



Design and Access Statement (DAS)

DAS-001

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

**Proposed Permanent Approval for Contractors Offices &
Construction Training Academy**

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	



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
Print	Sign	Date



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1. Introduction

This Design and Access Statement (Rev C) 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).

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.

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 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.

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.



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

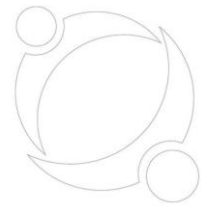
The scheme delivers exceptional social value:

- **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



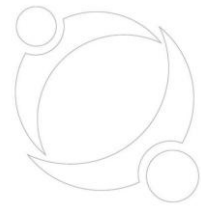


Photo 3 – South to North 60m



Photo 4 – North to South 60m



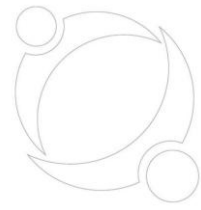


Photo 5 – Plan View 120m





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>

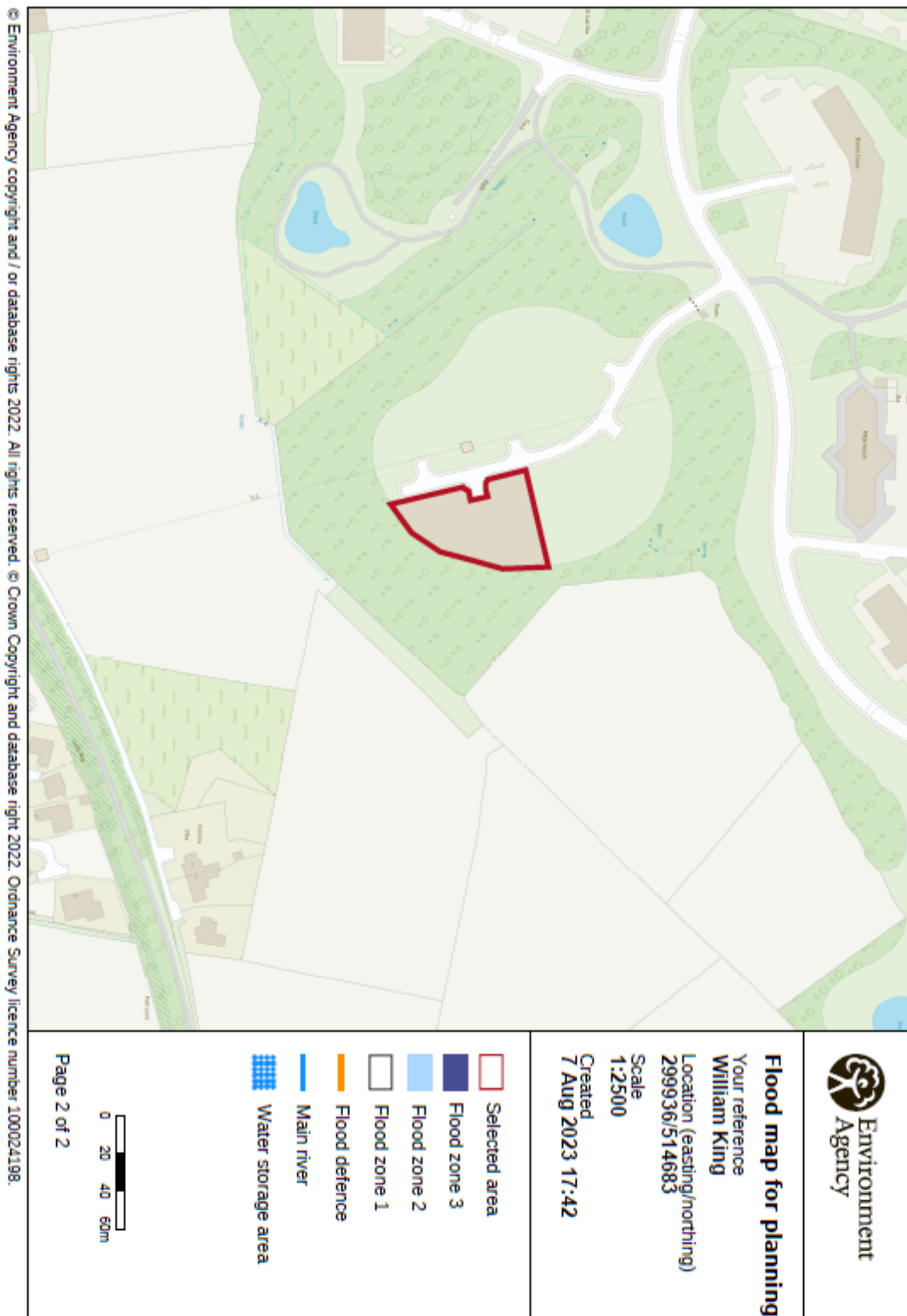
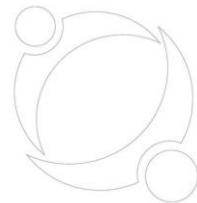




Fig 6 – Radon Report (BGS) – 50 Arlecdon Road (closest property to the plot)



Report of address search for radon risk



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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 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

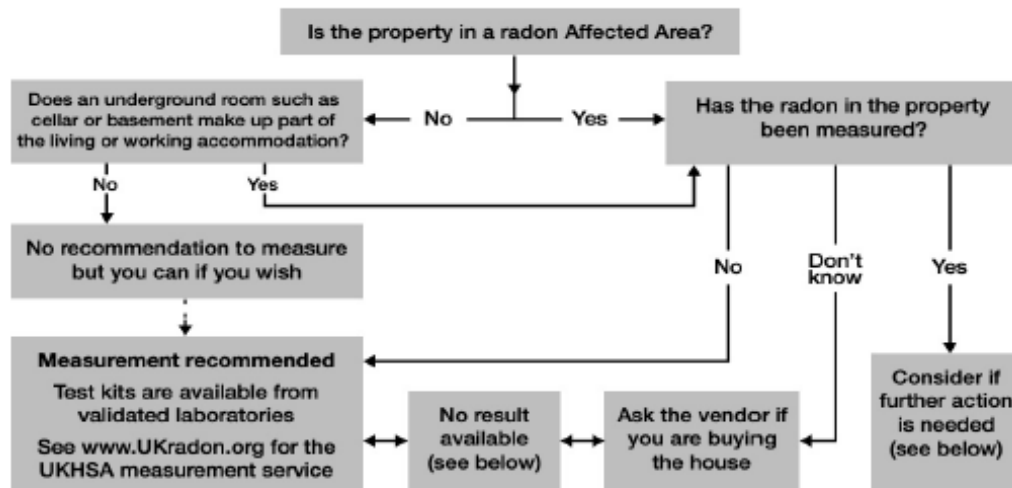
What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

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.

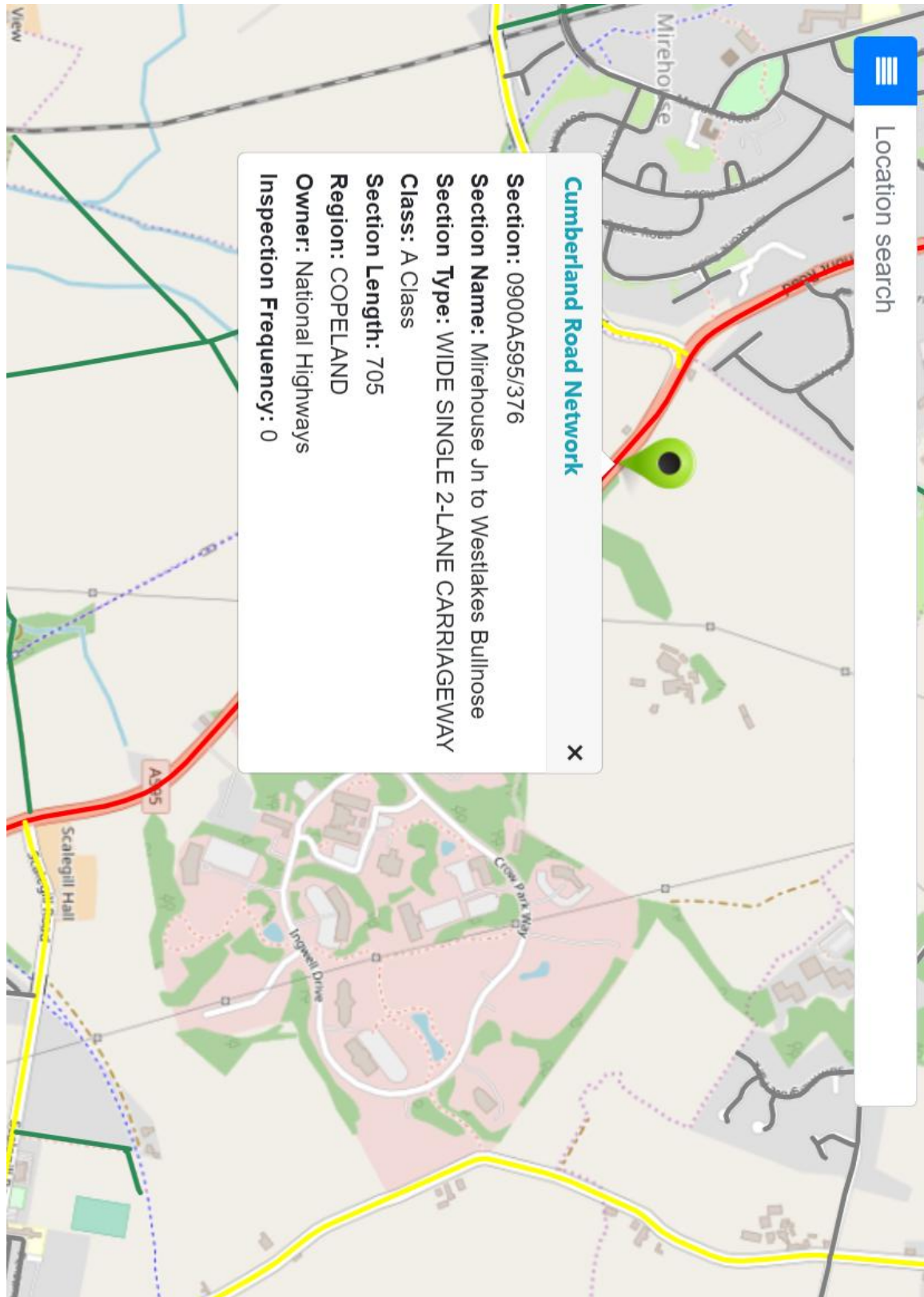
High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the 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)



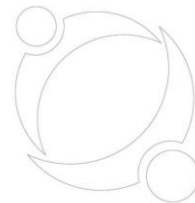
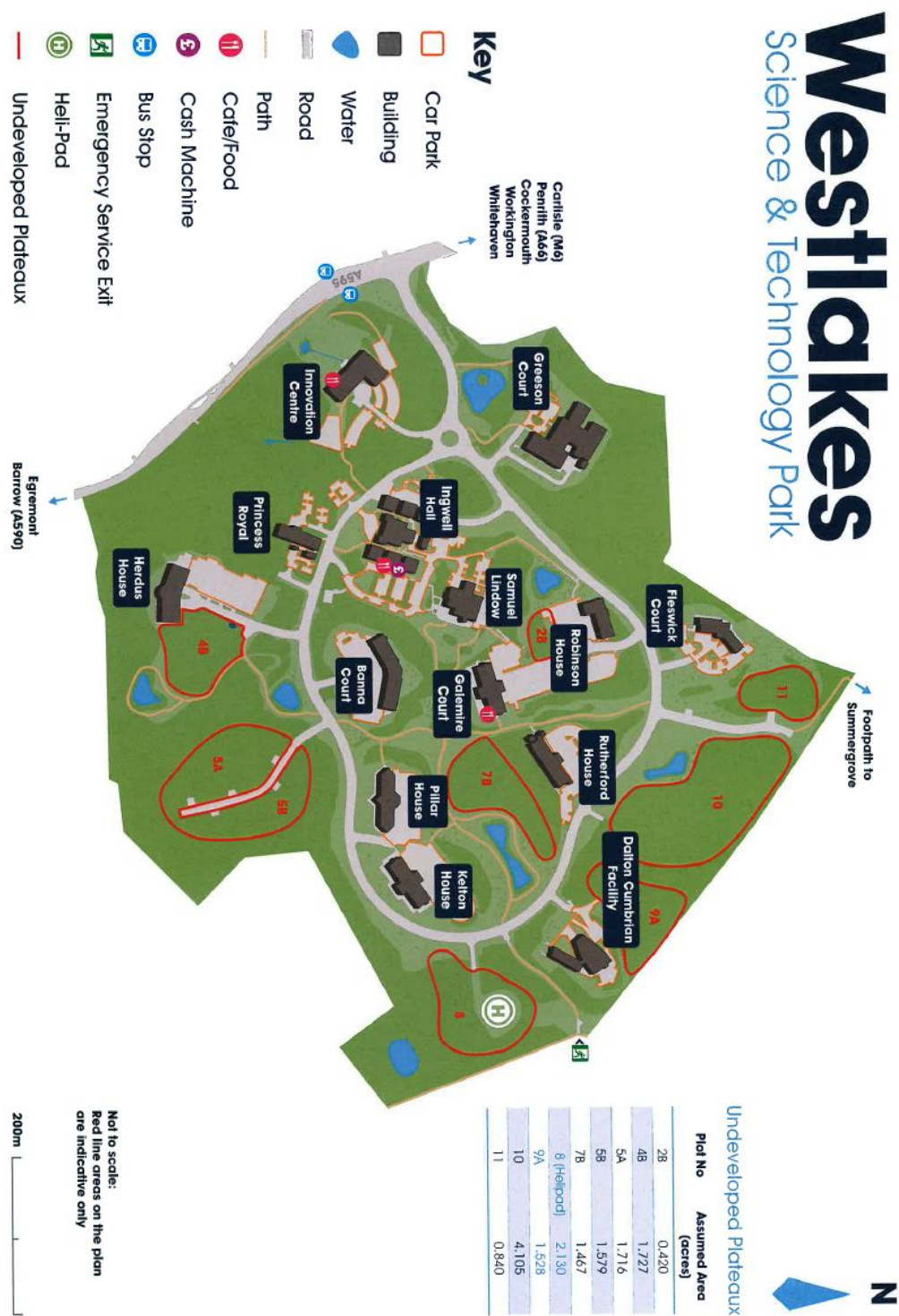


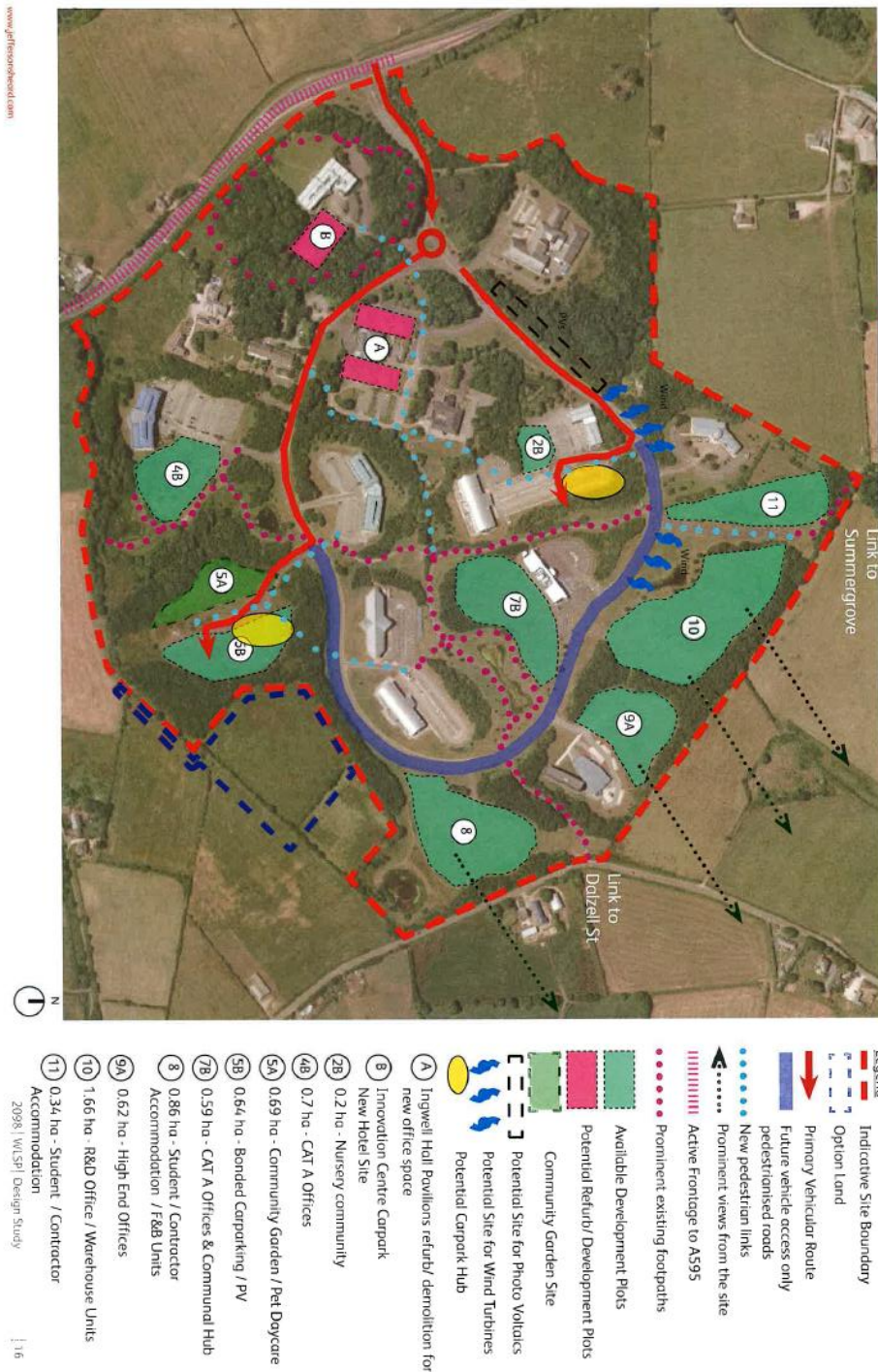
Fig 9 – Westlakes Marketing





August 2022

Design Development Opportunities





8/23/23, 5:57 PM

Google Maps

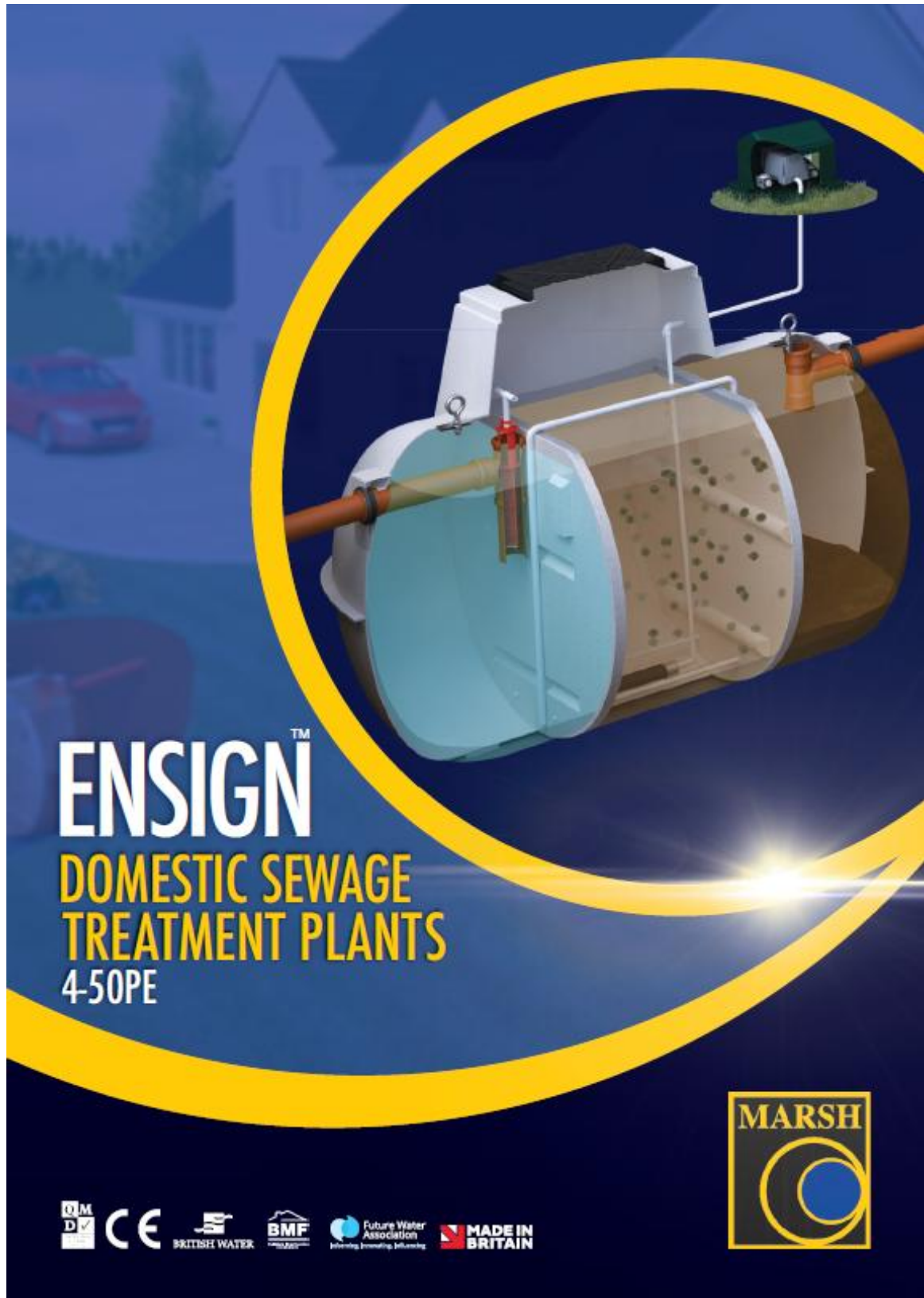
Google Maps



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



Fig 10 – Marsh Treatment Plant Details





ECONOMIC, EFFICIENT, ENVIRONMENTALLY SAFE

Marsh Ensign – Advanced sewage treatment plant

The Marsh Ensign is widely regarded as one of the most efficient, reliable and economical sewage treatment plants on the market.

The standard Ensign has been adapted to improve reliability and the Ensign:Ultra now brings unique enhancements to further improve noise level, treatment efficiency and final effluent quality.

Class leading performance

Tested and approved to BS EN 12566-3/A1:2009 all Ensign units provide treatment well within national consent requirements. Published test results of 11.5:19.2:8.4mg/ltr (BOD:suspended solids:ammonia), with influent concentrations on test higher than those chosen by most competitor plants, effectively equates to 97% pollutant removal.

Unrivalled choice

Ranging in size from 4 to 50+ PE in Ultra, Standard and Shallow versions of each, and with a wide range of ancillaries, almost all site, consent and budget requirements can be met by units from the range.

Why choose Marsh Ensign?

End users, merchants and installers alike recommend the Ensign range due to its ease of installation, reliability, and cost-effective operation and maintenance. All backed by technical support from local contacts.



PRINCIPLE TANK FEATURES (DETAILED TANK FEATURES SHOWN OPPOSITE)

- 1 Inlet
- 2 Primary settlement chamber
- 3 Aeration chamber
- 4 Compressor with alarm
- 5 Compressor housing (External or internal options)
- 6 RCD / Electrical connection
- 7 PVC pressure pipe for diffuser(s)
- 8 Bio-media
- 9 Stainless steel mesh
- 10 Final settlement chamber
- 11 Sludge return
- 12 Unique Polylok tertiary filter (Ensign:Ultra units)
- 13 Outlet
- 14 Access lid
- 15 Integral lifting eyes
- 16 Stabilising feet
- 17 Unique 'keying-in' lip

OPTIONAL EXTRAS

Carbon vents/covers



Elevated compressor housings



Anti-flood valves



GRP kiosks



Design:Ultra model shown for illustrative purposes only



TANK FEATURES



ENSIGN:ULTRA

SHALLOW ENSIGN:ULTRA

1

Inlet with 'Forsheda seal'
Forsheda seal provides flexibility in the joint for easier installation. Optional risers to increase invert depth are available.

4

Advanced compressor with alarm
Near silent compressor ensures minimal running, maintenance and servicing costs. Integral alarm detects low pressure in air line.

5

Compressor housing (External or internal options)
The compressor can be housed internally or externally with no difference in cost. External recommended to increase compressor life, and supplied as standard on 4PE, shallow and pumped outlet versions.

6

RCD / Electrical connection
The RCD box provides easier installation and provides a higher degree of safety.

7

PVC pressure pipe / diffuser(s)
Provides a protective conduit for the air diffuser line. Can be easily removed for maintenance and cleaning.

8

Bio-media
High specification bio-media (310m² per m³) and membrane diffusers ensure even circulation to eliminate 'dead spots'. The bio-media is contained by a stainless steel securing mesh to ensure no migration during handling or potential flooding.

9

Stainless steel mesh
Retains media in aeration chamber during transportation and handling, and in the event of flooding.

11

32mm sludge return
Larger diameter sludge return prevents the possibility of blockages and improves system circulation. Provides higher effluent quality whilst balancing flow over a 24 hour period or periods of intermittent use.

12

Unique Polylok tertiary filter (Ensign:Ultra unit only)
The Polylok tertiary filter reduces suspended solids and BOD by a further 40% helping to extend drainage field life.

13

Outlet with 'Forsheda seal'
Forsheda seal provides flexibility in the joint for easier installation. Optional pumped outlets are available.

14

Impermeable lid
Heavy duty lid/frame improves strength and durability whilst blending into the surrounding environment.

SPECIFICATIONS

Ensign:Ultra

Shallow Ensign:Ultra

Model (Peel)	Length	Width +140mm	Height	Inlet		Outlet		Model (Peel)	Length	Width +140mm	Height	Inlet		Outlet	
				Invert	Ø	Invert	Ø					Invert	Ø	Invert	Ø
4	1600	1332	1575	540	110	600	110	6	2860	1912	1600	500	110	575	110
6	2602	1650	1985	550	110	625	110	8	2860	1912	1600	500	110	575	110
8	2602	1650	1985	550	110	625	110	10	2860	1912	1600	500	110	575	110
10	2602	1650	1985	550	110	625	110	12	2860	1912	1600	500	110	575	110
12	2860	1912	2139	550	110	625	110	16	3400	1912	1600	500	110	575	110
16	2860	1912	2284	720	110	800	110	20	4200	1912	1600	500	160	575	160
20	3650	1912	2284	720	160	800	160	25	4200	1912	1600	500	160	575	160
25	3650	1912	2284	770	160	850	160	30	5200	1912	1600	500	160	575	160
30	4200	1912	2284	770	160	850	160	35	5200	1912	1600	500	160	575	160
35	4200	1912	2284	770	160	850	160								
40	5200	1912	2284	770	160	850	160								
45	5200	1912	2284	770	160	850	160								
50	5200	1912	2284	770	160	850	160								

Notes:

> Larger population sewage treatment plants may be supplied as multiple tank configurations. For precise tank sizes and configurations, please contact Mersh Industries
> All dimensions in mm



TANK FEATURES

ENSIGN:STANDARD

SHALLOW ENSIGN:STANDARD

1

Inlet with 'Forsheda seal'
Forsheda seal provides flexibility in the joint for easier installation. Optional risers to increase invert depth are available.

4

Compressor with alarm
Low-energy compressor provides minimal running, maintenance and servicing costs. Integral alarm detects low pressure in air line.

5

Compressor housing (External or internal options)
The compressor can be housed internally or externally with no difference in cost. External recommended to increase compressor life, and supplied as standard on 4PE, shallow and pumped outlet versions.

6

Plug / socket connection
Standard electrical connection

7

PVC pressure pipe for diffuser(s)
Provides a protective conduit for the air diffuser line. Can be easily removed for maintenance and cleaning.

8

Bio-media
High specification bio-media (310m² per m³) and membrane diffusers ensure even circulation to eliminate 'dead spots'. The bio-media is contained by a stainless steel securing mesh to ensure no migration during handling or potential flooding.

9

Stainless steel mesh
Retains media in aeration chamber during transportation and handling, and in the event of flooding.

11

32mm sludge return
Larger diameter sludge return prevents the possibility of blockages and improves system circulation. Provides higher effluent quality whilst balancing flow over a 24 hour period or periods of intermittent use.

12

Polylok tertiary filter NOT supplied on Ensign:Standard range

13

Outlet with 'Forsheda seal'
Forsheda seal provides flexibility in the joint for easier installation. Optional pumped outlets are available.

14

Standard lid
Marsh lid protects inner components whilst blending into the surrounding environment.

SPECIFICATIONS

Ensign:Standard									Shallow Ensign:Standard							
Model	Length	Width	Height	Inlet		Outlet			Model	Length	Width	Height	Inlet		Outlet	
(Peel)		±100mm		Invert	Ø	Invert	Ø		(Peel)		±100mm		Invert	Ø	Invert	Ø
4	1600	1332	1575	540	110	800	110		6	2860	1912	1600	500	110	575	110
6	2602	1650	1935	550	110	625	110		8	2860	1912	1600	500	110	575	110
8	2602	1650	1935	550	110	625	110		10	2860	1912	1600	500	110	575	110
10	2602	1650	1935	550	110	625	110		12	2860	1912	1600	500	110	575	110
12	2860	1912	2139	550	110	625	110		16	3400	1912	1600	500	110	575	110
16	2860	1912	2284	720	110	800	110		20	4200	1912	1600	500	160	575	160
20	3650	1912	2284	720	160	800	160		25	4200	1912	1600	500	160	575	160
25	3650	1912	2284	770	160	850	160		30	5200	1912	1600	500	160	575	160
30	4200	1912	2284	770	160	850	160		35	5200	1912	1600	500	160	575	160
35	4200	1912	2284	770	160	850	160									
40	5200	1912	2284	770	160	850	160									
45	5200	1912	2284	770	160	850	160									
50	5200	1912	2284	770	160	850	160									



PACKAGE SEWAGE TREATMENT PLANTS

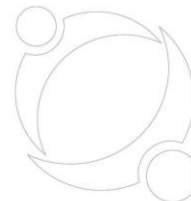
Package Sewage Treatment Plant's (or PSTP's) are often a suitable option where groundwater in the surrounding environment is vulnerable, drainage field percolation values are restrictive, or direct discharge to a drainage field/watercourse or surface water sewer is the preferred discharge method.

HOW DO THEY WORK?

In addition to anaerobic digestion taking place in the primary settlement chamber 1, the EnsignUltra unit allows the clarified water to pass into a second 'aeration' chamber 2, where it is treated to remove the dissolved constituents. Here aerobic bacteria, supported by diffused air and mobile media, ensures full treatment is achieved before the treated effluent and 'sloughed off' bacteria flows to a final settlement chamber 3. The final effluent is then discharged to the drainage field or watercourse via a Polylok filter.

Notes:

- > PSTP's should be sized using the latest version of British Water Flows & Loads which provides detailed information on sewage production figures and sizing calculations
- > Regulatory authorities for the control of pollution in the UK normally require treatment plants conforming to BS EN 12566:3 to be demonstrated as capable of producing a minimum effluent discharge quality of 20:30:20 (Biochemical Oxygen Demand:Suspended Solids: Ammoniacal Nitrogen in mg/ltr), although in certain areas more stringent site-specific qualities may be required
- > No surface water should enter the system as this can reduce the system's capacity and cause solids to be flushed out which may prematurely block drainage field or cause pollution
- > As with septic tanks sludge should be removed annually or in line with manufacturers instructions



PROTOCOL

ON PRODUCT TYPE TESTING



Czech

Registration No. 1017 – CPR – 05.686.914, Revision No. 2

In compliance with Regulation (EU) No 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC, this protocol is issued for the construction product:

Domestic Wastewater Treatment Plant

Type range: **Marsh Uni Ensign; Marsh Uni Ensign Shallow**

Types: **6PE, 10PE, 12PE, 16PE, 20PE, 25PE, 30PE, 35PE, 40PE, 45PE, 50PE**

MARSH INDUSTRIES LIMITED

Units 3-13 Little Addington Business Park, Irthlingborough Road,
Little Addington, Kettering NN14 4AS United Kingdom
VAT Ident. No.: GB866868943

Place of production: See above

TÜV SÜD Czech s.r.o. performed the initial testing of the respective product characteristics described in Annex ZA of the standard

EN 12566-3:2005+A1:2009

The results of the tests are given in the Evaluation Report Reg. No. 05.686.242 from 20 April 2012 and in the Inspection Report No. 06.431.719 from 1 February 2013, which are integral parts of this Protocol on product type testing.

Evaluation of tests:

Essential characteristics	Performance			Harmonised TS
Treatment efficiency on organic daily loading $BOD_5 = 0,49 \text{ kg/day}$	BOD_5	97,4 %	11,5 mg O_2/l	EN 12566-3:2005+A1:2009 Annex B
	COD_{CR}	91,0 %	71,5 mg O_2/l	
	SS	94,1 %	19,2 mg/l	
	$N-NH_4^+$	81,0 %	8,4 mg/l	
	P_{Total}	42,0 %	5,7 mg/l	
Watertightness (water test)	Passed			EN 12566-3:2005+A1:2009
Structural behaviour (calculation)	Passed			EN 12566-3:2005+A1:2009
Durability	Passed			EN 12566-3:2005+A1:2009

This Protocol was first issued on 3 May 2012 as the Protocol on product type testing according to CPD.

Prague, 11 July 2013



on behalf of Notified Body 1017
Jana Bačínová
Head of Certification Department

TÜV SÜD Czech s.r.o. • Novodvorská 994 • 142 21 Prague 4 • Czech Republic • certification@tuv-sud.cz



Fig 11 – United Utilities Consultation



United Utilities Water Limited
Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP
unitedutilities.com
Planning.Liaison@uuplc.co.uk

Cumberland Council
Copeland
By email

Your ref: 4/23/2251/0F1
Our ref: DC/23/3274
Date: 02-OCT-23

Dear Planning Team

Location: PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW
Proposal: CREATE HARDSTANDING FOR PLACEMENT OF THREE SHIPPING CONTAINERS FOR TEMPORARY USE AS SITE COMPOUND

United Utilities wish to make the following comments regarding the proposal detailed above.

DRAINAGE

We request the following drainage condition is attached to any subsequent approval:

CONDITION

Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*



The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

The applicant can discuss their drainage proposals with an Engineer from our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the 'Contacts' section below.

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

The importance of Sustainable Drainage Systems (SuDS)

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. We believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in any subsequent Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. The following may be a useful example.

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*



- b. *Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company and we would not be involved in the discharge of the management and maintenance condition in these circumstances.

Adoption and construction of drainage systems

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE

Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. Please see 'Contacts' section below.

Water pipelines

United Utilities will not allow building over or in close proximity to a water main.

Wastewater pipelines

United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.



Fig 12 – Local Highways Authority & Lead Local Flood Authority Consultation



Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ

cumberland.gov.uk

Copeland area Planning Department, Cumberland Council

For the attention of Chloe Unsworth

Date: 3 October 2023
Your reference: 4/23/2251/0F1

Dear Chloe Unsworth

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2251/0F1
Site Address: PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW
Proposal: 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

Thank you for your consultation on 13 September 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Condition 1:

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

Condition 2:

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.



Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ

cumberland.gov.uk

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Condition 3:

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:

- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- surface water management details during the construction phase

Yours sincerely

Paul Telford
Development Management Officer



Fig 13 – 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