technology Park.

The Council fully recognises the benefits of encouraging technological innovation and its transfer to business within the site and will seek to work with UCLAN to accommodate its requirements for future academic expansion. Any academic uses (both undergraduate taught provision and post graduate research) will remain ancillary to the primary commercial role of the Park itself and student housing accommodation will not be permitted within the Park.

Overall, with the potential for future growth in mind, 19ha of land have been allocated. All proposed development on the Park must be designed to a high standard and Transport Assessments and/or Travel Plans will be required in accordance with Policy TSP7¹⁸. Flooding issues must also be taken into account and a Flood Risk Assessment and Drainage Strategy will also be required. The importance of retaining wildlife strips adjacent to watercourses must also be considered. A sensitive landscaping scheme will also be an essential part of any development proposals to maintain the established character of the Park. The landscaping scheme must include particular attention to the creation of buffer zones between the development areas on site and adjoining housing. Access to the highway network via the Summergrove area or to the Moor Row to Keekle Road (C4003) will be restricted to emergency purposes only.

¹⁸ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies T1 and DM22

Comments re DEV 4¹⁹ sequence/phasing

This is a special case. Although involving greenfield land this was originally based on an existing building complex (former Ingwell School). It is a Regional Investment Site with a vital role to play in regenerating the local economy. The aim is to provide for a steady rate of development through the plan period in association with housing allocations in the nearby Key Service Centres and the land with planning permission is expected to be developed before the new allocation of 19 ha. All further development will be subject to a Development Brief (in accordance with Paras 3.4.4 and 5.2.19) which will include requirements for comprehensive landscaping, secondary highway access and the need for phased implementation ahead of the building programmes (as detailed above).

POLICY EMP 2: Westlakes Science and Technology Park

Land with planning permission and land allocated for employment use has been identified on the proposals map as E1. Within this area development in Use Classes B1 and D1 will be permitted.

Development must be designed to a high standard and make a positive contribution towards the high quality appearance of the Park.

Strategic Employment Site	• Over 5ha developed in large plots • Classes B1, B2 and B8 • Access to the Primary Route Network • Potential to be served by public transport • Good proximity/links to Key Service Centres • Masterplan incorporating landscaping
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Strategic Employment Site

JSP Total Requirement	15ha
Land with Planning Permission	12.7ha
New Employment Allocation	---
Plan Total	12.7ha

Phasing: None

¹⁹ Superseded by Copeland Local Plan 2013-2028 Core Strategy and Development Management Policy ST2 (para 3.5.13 – 3.5.15)



Fig 5 – Flood Map (Environment Agency)



Flood map for planning

Your reference
William King

Location (easting/northing)
299936/514683

Created
7 Aug 2023 17:42

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>

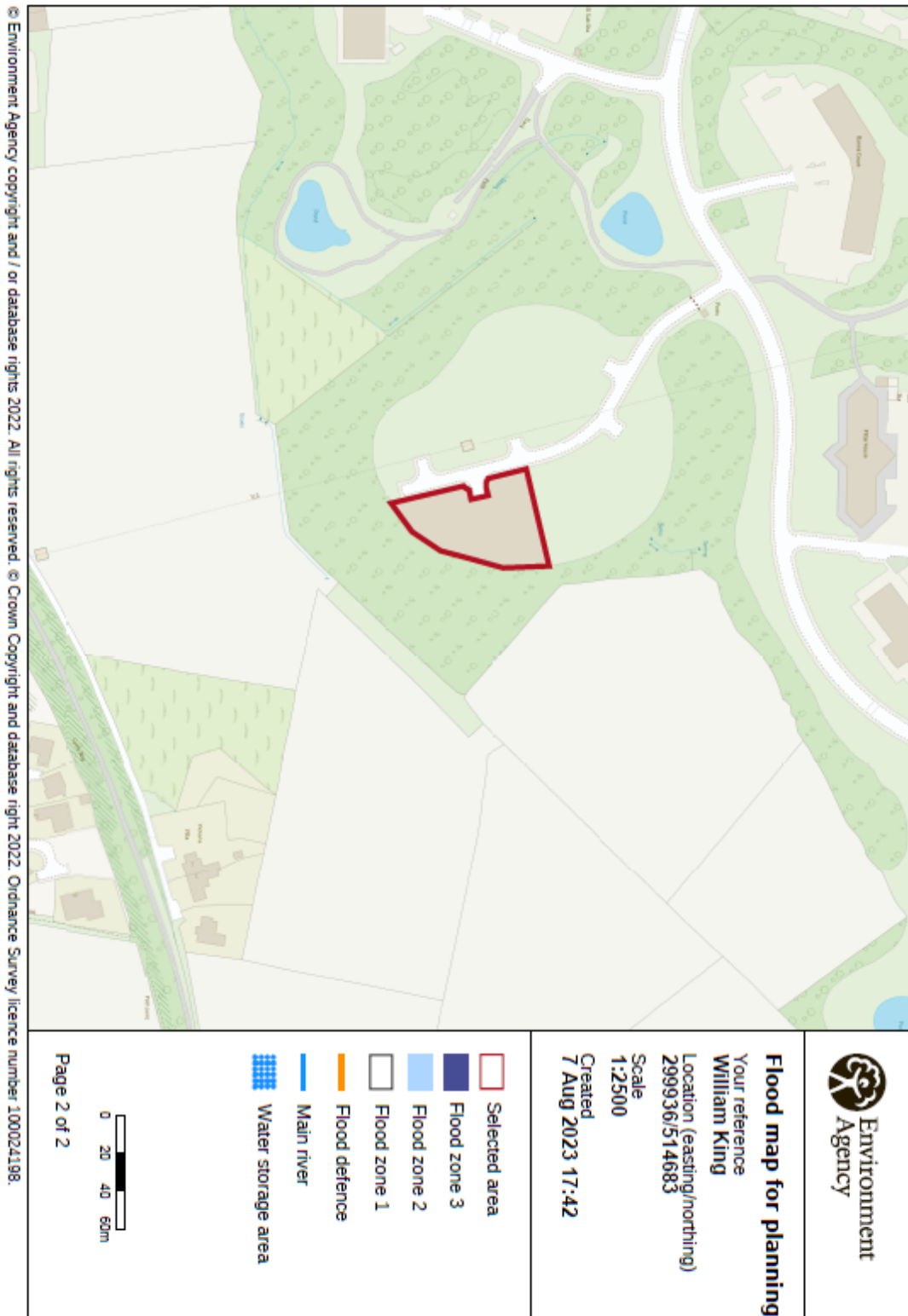
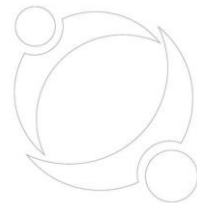




Fig 6 – Radon Report (BGS) – 50 Arlecdon Road (closest property to the plot)



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: Westlakes Engineering Ltd, Galemire Court, Crow Park Way, Westlakes Science & Technology Park, Moor Row, CA24 3HY

Date of report: 7 August 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

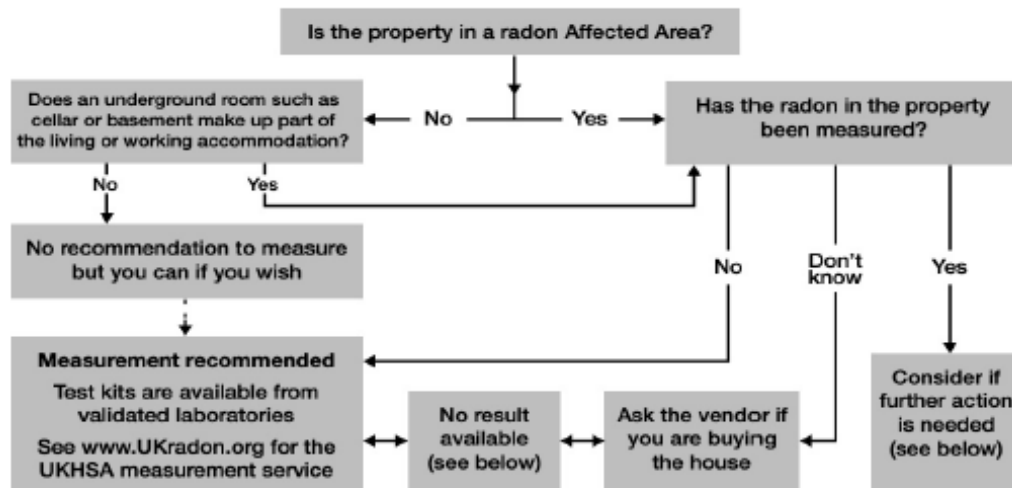
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - **None**

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 7 – Cumberland Highways Road Classification (Private Roads Within Westlakes)

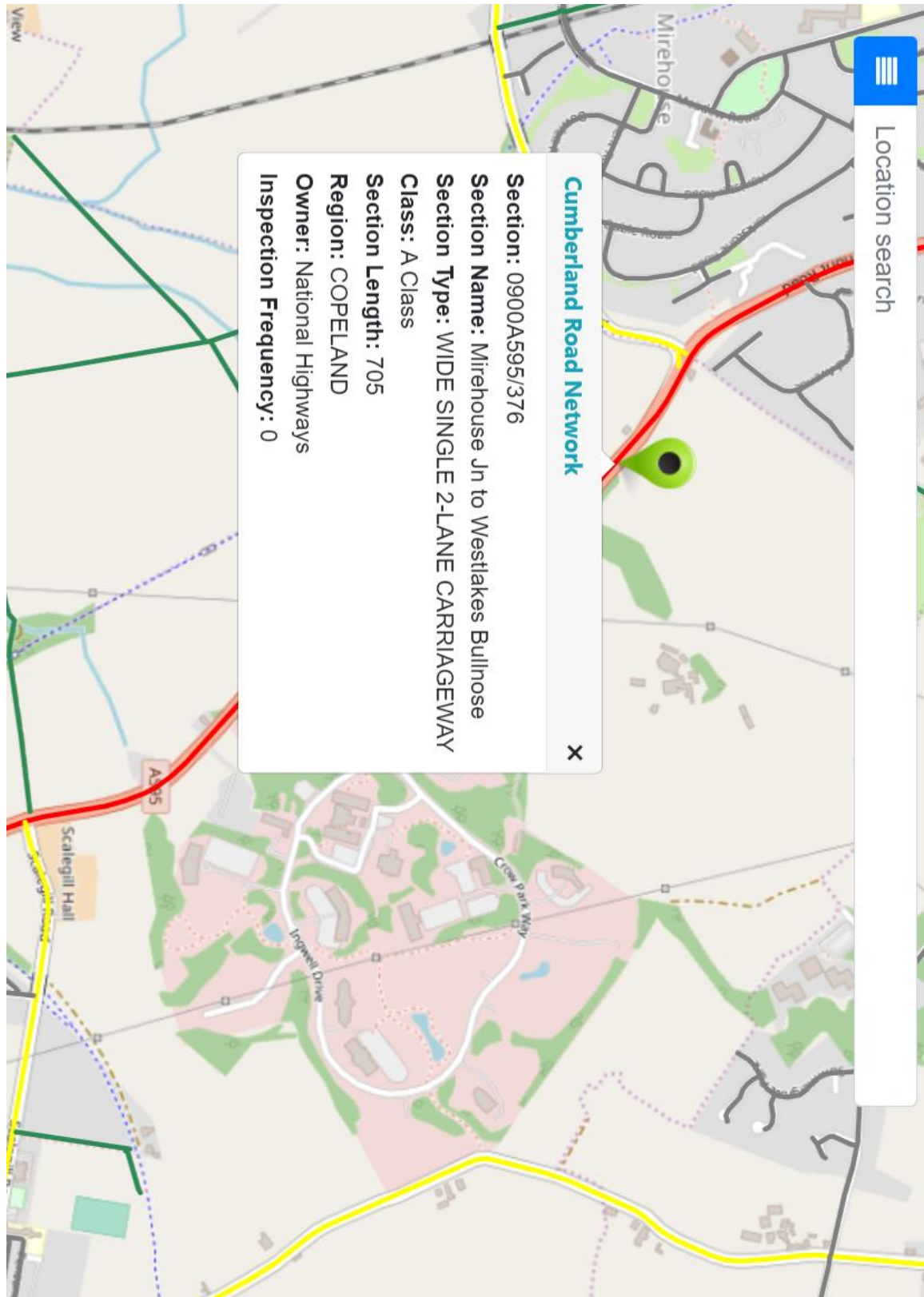
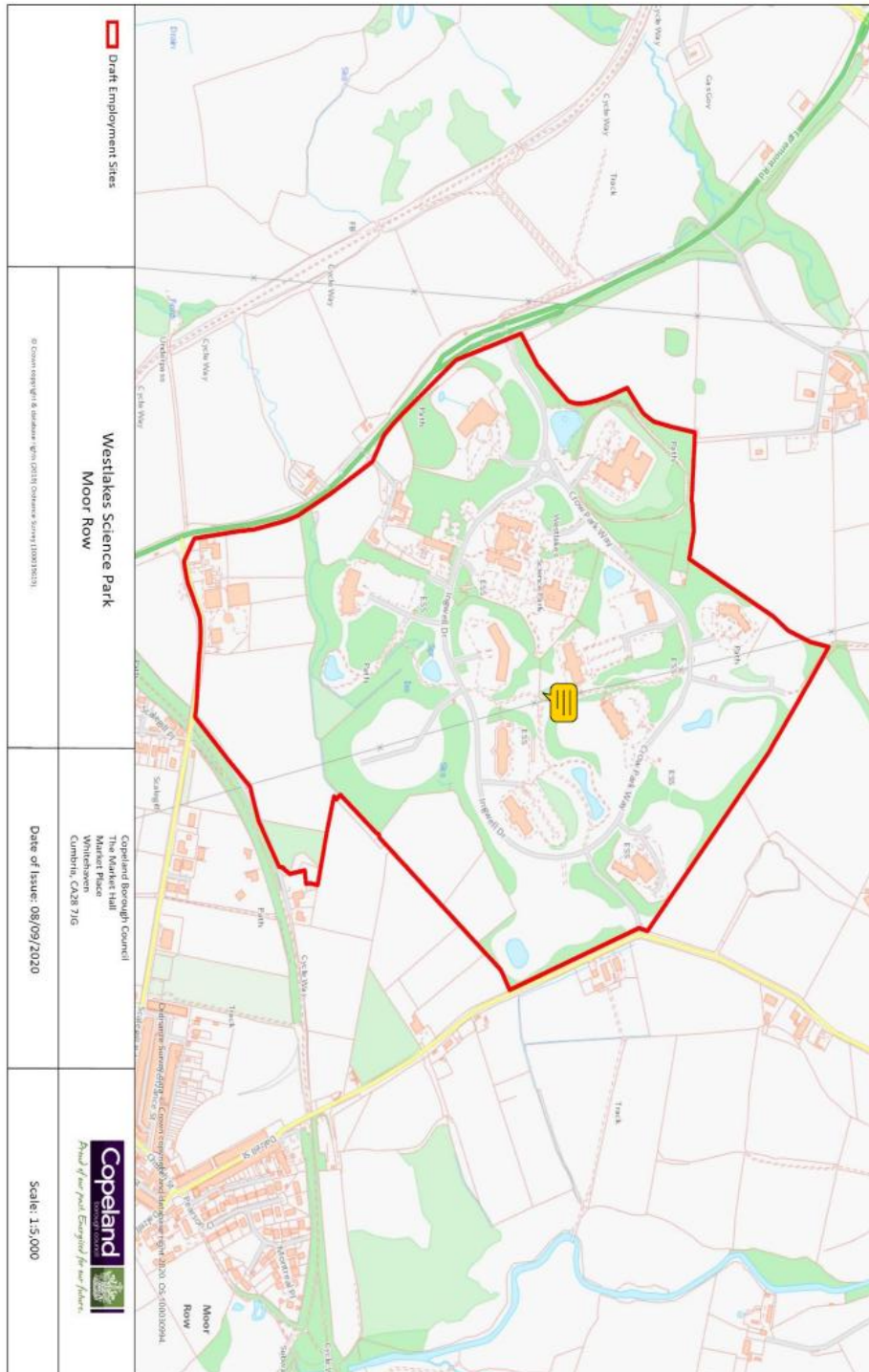




Fig 8 – Copeland development boundary



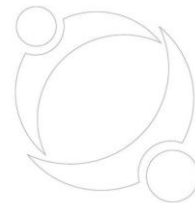
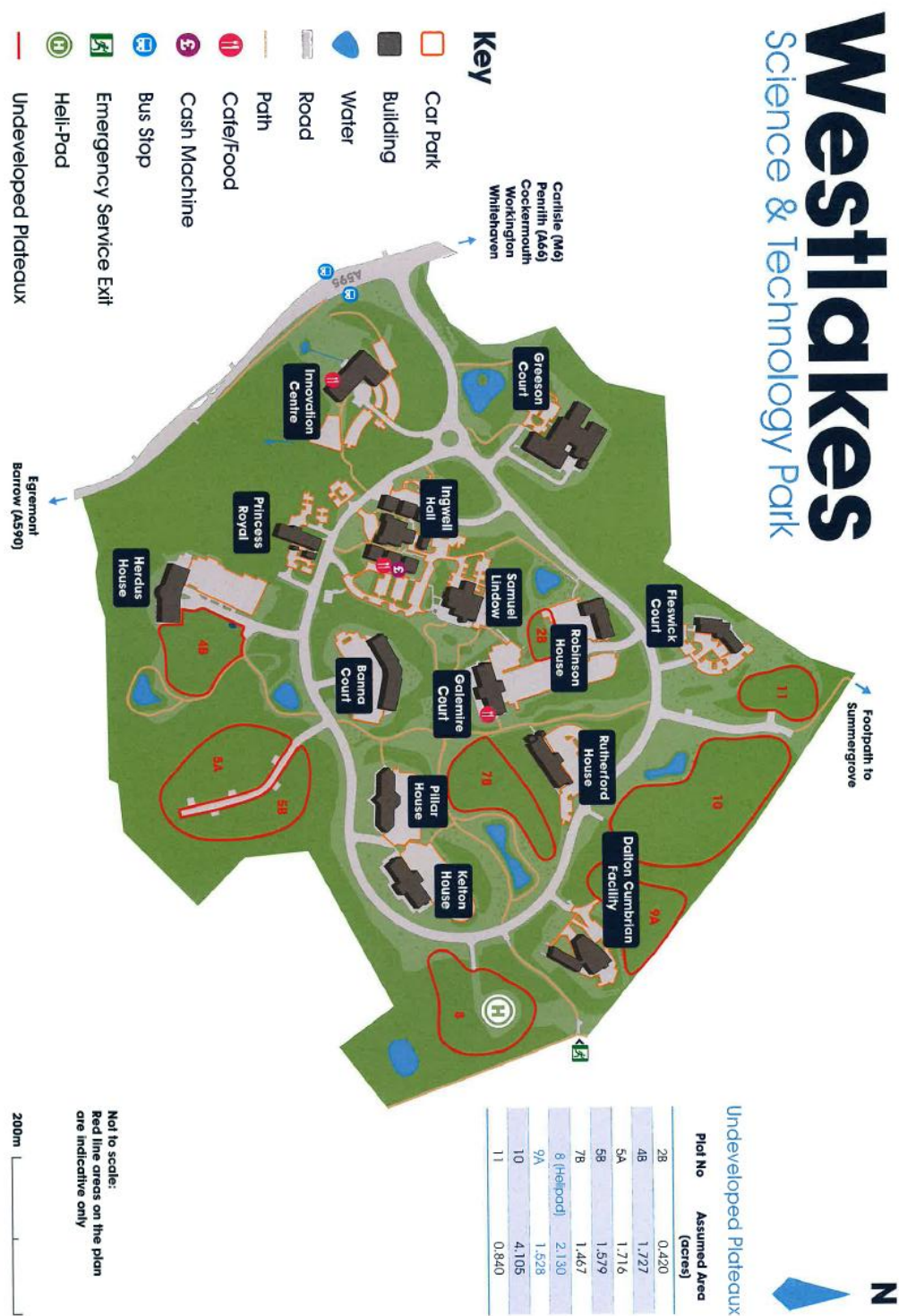


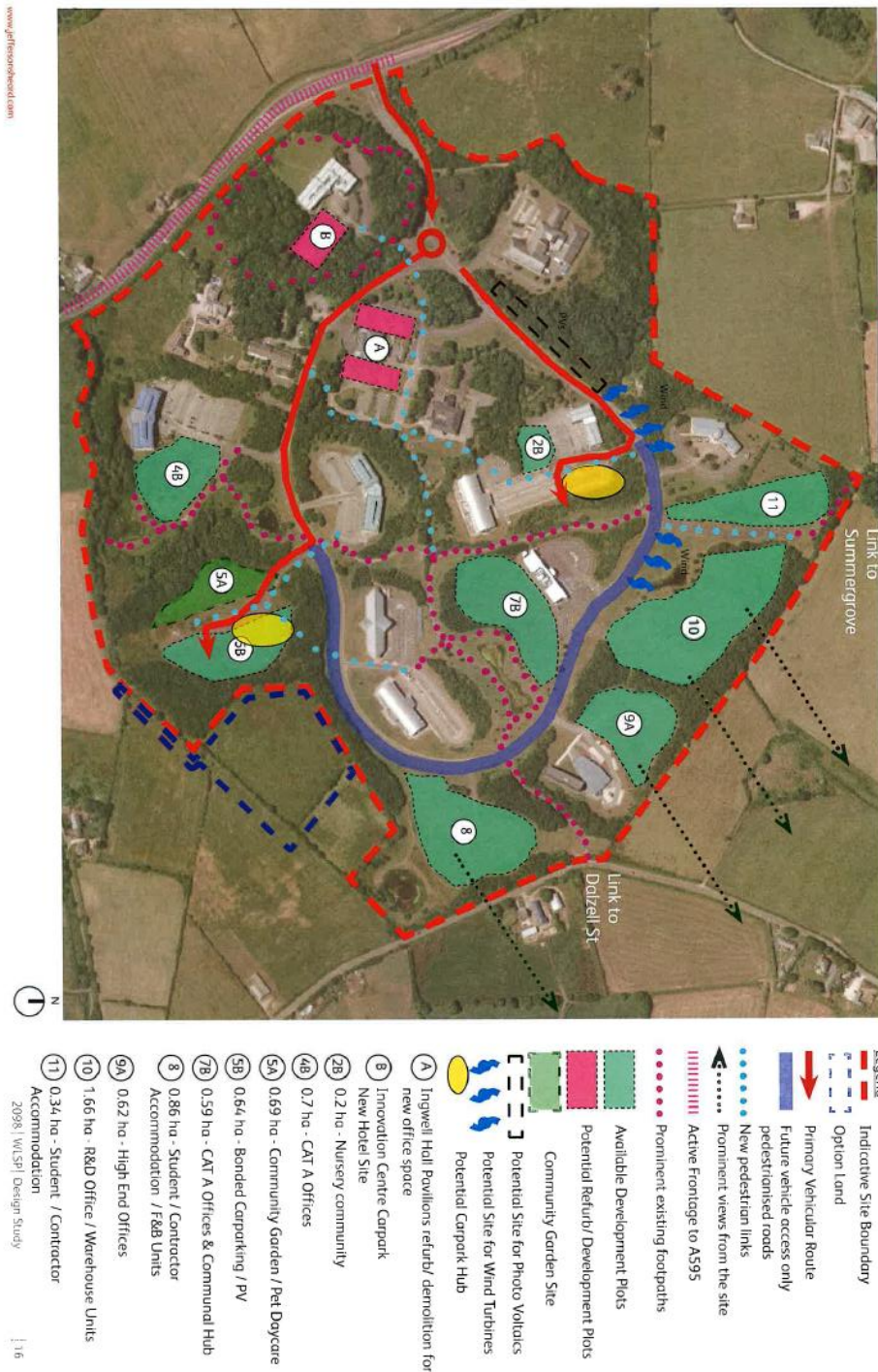
Fig 9 – Westlakes Marketing

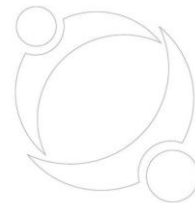




August 2022

Design Development Opportunities

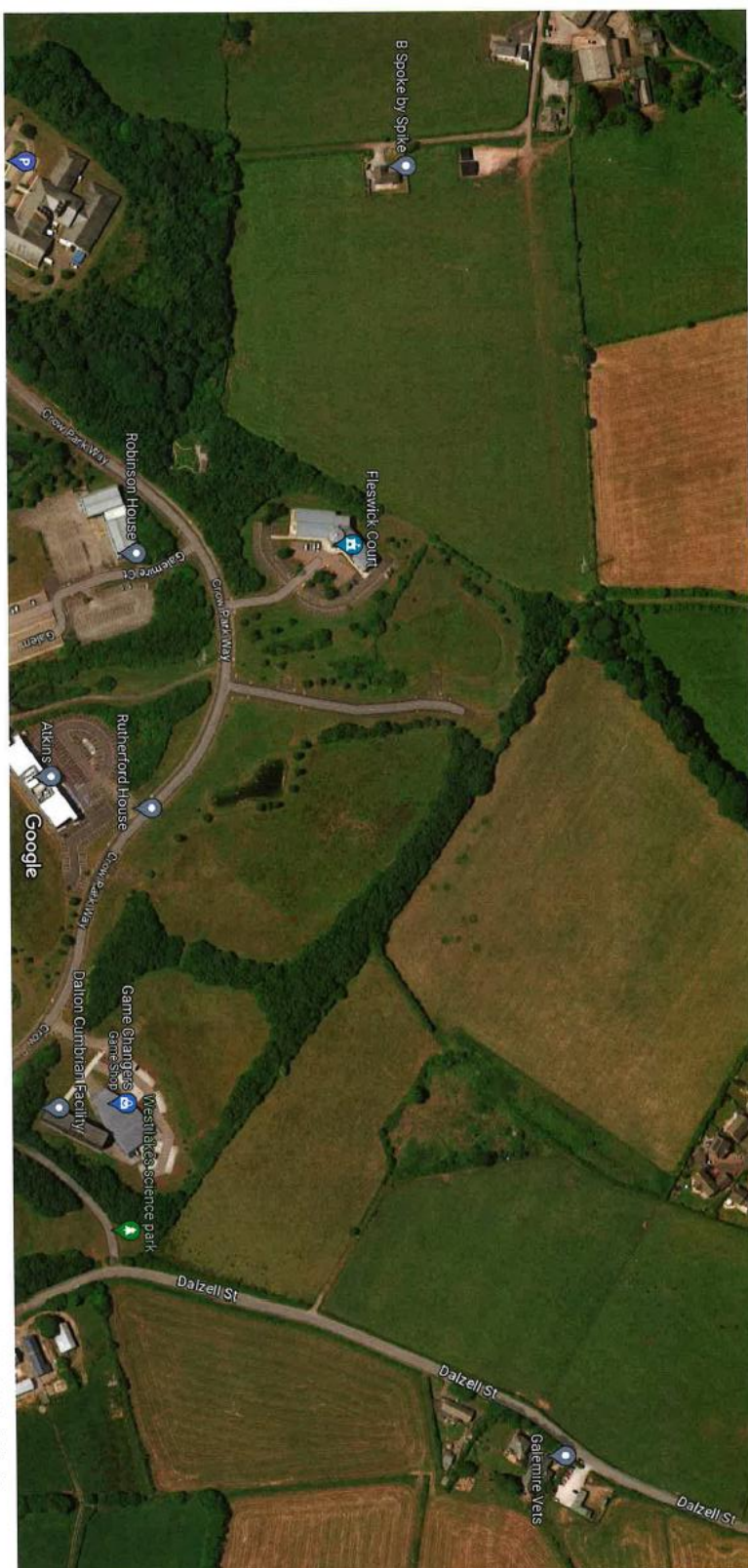




8/23/23, 5:57 PM

Google Maps

Google Maps



<https://www.google.com/maps/@54.5231708,-3.5485582,487m/data=!3m1!1e3?entry=ttlu>

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Fig 10 – Local Authority Planning Approval



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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Daniel Sowerby
Sowerby House
Townhead
Dearham
Maryport
CA15 7JW

APPLICATION No: 4/23/2251/0F1

CREATE HARDSTANDING FOR PLACEMENT OF THREE SHIPPING
CONTAINERS FOR TEMPORARY USE AS SITE COMPOUND STORAGE
BLOCK, SITE OFFICE BLOCK AND SITE AMENITY SKILLS TRAINING BLOCK
INCLUDING CAR PARKING, SECURITY FENCE & ASSOCIATED SERVICES

PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW

William King Construction Ltd

The above application dated 11/09/2023 has been considered by the Council in
pursuance of its powers under the above mentioned Act and PLANNING
PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be for a limited period of two years from the date of this decision. At the end of this period the use shall cease, all materials and equipment brought onto the land in connection with the development shall be removed from the site on or before this date and the land restored to its former condition.

Reason

The development hereby approved is not considered suitable as a permanent



form of development in order to safeguard the amenities of the locality.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -
 - Application Form, received 11th September 2023;
 - Site Plan, scale 1:1250, drawing reference P5B-WK-001 received 11th September 2023;
 - Site Layout Plan, scale 1:150, drawing reference P5B-WK-001 received 11th September 2023;
 - Proposed Shipping Container Elevations, drawing reference P5B-WK-002, received 11th September 2023;
 - Design and Access Statement, DAS-001, Rev B, received 19th October 2023;
 - Supporting Statement, SS-001, received 19th October 2023.

Reason

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

3. Prior to the installation of the shipping containers, the final details and specifications of the elevation design shall be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and be maintained thereafter.

Reason

To protect the visual amenity of the area.

4. The use of the site hereby permitted shall be operated in accordance with the details set out in the Design and Access Statement Rev B and the Supporting Statement, received by the Local Planning Authority on 19th October 2023. The operating measures must be carried out and maintained thereafter.

Reason

In order to safeguard the amenities of the locality.

5. The drainage hereby permitted shall be operated in accordance with the details set out in the Design and Access Statement Rev B, received by the Local Planning Authority on 19th October 2023. The drainage measures must be carried out and maintained thereafter.



Reason

To ensure suitable drainage is provided.

6. The Construction Traffic Measures shall be operated in accordance with the details set out in the Design and Access Statement Rev B, received by the Local Planning Authority on 19th October 2023. The construction traffic measures must be carried out and maintained thereafter.

Reason

In order to safeguard the amenities of the locality.

7. The proposed use hereby permitted shall only be operated by William King Construction Limited.

Reason

In order to safeguard the amenities of the locality.

Informative Notes

1. Access gates, if provided, shall be hung to open inwards only away from the highway.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the

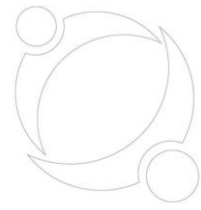


presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

Jane Meek
Assistant Director
Thriving Place and Investment

21st November 2023



THE END