Design and Access Statement (DAS)

DAS-001

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

Proposed Contractors Offices & Construction Training Academy

07/09/2023 – Rev A

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	

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

…….	……	6th August 2023
Print	Sign	Date

B Design and Specification Approver

…….	……	6th August 2023
Print	Sign	Date

C Design and Specification Sponsor (Clients)

Mr William King

…….	……	6th August 2023
Print	Sign	Date

Contents

1. Introduction

This Planning Statement supports a full planning application by William King creation of contractors offices & construction academy at Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row, Whitehaven, Cumbria. This is a full planning application for the proposed contractor yard, and associated services and infrastructure.

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.

William King Construction are committed to the delivery of this scheme at Westlakes Science Park and have carried out extensive studies, surveys, consultations, and assessments, in order to create a deliverable, and sustainable commercial 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
- Flood risk assessment

2. Flood Risk

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows: Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences.

This area could be flooded: from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

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

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

Flood Defences

The purple line shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas benefit from flood defences, in the event of a river flood with a
1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5%
(1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

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

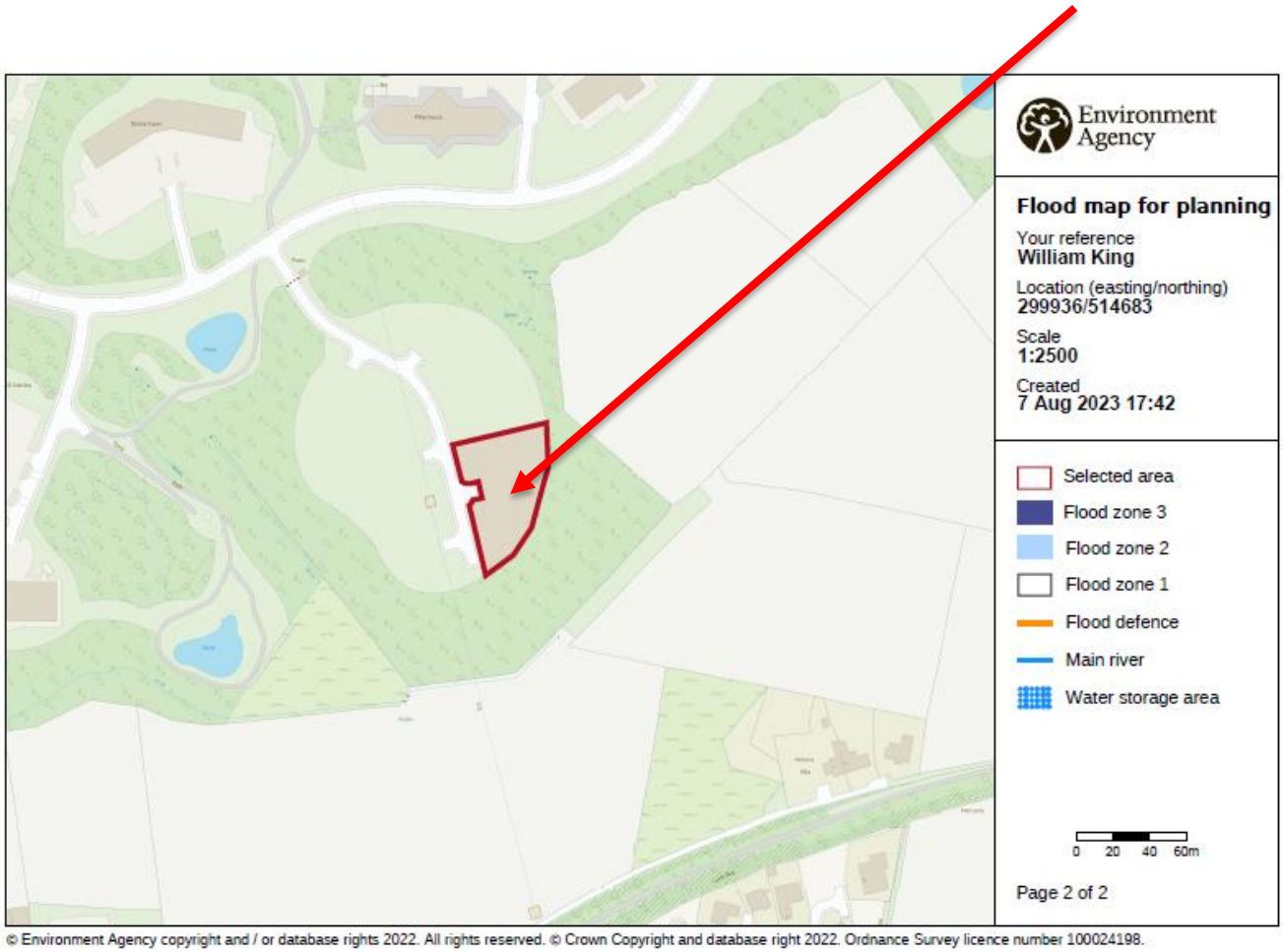

Fig 1 – Environment Agency Flood Maps

It can be seen from the above that the property falls outside the flood risk area and therefore is safe to develop, it should also be noted that this has not been known to have flooded over the recent period as Policy ENV1 – Flood Risk and Risk Management.

3. Use

The site is not currently allocated for B1 & D1 usage in line with Copeland Local Plan, the offices are primarily to support William King Construction limited which is a direct SME to Sellafield and propose to use the off-site training facility to upskill of site construction apprentices working directly for William King Construction limited, research and development for Sellafield projects.

The facility is also working in partnership with local charity to assist with construction development and training to disadvantaged young people, with the main objective is to provide professional skills which may provide additional employment opportunities within the construction industry.

Class B1. Business
Use for all or any of the following purposes—

(a)as an office other than a use within class A2 (financial and professional services),
(b)for research and development of products or processes, or
(c)for any industrial process,

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class D1. Non-residential institutions
Any use not including a residential use —

(a)for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practioner,
(b)as a crêche, day nursery or day centre,
(c)for the provision of education,
(d)for the display of works of art (otherwise than for sale or hire),
(e)as a museum,
(f)as a public library or public reading room,
(g)as a public hall or exhibition hall,
(h)for, or in connection with, public worship or religious instruction.

The proposed contractors offices & construction academy is considered an appropriate development and would accord with the aims of the Government & Copeland Borough Council Core Strategy and Development Management Policies as set out in line with the following.

- Policy ST1 - Strategic Development Principles
- Policy ST2 - Spatial Development Strategy
- Policy SS2 - Sustainable Housing Growth
- Policy SS4 - Community and Cultural Facilities and Services
- Policy ENV1 - Flood Risk and Risk Management
- Policy DM10 - Achieving Quality of Place).
- Policy DM11 - Sustainable Development Standards
- Policy DM22 - Accessible Developments
- Policy DM24 - Development Proposals and Flood Risk
- Policy DM26 - Landscaping
- Policy DS4PO - Strategic Development Priority Projects
- Policy DS5PO - Development Principles
- Policy DS7PO - Design Standards
- Policy DS8PO - Reducing Flood Risk
- Policy DS9PO - Sustainable Drainage
- Policy DS10PO - Landscaping
- Policy DS11PO - Soils and Contamination
- Policy E1PO - Economic Growth
- Policy E2PO - Location of Employment
- Policy E3PO - Westlakes Science and Technology Park (Regionally Significant Park)
- Policy E4PO - Employment Sites and Allocations
- Policy E5PO - Opportunity Sites and Areas
- Policy E6PO - Safeguarding of Employment Sites
- Policy CC1PO - Reducing the impacts of development on climate change

Copeland Borough Council Settlement Hierarchy

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

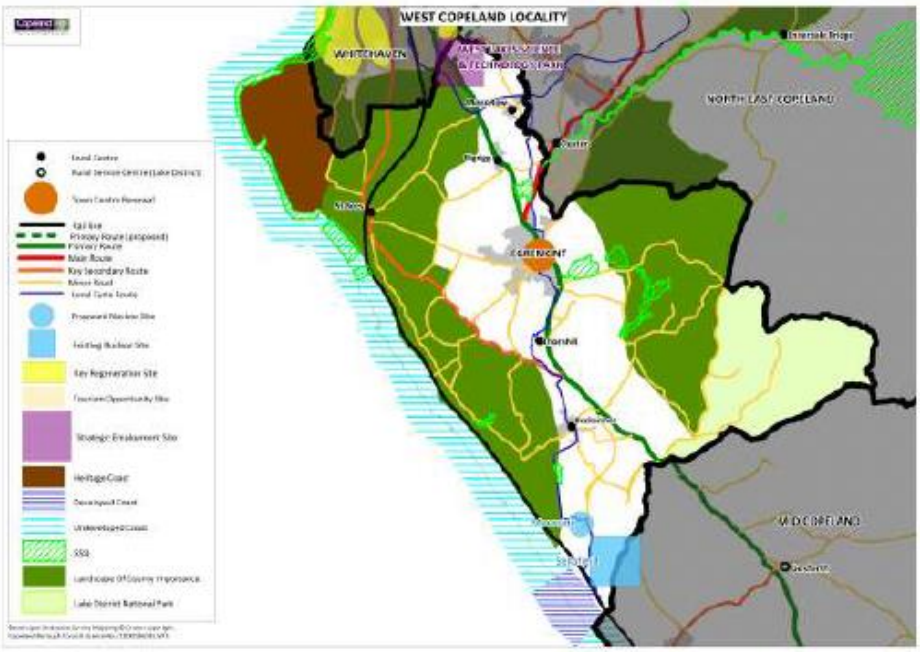

Fig 2 – Westlakes falls under the "West Copeland Spatial Portrait"

The proposed scheme will produce socioeconomic growth, within construction and supporting Sellafield ltd, provided additional employment to William King Construction Ltd, directly supporting the Phoenix Enterprise Centre office.

Full Time Employment		Part Time Employment		3rd party supply chain*
10	Office Staff	**2**	Cleaners	Builders Merchants
1	Construction Trainor	**1**	Landscaper	Collage Partnerships
1	Construction Assessor	**1**	Consultants	Catering companies
1	Quantity Surveyor			Hotels / B&B's
1	Building Surveyor			Taxis & Transport

4. Appearance

Fig 3 - Google map highlighting the area.

5. The Ingwell Road Vernacular

Westlakes Science Park & Ingwell Road area has created its built form strategically to meet the commercial needs, there are several different styles in the vicinity from ultra-modern and basic commercial buildings / units (see photos over).

There is no traditional set architectural style within the Westlakes Science Park or the immediate area of Ingwell Drive, however the design, scale and massing of the proposal has been carefully considered to be complement the adjacent site / plot (un-developed) and as agreed at the within early-stage consultation with BEC.

Planting/Screening

A Landscape Planting Scheme has been considered and will be included within the proposal if any screen is required (this may be to the north elevation but not expected), as the scheme is set within rural land, all planting would be sympathetic to the local landscape at Westlakes. The use of retained and planted indigenous hedges as per the plan that are local to Cumbria, this will promote and provide habitation to the local wildlife along with additional screening (upon completion if required)

- Buckthorn (Rhamnus frangula)
- Hazel (Corylus avellana)
- Spindle (Euonymus europaeus)
- Dogwood (Cornus sanguinea)
- Holly (Ilex aquifolium)
- Dog rose (Rosa canina)
- Wild privet (Ligustrum vulgare)
- Blackthorn (Prunus spinosa)
- Hawthorn (Crataegus monogyna)
- Cherry Laurel (Prunus Laurocerasus)

Photograph 1 – Aerial view of nearby properties

Photograph 2 – Aerial view of nearby properties

Photograph 3 – Aerial view of nearby properties

Photograph 4 – Aerial view of nearby properties

Photograph 5 – Aerial view of nearby properties

6. Site Character.

The style of the development is considered sympathetic to it surrounding, the dormant plot remains unoccupied, and this area of the site is relatively unused, the adjacent plot houses the Goodlives Project (Community Gardens) using poly tunnels through the development and designed to keep the scale & massing to a minimum (low rise temporary ISO containers (storage, amenity & office training room)

Photo 6 – Arial Photo of the adjacent Goodlives Project.

Proposed palette of materials:

- Yard hardstanding
  - Type 1 hardcore to store / training area
  - Grey limestone chippings carpark area
- Containers (3no Office, Store & Amenity) – Gray painted
- Fence and gates - 2.4m galvanised palisade security fencing (green plasticoated)

7. Secured by Design

In relation to designing out crime, we have endeavoured to keep the existing wall that provides a defensible boundary via 2.4m galvanised palisade fence and associated personal and vehicular gates, Monitored CCTV with CIS keyholder service (Policy DM10 – Achieving Quality of Place) the containers are fitted with modern compliant doors and window locking systems to PAS 24 legislation.

8. Energy Efficiency

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

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

- Fully insulated ISO containers (Only heated units – Office, Amenity & Training Rooms)
- Highly efficient A rated electrical heating & hot water.
- Use of low energy LED light fittings across the scheme further enhances the carbon efficiency of the development.
- Low flow rate taps, showers and reduced capacity cisterns all combine to further ensure efficient use of water, reducing total water demand by this residential scheme markedly.
- Provision for the storage of waste recycling receptacles will be provided and a Site Waste Management Plan will be implemented during the construction phase of the development reducing the amount of waste that would be ultimately destined for landfill (Policy DM11 – Sustainable Development Standards).

9. Access

Westlake, Science & Technology Park is accesses via an existing CCC highway road (A595) and pedestrian access to the west of the site, the plot has direct infrastructure privately owned but designed to adoptable standards but maintained by the WSTP maintenance agreement, the site benefits from parking for minimum 10-20 cars and suitable for turning and delivery by articulated vehicular as indicated on plan.

The site boasting and area of 2196m², 1134m² of hardcore training and storage area and 1062m² of parking and office area, the site entrance provided with full length channel drain (as plan) to prevent rainwater runoff onto highway.

10. Scale

The proposed development has been designed in keeping with the local vernacular architecture and to replicate the scale of recently constructed plots to the North, South & West of the proposed.

- Office Block Container - 29.28 m²
- Amenity & Training Container - 29.28 m²
- ISO Container Storage Unit - 29.28 m²

- Parking - 1062.00 m²
- Store & Skills Training Area - 1134.00m²
- Total Plot Area - 2196.00m²

It is considered that the scheme respects the visual environment in which it sits and would positively enhance the locality by redeveloping the existing redundant plot, every effort has been made to ensure the scale of the proposed development reflects that of proposed neighbouring properties and the site and in the immediate location (commercial development)

11. Proposal

The proposal is to provide full planning for a Proposed Contractors Offices & Construction Academy, We consider the proposal will secure a minimum of 15 full time employed staff working from the offices and provide opportunity for other users and secondary tire users.

12. Overlooking & Impact

The proposal is considered that acceptable overlooking distances would be maintained throughout the site and provide a balance which results in a good neighbourly design solution for the site in accordance with good design guide and akin to the surround area.

13. Environmental and geological

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

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

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

Environmental performance

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

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

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

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

14. Drainage

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

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

- 100mm waving plastic drainage system
- 100mm concrete encasement (where required for protection) or full bedded in pea gravel
- Foul drainage 1-60-80 falls minimum
- Surface water drainage 1:75-1-100 falls minimum
- 450mm PPIC Inspection chambers at change of gradient and direction
- 4-bedroom dwelling = 8 people x 200lt per person per day = Total 1600lt per day norm
- The chamber upstream of the soakaway tank has been advised as a silt trap to prevent debris from entering the tank.

ALL DRAINAGE WILL BE INSTALL AS APPROVED DOCUMENT PART H

Drainage Pipes to be 100mm Plastic Pipe Laid in accordance with Approved Document Part H (Assume FFL Amenity & Training Block = 10.000)				
Foul Water Drainage				
Chamber Name	**Invert Level**	**Cover Level**	**Distance**	**Fall**
F1	9.200	9.850	1.000	-
F2	8.850	9.400	24.800	1-70
F3	8.450	9.050	30.800	1-77
F4	8.350	8.850	5.600	1-56

15. Vision

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

16. Appendices

Photo 7 – Arial Photo of Plot 5B – North to South

Photo 8 – Arial Photo of Plot 5B – Plan view

Photo 9 – Arial Photo of Plot 5B – West to East

Photo 10 – Arial Photo of Plot 5B – South to North

Photo 11 – Arial Photo of Plot 5B – East to West

Photo 12 – Arial Photo of Plot 5B – North to South

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**
	Whitehaven			
E3	Haig Enterprise Park	0.20		
E4	Sneckyeat Road		1.72	
E5	Red Lonning	0.60		
	Cleator Moor			
E6	Leconfield	2.55		
E7	Leconfield Extension		5.28	
E8	Cleator Mills		2.74	Also leisure/tourism related uses
	Egremont			
E9	Bridge End	1.10		
E10	Bridge End Extension		2.9	
	Millom			
E11	Millom Pier		3.00	Also leisure/tourism related uses
E12	Mainsgate Road Expansion Site		2.34	
E13	Devonshire Road	1.20		
	Others			
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

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

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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 TSP7[18]. 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 4[19] 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

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)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
William King	**299936/514683**	**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 that 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

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

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

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

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

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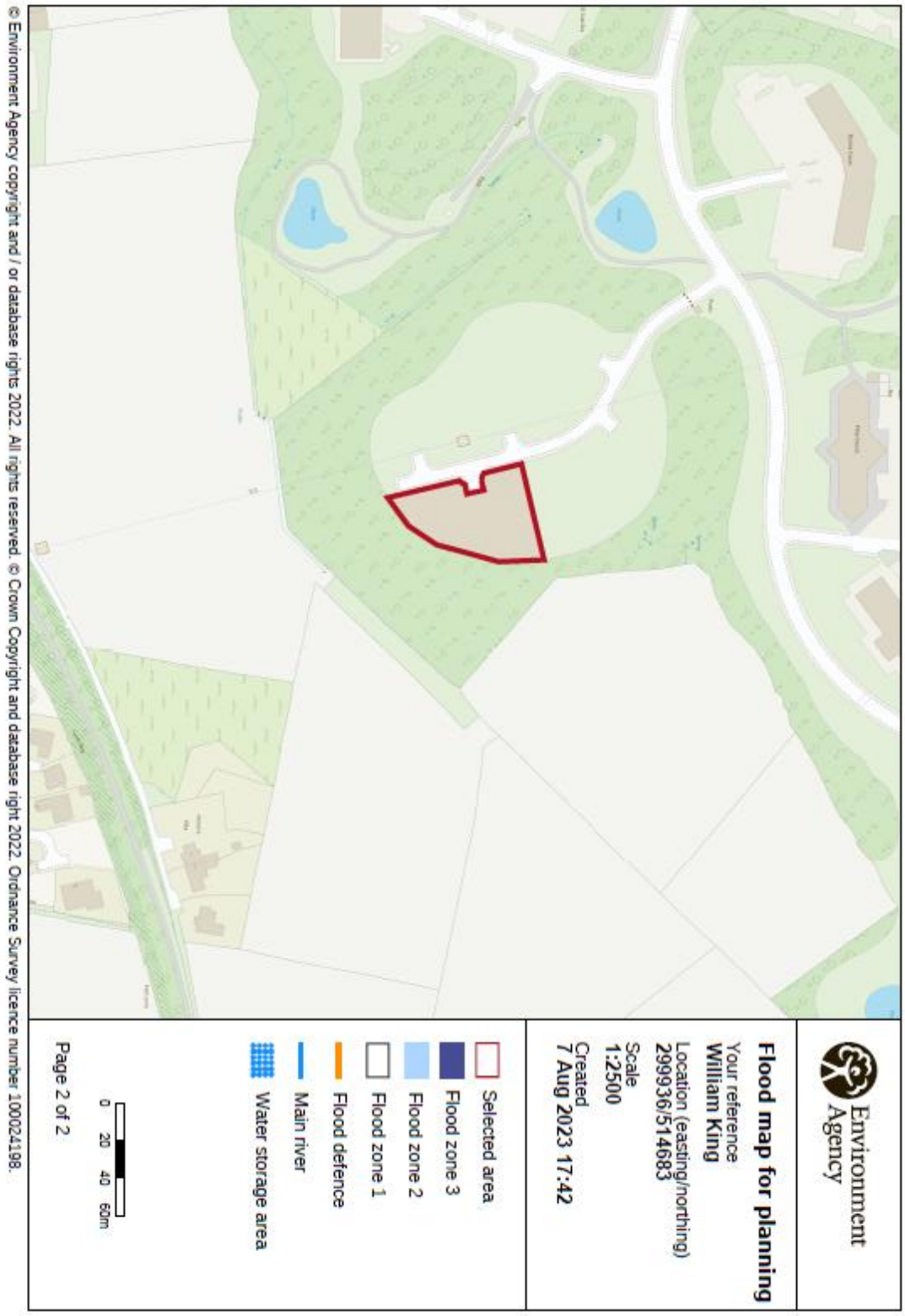
Environment Agency
Flood map for planning
Your reference
William King
Location (easting/northing)
299936/514683
Scale
1:2500
Created
7 Aug 2023 17:42
Selected area
Flood zone 3
Flood zone 2
Flood zone 1
Flood defence
Main river
Water storage area
0 20 40 60m
Page 2 of 2
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Fig 6 – Radon Report (BGS) – 50 Arlecdon Road (closest property to the plot)

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

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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 if for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

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

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

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

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

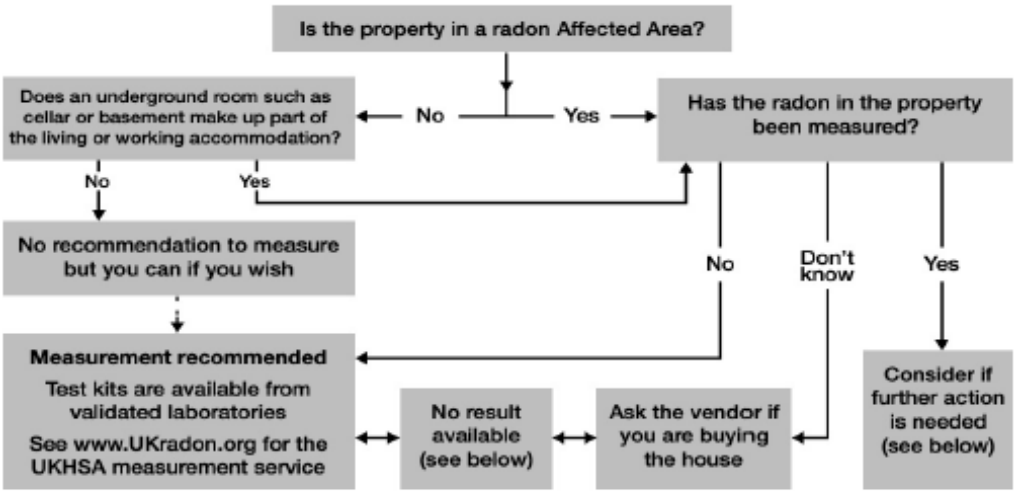
Guidance for new buildings and extensions to existing properties

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

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

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



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

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

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

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

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

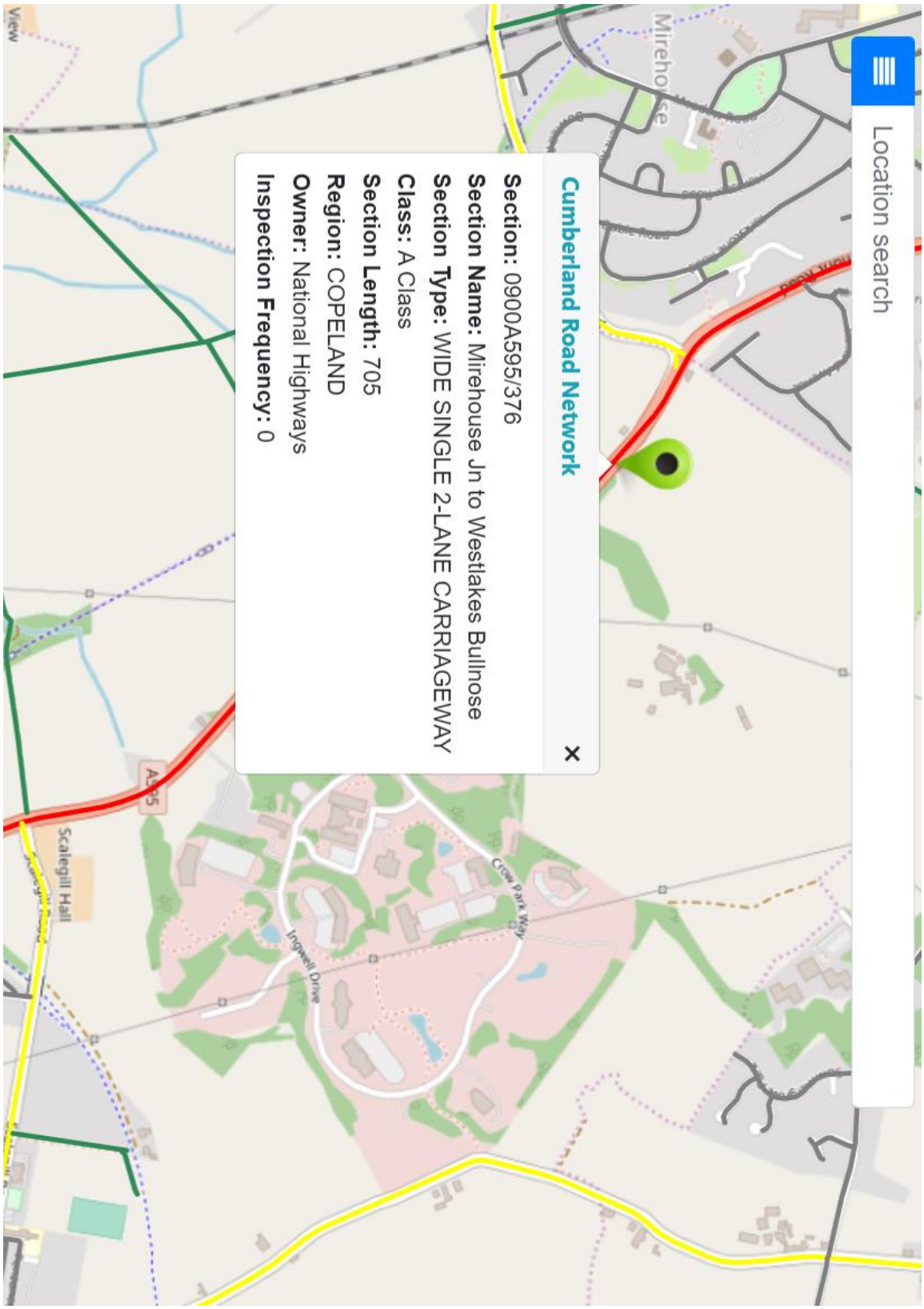


Fig 8 – Copeland development boundary

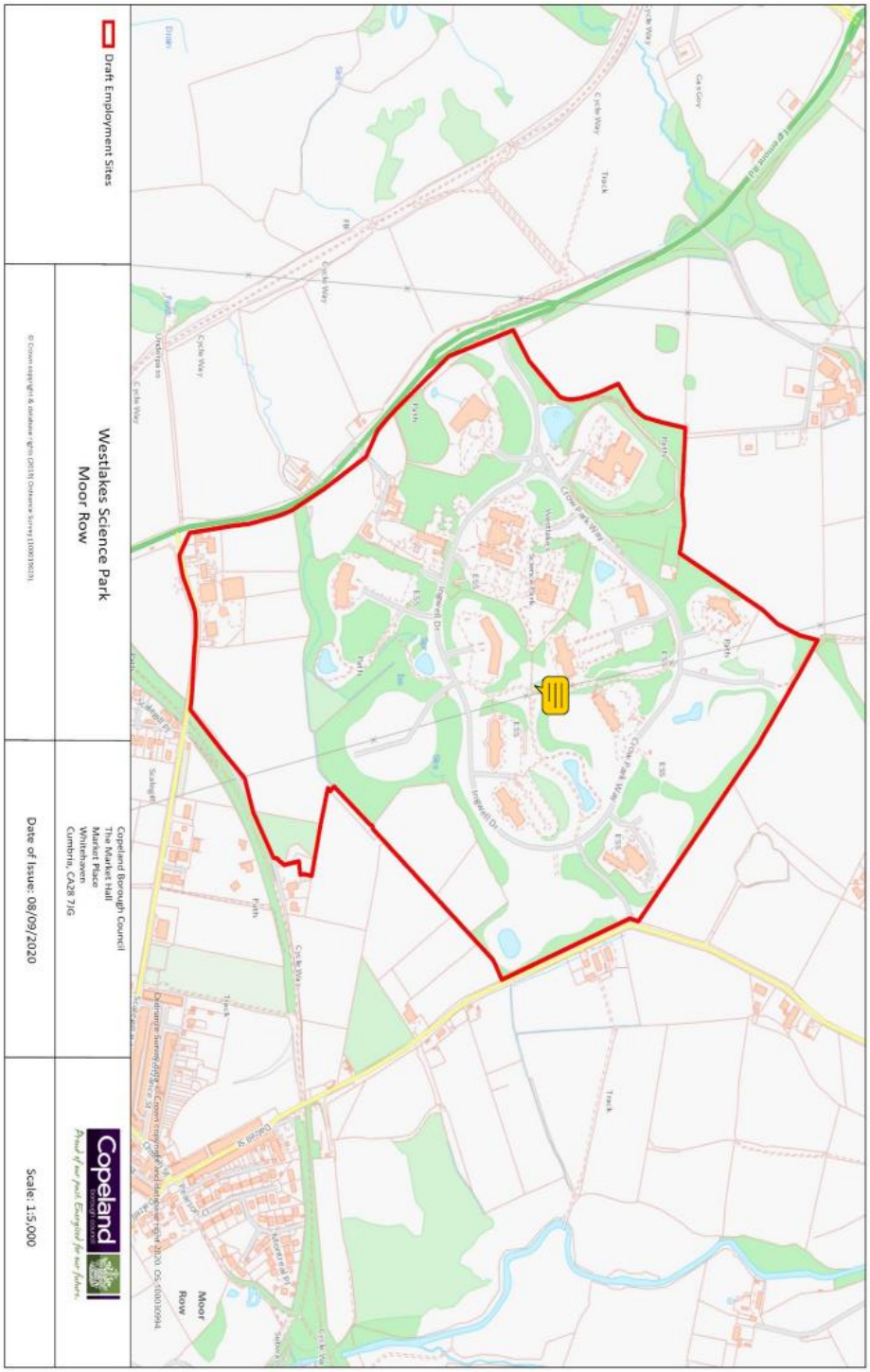
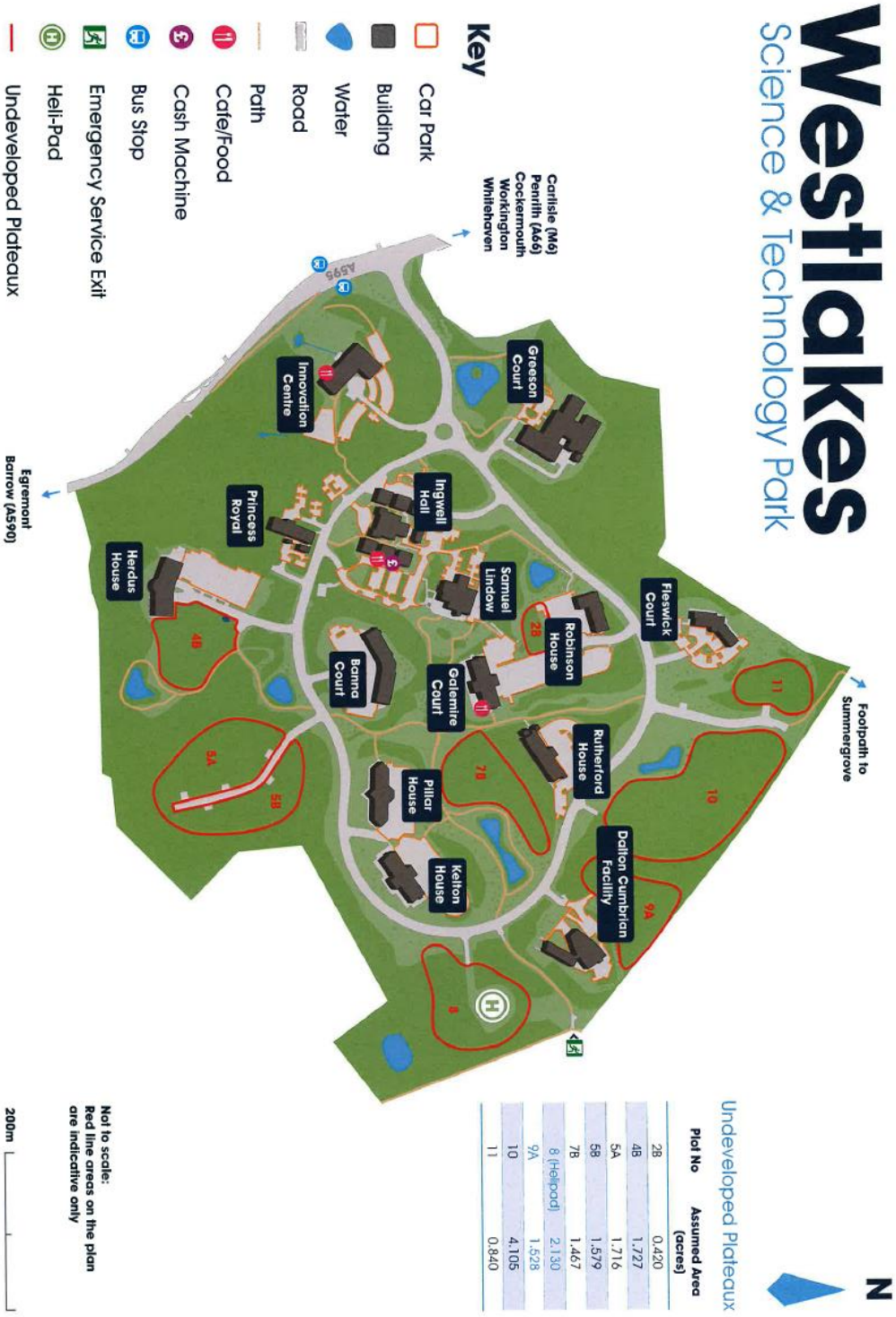


Fig 9 – Westlakes Marketing



August 2022
Design Development Opportunities
Link to Summergrove
Link to Dalzell St
Legend
Indicative Site Boundary
Option Land
Primary Vehicular Route
Future vehicle access only pedestrianised roads
New pedestrian links
Prominent views from the site
Active Frontage to A595
Prominent existing footpaths
Available Development Plots
Potential Refurb/ Development Plots
Community Garden Site
Potential Site for Photo Voltaics
Potential Site for Wind Turbines
Potential Carpark Hub
(A) Inqwell Hall Powilions refurb/ demolition for new office space
(B) Innovation Centre Carpark
New Hotel Site
(2B) 0.2 ha - Nursery community
(4B) 0.7 ha - CAT A Offices
(5A) 0.69 ha - Community Garden / Pet Daycare
(5B) 0.64 ha - Bonded Carparking / PV
(7B) 0.59 ha - CAT A Offices & Communal Hub
(8) 0.86 ha - Student / Contractor Accommodation / F&B Units
(9A) 0.62 ha - High End Offices
(10) 1.66 ha R&D Office / Warehouse Units
(11) 0.34 ha - Student / Contractor Accommodation
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THE END