



Cleator Moor Innovation Quarter

DESIGN AND ACCESS STATEMENT

June 2022

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Copeland
borough council



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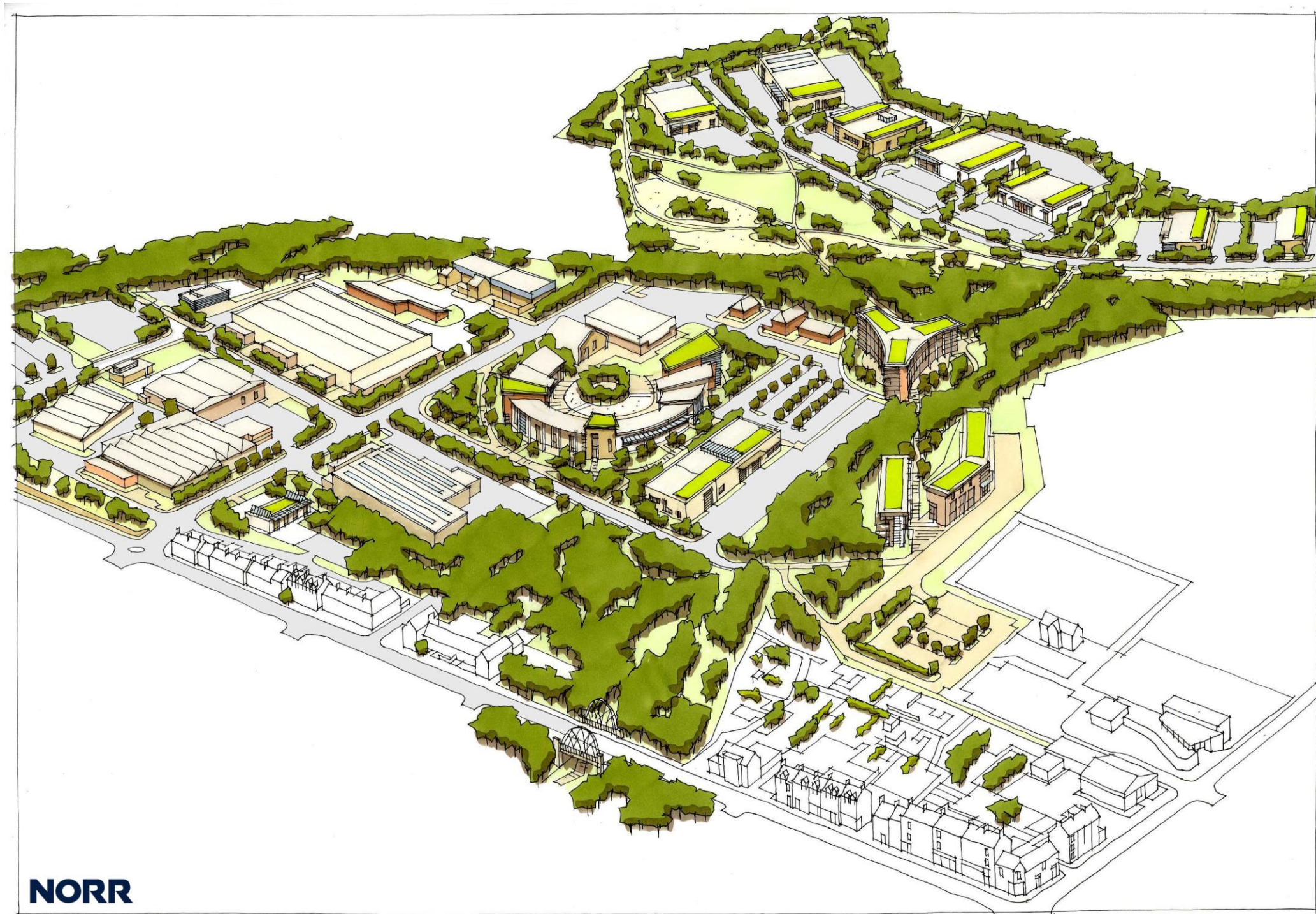
Introduction and Site Information

Introduction

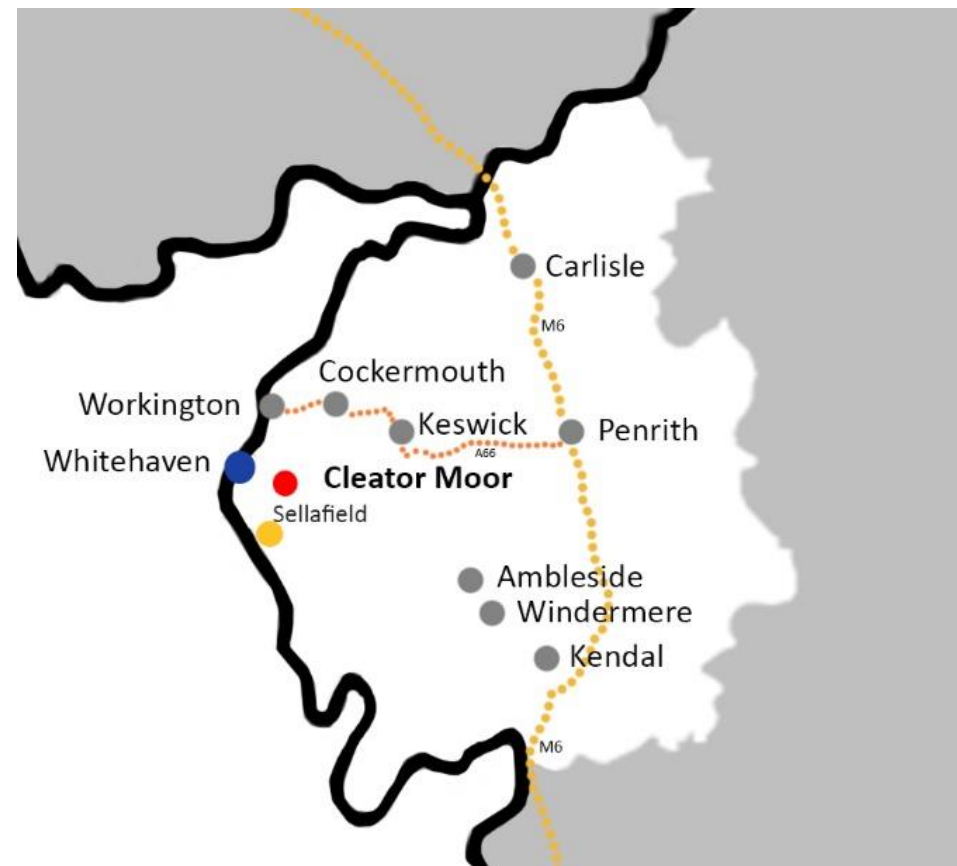
This Design and Access Statement has been prepared to accompany an outline planning application for the mixed-use redevelopment of Leconfield Industrial Estate and adjacent land parcels, at Cleator Moor, Cumbria.

The proposals seek to deliver the Cleator Moor Innovation Quarter (CMIQ), which will host the Innovation and Solutions Hub Campus. The CMIQ will utilise a business cluster approach to diversify the West Cumbrian economy away from dependency on Sellafield Ltd by building upon existing supply chain, knowledge and engineering capabilities in the nuclear and clean energy sectors.

This Design and Access Statement presents design proposals by the applicant for the CMIQ, including the background to the development scheme, design evolution and key features of the development.



Site Location: Wider Context



The broad location for the development is the Leconfield Industrial Estate and adjacent land parcels, within the town of Cleator Moor, Cumbria, UK.

Cleator Moor is located approximately 4 miles east of the County Town of Whitehaven, which has a range of shops and services and national rail connections. The City of Carlisle is located approximately 40 miles to the north-east.

Cleator Moor benefits from good connections to the surrounding strategic road network including the following:

- A595 linking to Whitehaven (4 Miles), Sellafield (8 Miles) and West Lakes Science and Technology Park (3miles);
- A66 linking to Carlisle (40 miles) and Northumberland beyond; and
- A5086 connecting to the M6 motorway.

The site is located within the Borough of Copeland and is in proximity to but wholly outwith the Lake District National Park boundary.

Site Location Within Cleator Moor



The site occupies a prime central location within the town, between the two main residential areas of the settlement.

The Town Centre, from which a range of shops and services can be accessed is located approximately 600m from the centre of the site.

Cleator Moor – Historic and Economic Context

Cleator Moor is a small town in West Cumbria, home to 6,800 residents (2011 Census). It lies to the west of the UNESCO World Heritage site of the Lake District National Park and south east of the coastal town of Whitehaven.

Nearby natural capital assets include Dent Fell, the famed route of Wainwright's Coast to Coast walk which passes through Cleator, and the C2C National Cycle Route which passes close to the town centre.

Cleator Moor has a rich mining heritage tied to the industrial revolution, during which it emerged as an important centre of iron mining and material production such as steel and limestone. The industrial boom during the 19th century led to a rapid surge in population, and the town grew from 360 residents in 1801 to over 10,000 by the latter half of the century. Today, economic activity in Cleator Moor is closely tied to the Sellafield nuclear site 4 which opened in 1947, just south of the town, to produce plutonium for the country's nuclear deterrent.

Over time Sellafield's focus shifted to be the world's first commercial-sized nuclear power station, a recycling centre for nuclear fuel and a safe treatment and storage facility of nuclear waste. The facility is now undergoing a major decommissioning programme. Sellafield has been the backbone of West Cumbria's economy for the past 70 years and has had a significant impact on the economy.

One of the most famous national cycle routes 'the coast to coast (C2C) passes through Cleator Moor along the old railway line under the phoenix bridge, and passes just to the east of the Leconfield Industrial Estate.



Cleator moor Civic Hub



C2C Phoenix Bridge



Ennerdale (from Ennerdale Bridge end of valley)



Health Centre



Leconfield Industrial Estate –Existing Employment Occupier facing on to Leconfield street

The Site

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Site Context – Cleator Moor

Physical Context

The north western residential area of Cleator Moor is disconnected from the town centre by Leconfield Industrial Estate and the neighbouring swathe of woodland. The area has a mixed character including rows of Victorian terraced houses, mid-C20th social housing and more modern suburban housing. The B5295 provides the main route through the area, but creates a traffic dominated environment which is unattractive for pedestrians. This area of Cleator Moor has a lack of accessible open space.

The north eastern area of the town includes residential areas around Birks Road and Keir Hardie Avenue, located to the north of the B5295 and close to the town centre. These residential areas are separated by a swathe of undeveloped land which lies directly adjacent to the town centre. This includes areas of unmaintained land surrounding the Copeland Bowls & Sports Centre and a King George's Field sports pitch as well as agricultural fields. This area has a disjointed character, with numerous disconnected streets and sporadic backland developments. The sports facilities do not relate well to the town and are accessed via a narrow back lane. National Cycle Route 71 skirts the northern edge of the area but there are a lack of connections into the town.

The town centre comprises the area around High Street, the town square and surrounding open spaces and woodland. The town square and historic public buildings, including the former town hall and Carnegie Library, are key features of the town centre. Most of the town centre falls within a conservation area, and there are a number of listed buildings. A series of sculptures by the local artist Conrad Atkinson are located to the rear of the library.

The main retail area is located along High Street with a second key area around town square, which includes the Civic Hall, the Phoenix Enterprise Centre (PEC). Numerous small public car parks are located around the town centre including Cragg Street, Jacktrees Road, Market Street and town square. A swathe of woodland and open space bisects the town leading up to the iconic Phoenix Bridge on Leconfield Street. This area incorporates an equipped play area on Jacktrees Road. The C2C cycle route passes close to the town centre through the adjacent woodland, along the route of a former railway line. There are a number of footpaths connecting the C2C route into the town centre. Many vacant sites and buildings exist within the town centre, alongside poor quality public realm, contribute to a dilapidated character at the heart of the town, but offer opportunities for redevelopment.

Opportunities

Given its location at the centre of the Town, the site provides numerous opportunities to improve connectivity issues across the town and its size presents opportunities for the provision of new areas of publically accessible open space for the benefit of residents. Through its regeneration and renewal of Leconfield industrial estate has the potential to improve the quality of local built environment which will help to change perceptions of the Estate and more generally the town.

Area 1: Leconfield Industrial Estate

Area 1 comprises of the existing Leconfield Industrial Estate. The site is irregular in shape and is accessed via the B5295 'Leconfield Street' at its southern boundary. Cleator Moor Town Centre is located c.600m to the south-east from which it is separated by the C2C cycle route which forms the Estate's eastern boundary.

The wider area is characterised by a mix of residential uses (to the west and south, including a run of terraced homes fronting Leconfield Street forming the sites southern boundary), retail and leisure uses (to the south-east) and agricultural land (to the north, comprising Area 3).

The site has been utilised for industrial uses for many decades and was formally laid out as an Industrial Estate in the 1940s. The Industrial Estate is the town's main employment location, but it has undergone an extended period of poor management and decline, culminating with the gradual demolition of circa 40-50% of the buildings on the site; as illustrated opposite.

The Estate currently accommodates approximately 20 industrial warehouse units of varying sizes of standard commercial construction, including brick, corrugated iron, and prefabricated steel frame.

Ground cover on the site comprises a mix of tarmac, concrete floorplates from earlier demolished units and areas of grass/scrub land. Trees are present at the site's boundaries and peppered across the Estate's south-eastern extent.



Aerial Photograph, 2003



Aerial Photograph, 2008



Aerial Photograph, 2018



Aerial Photograph, 2020

Site Photographs – Area 1



1 - Existing Junction to be retained and improved following Highway Engineering Study



2 - Leconfield Industrial Estate –Existing Road and services distribution to be retained and improved



3 - Views towards National Park: Dent Fell (right) and distant views to the Fells beyond Ennerdale Bridge (left)



4 - Vacant sites allow for redevelopment without major disruption to existing employment uses

Site Photographs – Area 1



5 - Leconfield Industrial Estate –Existing main access road to be retained and improved



6 - Leconfield Industrial Estate –Existing employment to be maintained with minimal disruption



7 - Opportunity for link to wider community



8 - Leconfield Industrial Estate –Existing Employment Occupiers to be maintained

Area 2: Eastern Growth Area

Area 2 is located to the east of Leconfield Industrial Estate beyond the C2C cycle path. It comprises of approximately 4ha of open grassed land adjacent to Cleator Moor Celtic Football Club and Fellview Health Centre.

Residential properties of Heather Bank bound the site to the north-west and are of standard late 20 century design and construction. Informal allotment gardens are located along the southern boundary.

Trees are present to the west and south.

Due to limited access the images have been taken from google street view to give an indication of the site.



Google Street View. Copyright of Google



Google Street View. Copyright of Google

Area 3: Northern Growth Area

Area 3 is an irregular shaped parcel of land to the north of Leconfield Industrial Estate, from which it is separated by a former railway line, now public footpath, and a small watercourse called Nor Beck.

It extends to approximately 13.5ha and comprises of several agricultural fields, currently under arable production.

Vehicular access is via the B5294 'Bowthorn Road' at its western boundary, with further informal access available via field gates on to Birks Road to the east.

The topography of the Northern expansion land is undulating, rising from the south-west corner to the east. The south west corner of the site, along the extent of Nor Beck is shown on the EA Map for flooding as subject to high risk from surface water flooding.

Trees and hedgerows are present across the site delineating field boundaries.

Due to limited access the images have been taken from google street view to give an indication of the site.



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Google Street View. Copyright of Google

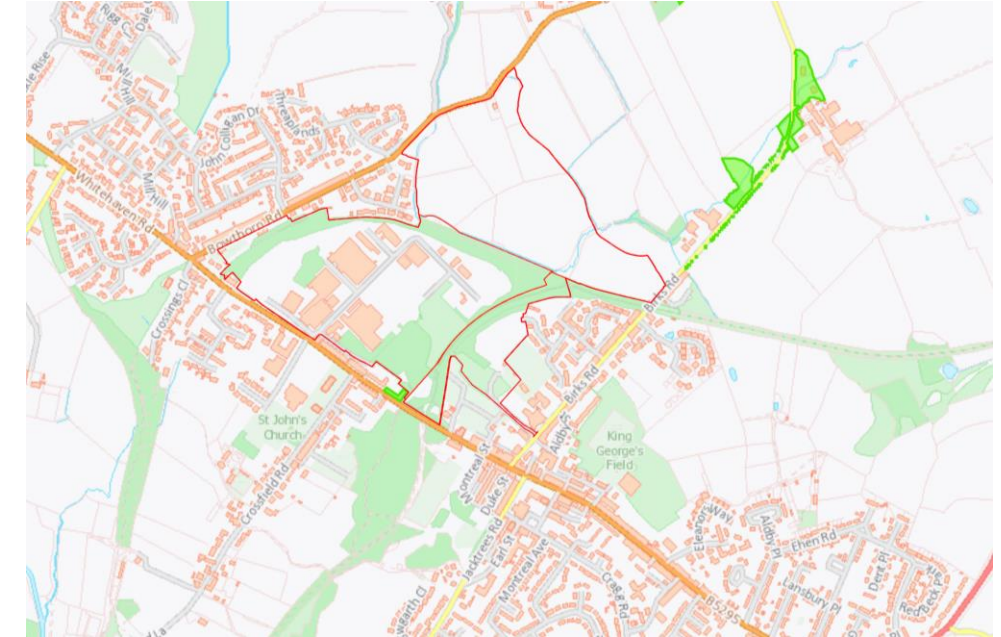
Technical Constraints

The following maps indicate surrounding constraints that affect the site and would need to be taken into consideration where they overlap with the proposal.

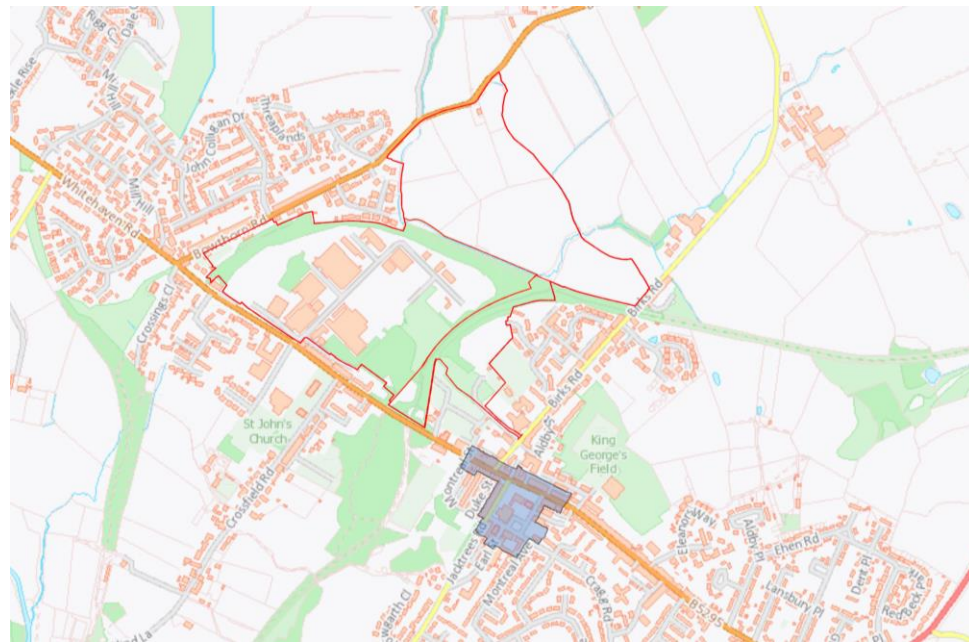
The biggest concern shown here is the Flood Zone 3 that covers the western corner of Area 3.



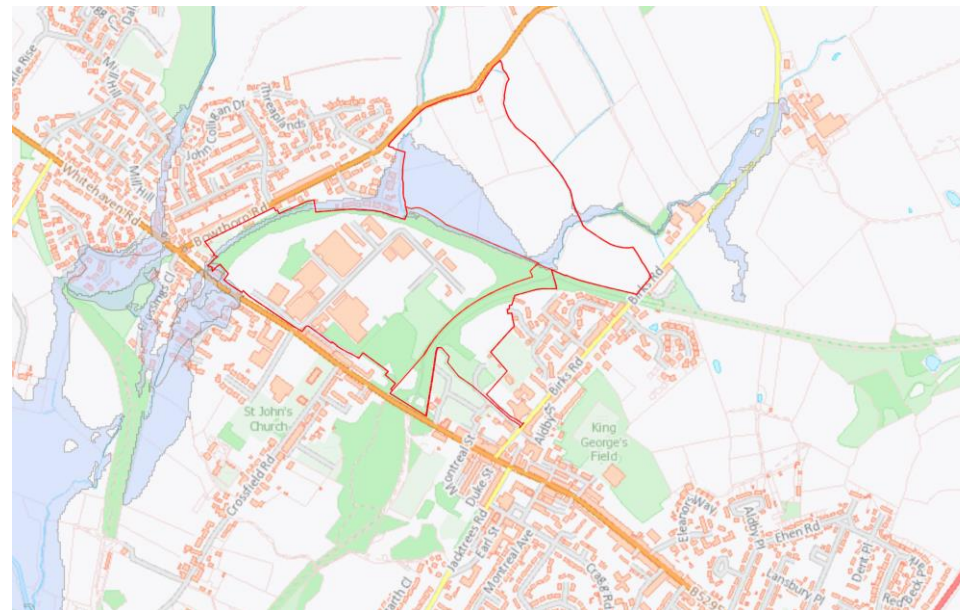
Listed Buildings (shown in red)



Tree Preservation Orders (shown in green)



Conservation Area (shown in blue)



Flood Zone 2 (shown in light blue)



Flood Zone 3 (shown in dark blue)

Planning Policy Context

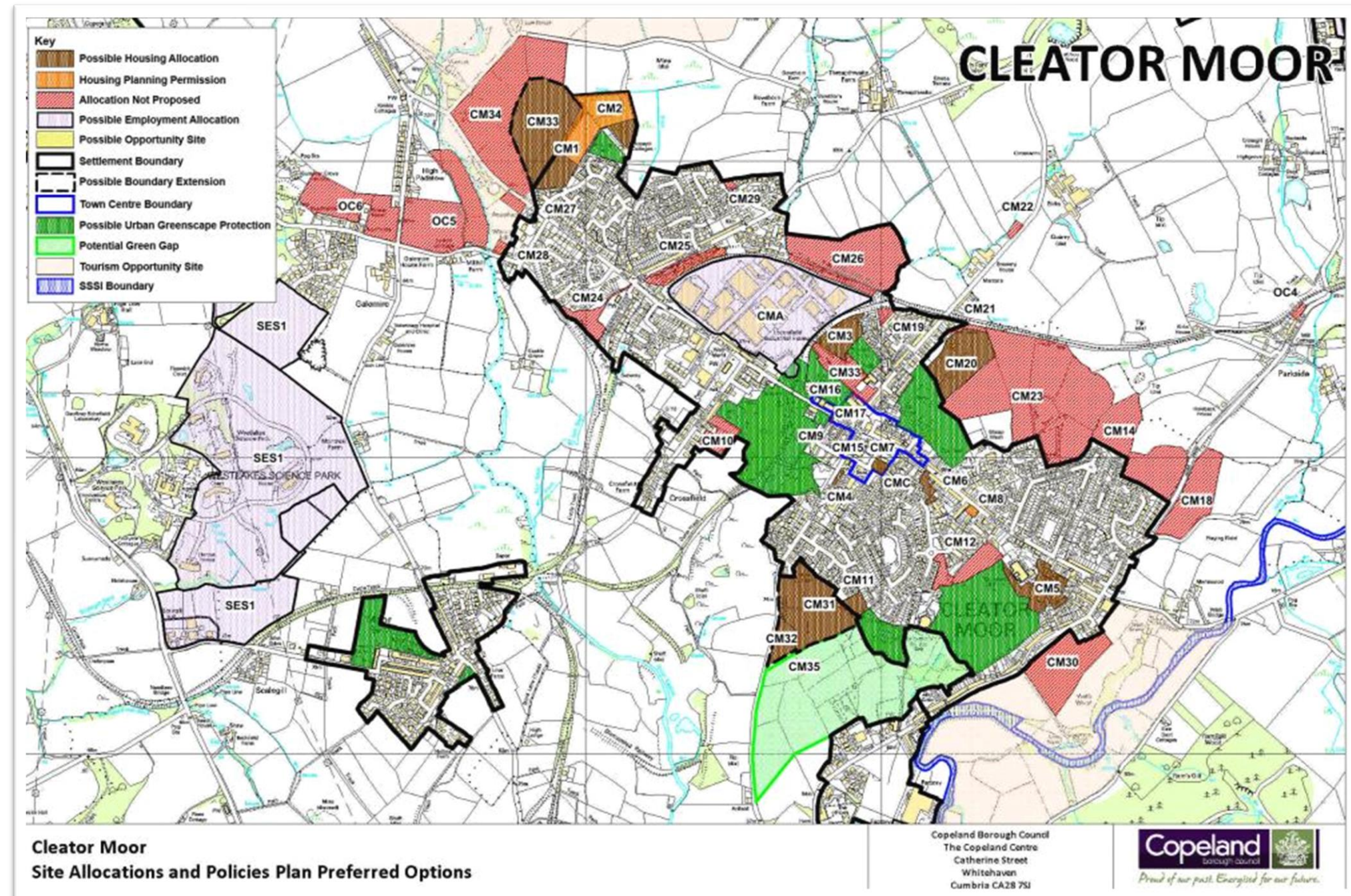
The policies relevant to the proposed development are contained within:

- National Planning Policy Framework (NPPF) 2021
- Copeland Local Plan 2013-28 Core Strategy and Development Management Policies (adopted 2015) ("the Core Strategy")
- Remaining policies 'saved' from the Copeland Local Plan 2001-2016 (adopted 2006) ("the 2006 Plan")

Copeland Borough Council are currently preparing a new Local plan that will replace the current planning policies upon adoption. The latest version of the emerging Plan is the Copeland Local Plan 2021-2038 Publication Draft.

Given its level of progress through the local plan process at the time of writing its policies can be afforded some (limited) weight in the determination of the application. Accordingly consideration is also made to the emerging policies of relevance to the proposals.

A full review of the planning policy context is included in the submitted Planning Statement.



Planning Policy Context

The following design-related policies are highlighted:

National Policy

The NPPF recognises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 126).

To achieve this design quality should be considered throughout the evolution and assessment of individual proposals.

Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests (paragraph 132).

Planning Policies and decisions should therefore ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. (paragraph 130)

Planning Policy Context

Copeland Local Plan

Policy ST1: Strategic Development Principles sets out the fundamental principles that will guide development management in the Borough by (amongst others) ensuring the creation and retention of quality places through:

- A. Application of rigorous design standards that retain and enhance locally distinctive places, improve build quality and achieve efficient use of land
- B. Ensuring development provides or safeguards good levels of residential amenity and security
- C. Accommodating traffic and access arrangements in ways that make it safe and convenient for pedestrians and cyclists to move around
- D. Ensuring new development addresses land contamination with appropriate remediation measures

Policy DM10: Achieving Quality of Place sets out that the Council expects a high standard of design and the fostering of quality places. Development proposals will be required to:

- A. Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes

B. Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:

- 1. An appropriate size and arrangement of development plots
 - 2. The appropriate provision, orientation, proportion, scale and massing of buildings
 - 3. Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage
 - 4. Careful selection and use of building materials which reflects local character and vernacular
- C. Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity
- D. Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:
- 1. Clear distinctions between public and private spaces
 - 2. Overlooked routes and spaces within and on the edges of development
- E. Create and maintain reasonable standards of general amenity
- F. Incorporate new works of art as part of development schemes where appropriate.

Policy ENV5: Protecting and Enhancing the Borough's Landscapes sets out that the Borough's landscapes will be protected and enhanced by:

- A. Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area
- B. Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site
- C. Supporting proposals which enhance the value of the Borough's landscapes.

Planning Policy Context

Copeland Local Plan cont.

Policy DM22: Accessible Developments requires development proposals to be accessible to all users and accord with the following principles:

- A. The layout of the development responds positively to existing movement patterns in the area by providing or contributing towards:
 - I. Permeable and legible layouts which are convenient for access into and through the site for pedestrians, cyclists and disabled people
 - II. Access for public transport iii) Access for emergency and service vehicles
- B. Incorporate innovative approaches to managing vehicular access and parking with:
 - I. Standards incorporated into the design of the development which manage traffic access and speeds without excessive engineering measures
 - II. Incorporate car parking, through a variety of on street and off-street arrangements which avoid vehicles dominating the street scene

Emerging Copeland Local Plan

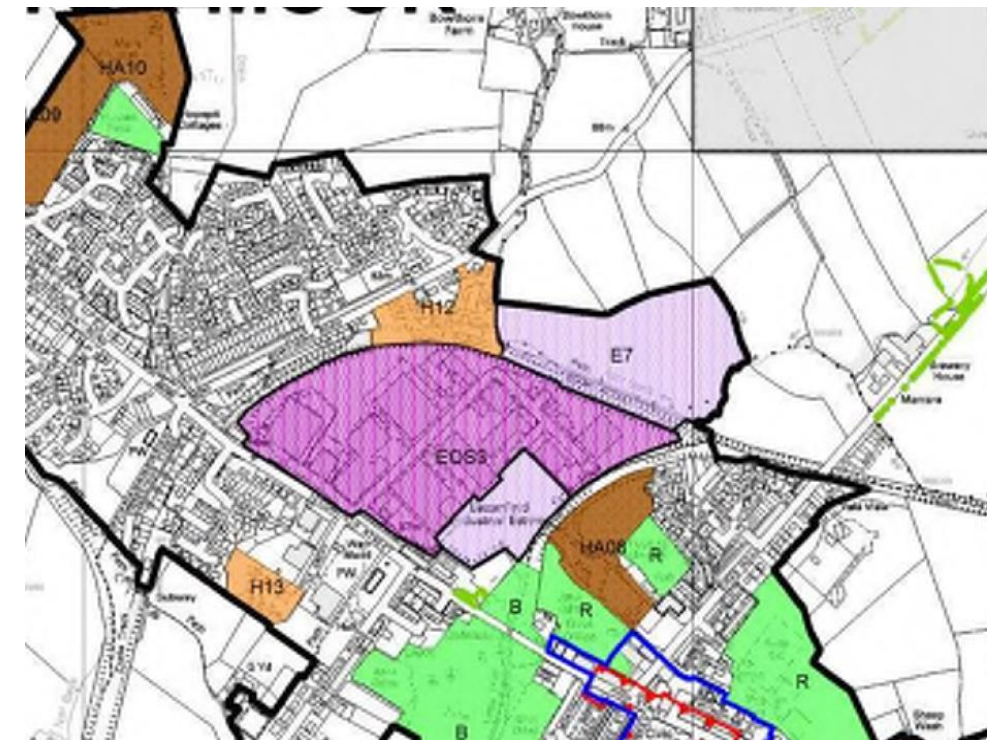
The following key Publication Draft policies have been highlighted as being of relevance to the proposals:

Strategic Policy DS1PU Presumption in favour of Sustainable Development states that the Council will take a positive approach to sustainable development by approving applications without delay where they accord with the Development Plan (and where relevant, any neighbourhood plan), unless material considerations indicate otherwise.

Strategic Policy DS3PU Settlement Hierarchy directs development to the four towns of Whitehaven, Cleator Moor, Egremont and Millom as the most sustainable parts of the borough as they contain a high number and a broad range of services, as well as greater infrastructure to support further development. Cleator Moor is identified as a second-tier settlement, a 'Key Service Centre', which is to be the focus for town centre developments, employment development and medium scale housing extensions, windfall and infill development.

Strategic Policy DS4PU Settlement Boundaries identifies the development limits of settlements in the Borough within which development is acceptable subject to other material considerations.

Strategic Policy E4PU Cleator Moor Innovation Quarter at Leconfield allocates Leconfield Industrial Estate and adjacent land to accommodate the Cleator Moor Innovation Quarter business cluster. The primary uses on the Cleator Moor Innovation Quarter development will be limited to Use Class B2, Use Class B8 and Use Class E(g) only. Community infrastructure, community facilities and ancillary uses to support to the primary uses on the development will be supported within a single building or small cluster of buildings within the development to act as a focal point for the development and local community, including uses such as café/restaurant, meeting spaces and education/training spaces (i.e., Use Classes E(b), E(d), E(f), F1(a) and F1(e)).



Extract from Copeland Local Plan (2013-2028) Proposals Map (2013)

Planning History

A brief review of the Council’s planning application portal has also been undertaken to understand any issues of relevance for the project arising from previous planning applications on and around the Leconfield site.

In summary, the planning history site shows that there have been no significant redevelopment applications submitted to the Council.

The only significant application appears to have been an application approved in 1992 for residential development on land off Birks Road within the Eastern Expansion land. Given the age of the planning permission it has not been possible to review any of the associated documentation.

See summary table below.

Application No.	Address	Development	Decision
4/08/1110/3	REMPLOY, LECONFIELD	RE-ROOFING OF EXISTING BUILDING	18 Sep 2008
4/15/2302/0F 1	UNITS 4, 8, 11, 12, 13, 19 LECONFIELD	PRIOR NOTIFICATION OF PROPOSED DEMOLITION	12 Aug 2015
4/07/2013/0	FIELD OS 8586, OFF, BOWTHORN ROAD,	MACHINERY STORE AND HAY STORE (NOTICE OF INTENTION)	1 Feb 2007
4/92/0047/0	LAND OFF, BIRKS ROAD,	RESIDENTIAL DEVELOPMENT	2 Apr 1992

Pre-application Discussions

The development proposals have been subject to extended pre-application discussions with Officers at Copeland Borough Council and Cumbria County Council where appropriate.

A series of meetings have been held in relation to the proposals since January 2021.

Key topics of discussion have included:

- Planning Application Format

In response to Officers recommendations a single outline planning application covering the whole CMIQ area has been taken forward, ensuring a comprehensive approach to the site's development.

- Emerging Planning Policy

In response to emerging policy wording, a masterplan-led approach to the proposals has been followed.

- Highways and Transport Considerations

In response to comments and feedback received, the scope of junction modelling has been expanded to ensure a comprehensive understanding of potential highways impact.

In addition, detailed access arrangements for each site have been incorporated in the proposals.

- Scale and Design

Design has evolved throughout the process and has taken into account all of the advice received from the planning officers. Some of this design development is described under the design development section.

A range of different heights has also been discussed, and the current height parameter plan has been amended in line with previous discussions. This takes into account adjacent building fabric as well as possible impact on the surrounding areas.

Following discussions with Landscape Officers a series of viewpoints have been established from which rendered images have been produced to illustrate the impact of the proposals on the surrounding landscape character.

The results of this exercise have influenced the proposed maximum build heights across the CMIQ site and on individual plots to minimise impact.

- Proposed Uses

A range of uses has been discussed, and in order to support the creation of the business cluster campus, the development proposals comprise of new floorspace to accommodate light industrial, research and development and storage and distribution uses alongside new education, hotel and student accommodation provision.

In response to feedback, noise and air quality assessments have been undertaken to understand current levels on the site and any potential impact on neighbouring residential amenity that may arise from proposed uses. Mitigation measures where required will be incorporated within the detailed design stages.

- Ecology and Habitat Considerations

Following feedback from officers, a wide suite of species and habitat surveys have been undertaken to establish the ecological value of the site.

The results of these surveys have influenced the location and extent of proposed development plots to avoid areas of highest value. We have also developed the design to include a proposed inclusion of a number of other measures including brown roofs to new buildings and new habitat creation to improve the range and scale of species on the site.

Public and Stakeholder Consultation

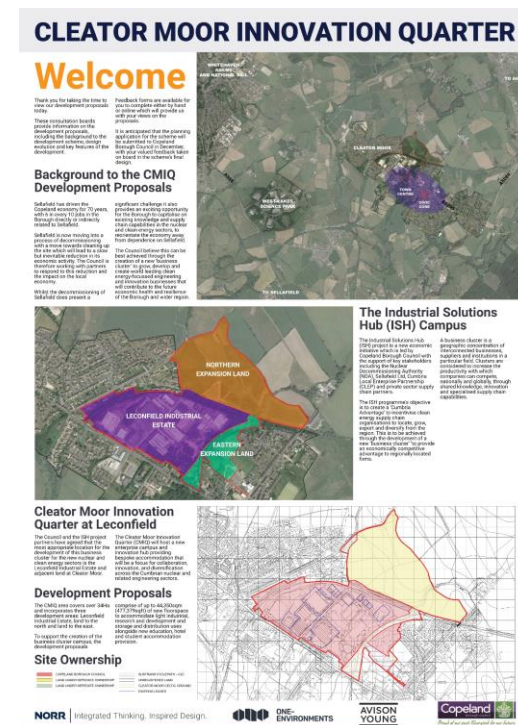
A number of public consultation events were held prior to the submission of the planning application, introducing the proposals to the general public and key stakeholders.

Drop-in Exhibition –

An initial two-day drop-in exhibition was held in Cleator Moor in November 2021. At the event a series of consultation boards were presented (shown opposite) setting out the background to the proposals, their design evolution and next steps. Feedback was actively sought from attendees and has been fed back into further design iterations prior to the submission of the application.

Targeted Stakeholder meetings –

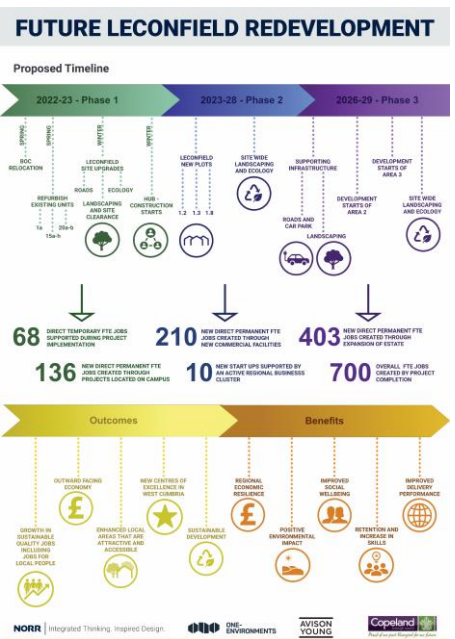
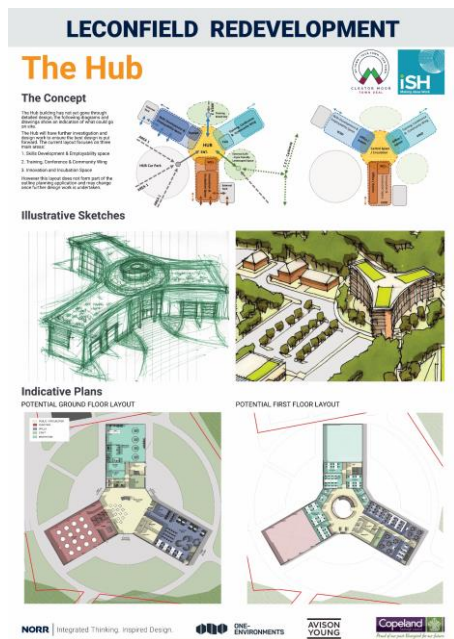
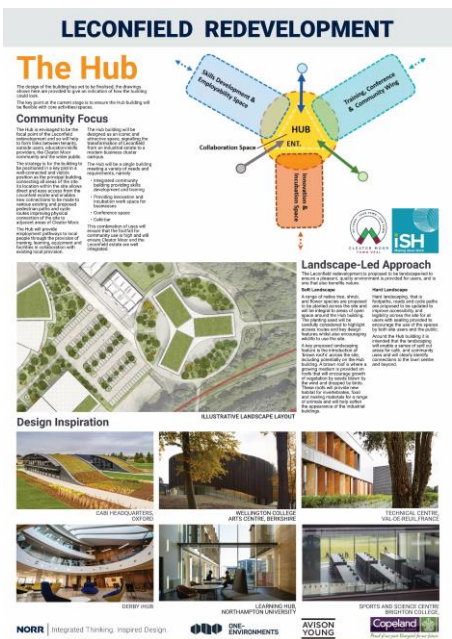
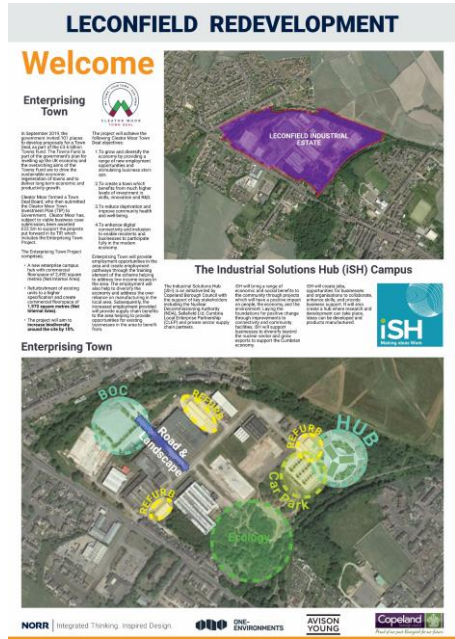
A series of individual meetings is being held with existing tenants of the Industrial Estate, adjacent landowners and other key stakeholders.



Public consultation boards

Second Public Consultation

The first Drop-in Exhibition generated a strong level of engagement and allowed for questions to be raised by the Cleator Moor community. Therefore a second exhibition was held in March 2022 to respond to this engagement and provide clear answers and development of the project with residents.



Public consultation boards

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Site Analysis

Travel Connections



Surrounding Character (Listed Buildings)



1. St John's Church and Memorial



4. Local Government Offices



2. National Westminster Bank



5. Library



3. Supermarket and Verandah



6. 10-20 High Street

Existing Use

AREA 1 / EXISTING LECONFIELD SITE

Area 1 has an area of 176,000 sqm.

The majority of the existing tenants will be retained with no changes to their plots or current use. Many of these are running businesses directly related to the solutions driven engineering and manufacture of components.

Landscaped areas around the boundary and in the south east corner of the site will be retained.

Table below shows all of the existing and retained tenants as well as current uses for each plot.

PLOT	USE CLASS	OCCUPIER	AREA (SQM)
E1	B2	Brannan	N/A
E1A	B2	Vacant	N/A
E2	B2	Rowlands Industries	N/A
E3	B2	Capalex	N/A
E6	B2	Forth Eng / SL	N/A
E8	B2	Forth Engineering	N/A
E10(A-D)	B2	Various	N/A
E15(A-H)	Various	Various	N/A
E16	E(f)	Little Explorers PreSchool Ltd	N/A
E17(A-B)	B8/E(g)(i)	Brockbank, Curwen, Caine & Hall	N/A
E18	N/A	Vacant	N/A
E20(A-B)	Various	Various	N/A

AREA 2 / EASTERN EXPANSION SITE

Area 2 has an area of 40,030 sqm.

As with Area 3, the area does not have any current buildings and is a mixture of woodland areas and open fields / grassland.

AREA 3 / NORTHERN EXPANSION SITE

Area 3 has an area of 133,524 sqm.

Currently, the area is of agricultural use.



Site Constraints

- Existing Landscape to be retained and enhanced
- Current proposals try to avoid any High value habitat areas
- Locations of existing mine shafts impact on the ability to develop those areas due to required mitigation
- Flood zone encompasses a large area of Area 3 which again limits the land to be developed



Ecology

A suite of ecological surveys have been undertaken across the site to understand and identify what habitats and species are present on the site.

A range of habitats have been identified, including:

- Deciduous Woodland (Habitat of Principle Importance (HPI));
- Species rich diverse grassland with high ecological value (including some semi-improved grassland HPI);
- Scrub;
- Tall Ruderal;
- Scattered Trees;
- Marshy Grassland;
- Fen;
- Swamp;
- Standing water;
- Hedgerows.

Protected and Notable Fauna

Great crested newts are unlikely to be present and are not considered a constraint to the development. Other amphibians such as Common Toad *Bufo bufo*, Smooth Newt *Lissotriton Vulgaris*, Palmate Newt *Lissotriton Helveticus*, and Common Frog *Rana Temporaria* are present and breeding on site.

Two bat roosts have been identified on Leconfield in two buildings. Both roosts are considered of low conservation significance. Trees within the woodland surrounding Leconfield industrial estate and eastern expansion may support roosting bats. Leconfield has been used by up to three species of bat for foraging and commuting with the eastern expansion site comprising habitat which is also valuable for foraging and commuting bats.

Low numbers of Common Lizard *Zootoca vivipara* have been recorded along the western boundary of the northern expansion site.

Thirty-one species of bird are breeding on Leconfield and the eastern expansion site following breeding bird surveys. The habitats on these areas included Woodland Trees, Scrub, and Grassland which provide a variety of nesting and foraging opportunities for a variety of bird species. In addition, buildings and hardstanding / bare ground provide nesting habitat for building-specialist and ground nesting birds.

One notable invertebrate species Cinnabar *Tyria Jacobaeae* is present on Leconfield and the eastern expansion area. Another notable species is likely to be present, Dingy Skipper *Erynnis Tages*.

Examples of Species found on site



Crested Dogs Tail



Bee Orchid



Marshy grassland



North Marsh Orchid



Speckledwood

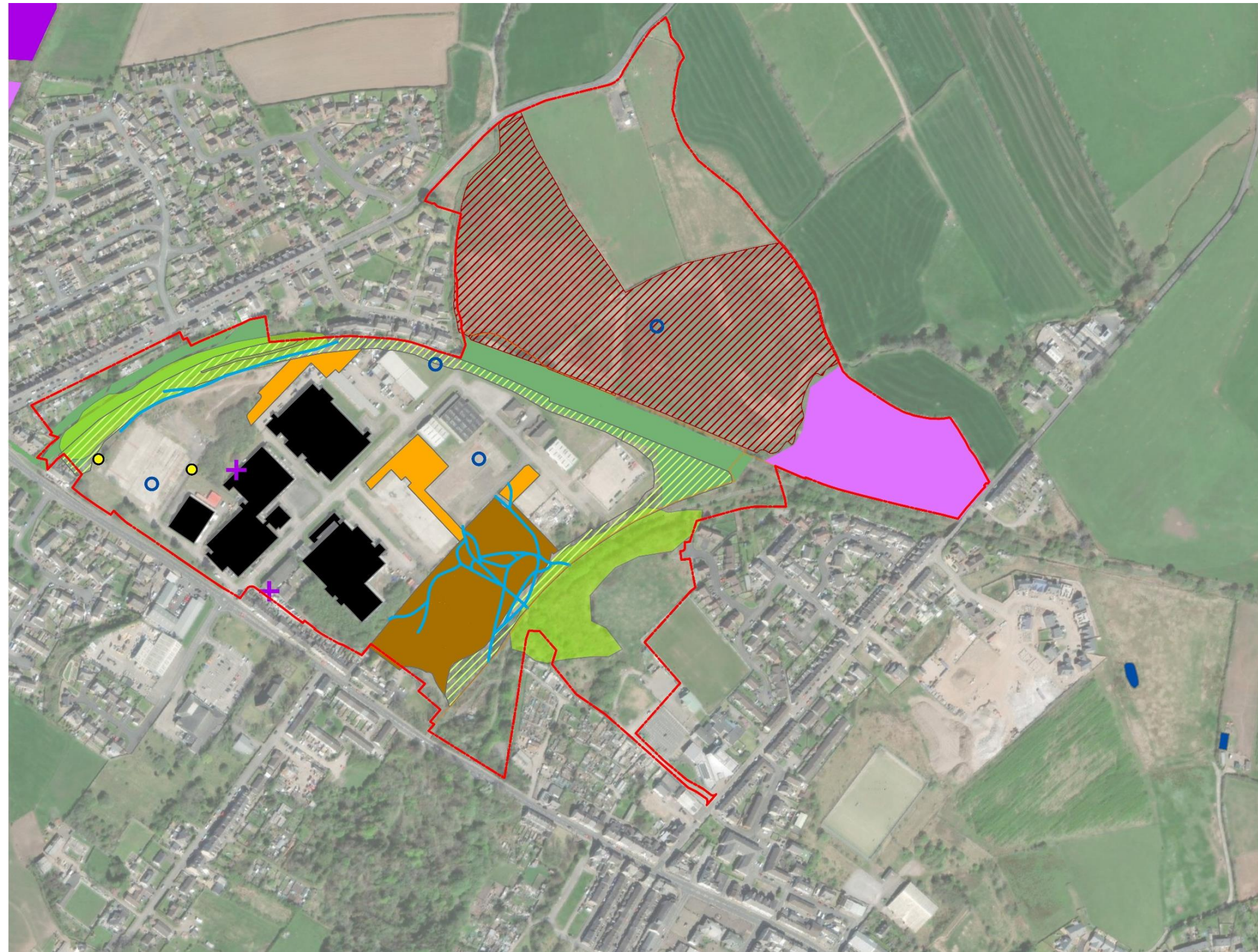


Six-Spot Burnet

Ecology

Legend

- Site Boundary
- Grassland with high ecological value - retain
- Scrub and marshy grassland mosaic - high ecological value - retain
- Woodland Habitat (high ecological value - retain)
- Woodland block with trees with bat roost potential
- Building with nesting birds (constraint to demolition)
- Oystercatchers observed nesting onsite
- Common lizard sighting
- + Pipistrelle bat day roost
- Standing water - negative for GCN
- Offsite ponds - negative for GCN
- Priority Habitats Inventory (North) (England) © Natural England
- Deciduous woodland
- Good quality semi-improved grassland
- No main habitat but additional habitats present
- Purple moor grass and rush pastures



Ecology

Invasive Species Survey

During the survey invasive plant species were found in Area 1:

- Japanese knotweed *Fallopia japonica*;
- montbretia *Crocasmia x crocosmiiflora*;
- Cotoneaster hollyberry *Cotoneaster bullatus*;
- And Cotoneaster *Cotoneaster horizontalis*).

Japanese knotweed was also identified in Area 2.

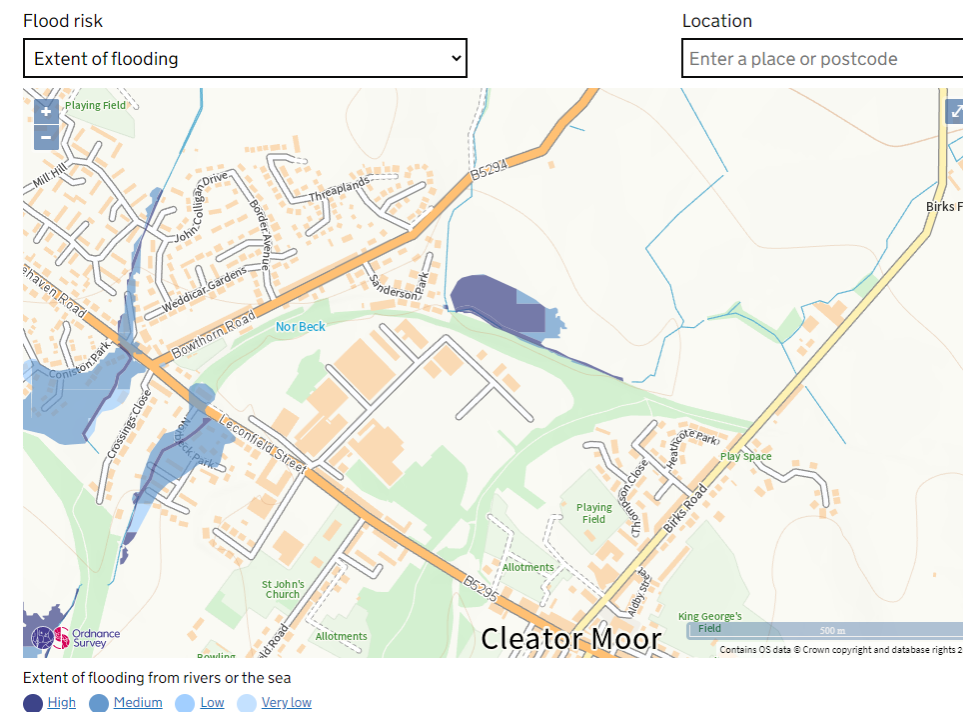
▲ Location of Invasive Species



Flood Risk

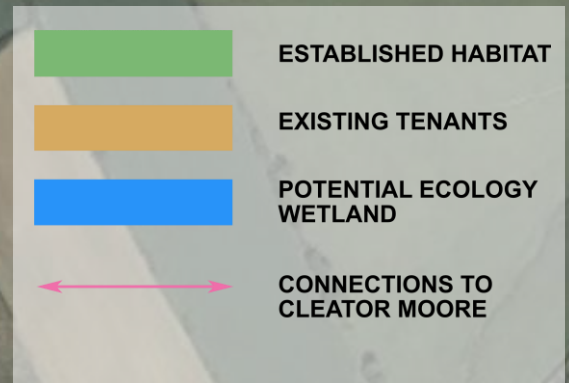
Flood Risk

The extent of flooding identified on the Environment Agency website clearly highlights that the South West corner of the land is prone to a small amount of flooding from fluvial sources which is exacerbated by surface water flooding issues.



Site Opportunities

- Vacant sites allow for redevelopment without major disruption to existing employment uses
- Capitalise on natural assets of site with high ecological value
- Incorporate existing roads (likely to also be key service distribution routes).
- Relevant existing businesses already operating from the site, the overall development can therefore build on these strong foundations.
- Strengthen routes through Cleator Moor as a key central space.



NORR

Design Development

RIBA Stage 0

A study was conducted in 2019 to look at 'the art of the possible' on the Leconfield Industrial Estate site. NORR were commissioned to do a high-level architectural study on a possible masterplan of the existing Leconfield site based on the initial 'Vision' for the site. This was to show how the site could be transformed to become an engineering campus.

Due to the commercially sensitive nature of the purchase, and the fact that the existing tenant aspirations were unknown and dialogue was not possible at the time to ascertain the tenants aspirations - whether to stay on the site, grow or relocate.

Treating the site as a largely blank canvas, the study showed a potential of future development and due to constraints focused on smaller scale start-ups, grow-on and small to medium size spaces with a centralised Hub to form a focus for the campus. The design looked to create an engineering 'campus', which would integrate enhanced landscape features, sustainable drainage systems, enhance bio-diversity and ecological habitat, discretely deal with cars and service vehicles, whilst presenting a more open and active frontage. The aim was to create a central 'Plaza' of green space as the focal point of the site and capitalise on the attractive setting.

In addition, the aim was for the proposed design to help build a community of related businesses. The brief has naturally developed, and many of these aspects have become core themes of the current brief.



RIBA Stage 1

Following the purchase of the Leconfield Industrial Estate by the Council, new information has been able to be fed into the design process, including additional information on tenant lease length, additional survey information showing condition of the buildings, the tenant aspirations and also potential new tenant information for prospective buildings.

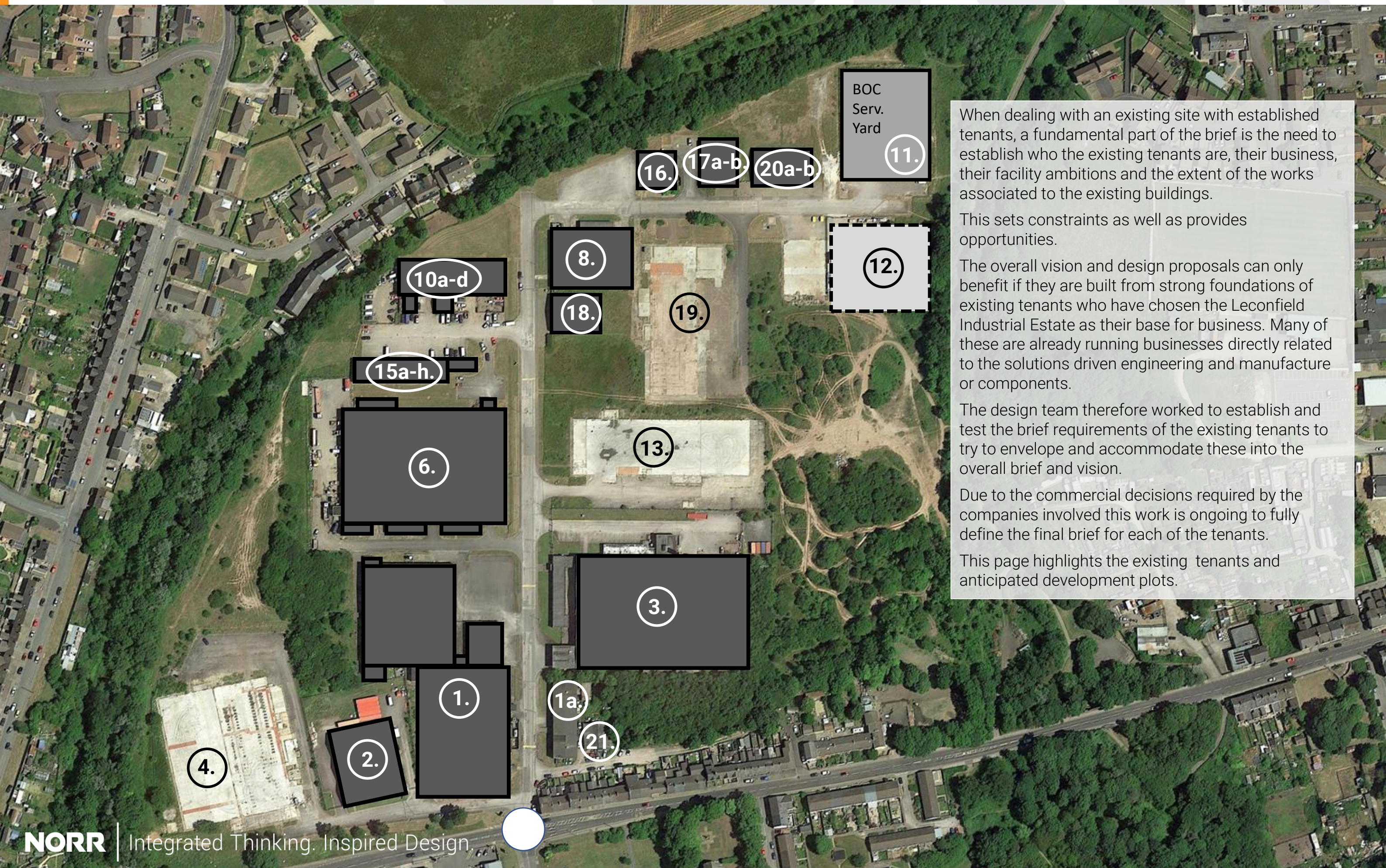
Many existing tenants confirmed their desire to stay in their current buildings. Many of these tenants are also appropriate manufacturers or businesses for the future vision for the site.

Avison Young were appointed and built the team to deliver the design.

The Stage 1 process is focused on the creation of the brief – which is essential to be able to develop the design. This valuable information has been teased out of relevant parties, discussions have been held with existing and prospective tenants to allow for this information to be included into the brief. This process continued throughout RIBA Stage 1 and allowed us to provide a better picture of the current site, the accommodation requirements, constraints and opportunities. The additional survey information gained as part of the due diligence process ahead of the land purchase has also been able to be factored into the brief, with further constraints shaping the use of land on the site.



Stakeholder Engagement – Existing Buildings and Tenants



When dealing with an existing site with established tenants, a fundamental part of the brief is the need to establish who the existing tenants are, their business, their facility ambitions and the extent of the works associated to the existing buildings.

This sets constraints as well as provides opportunities.

The overall vision and design proposals can only benefit if they are built from strong foundations of existing tenants who have chosen the Leconfield Industrial Estate as their base for business. Many of these are already running businesses directly related to the solutions driven engineering and manufacture or components.

The design team therefore worked to establish and test the brief requirements of the existing tenants to try to envelope and accommodate these into the overall brief and vision.

Due to the commercial decisions required by the companies involved this work is ongoing to fully define the final brief for each of the tenants.

This page highlights the existing tenants and anticipated development plots.

Stakeholder Engagement – Retained buildings & Remaining Plots

Following the review of the existing tenant requirements and an assessment of the anticipated buildings to remain on the Leconfield site as well as taking into consideration existing constraints of contaminated land and mine shafts, it became clear that there was limited space for prospective new tenants and that the space remaining may not accommodate medium size facilities.

Possible expansion space was considered and options were reviewed with land identified to the east (partially owned by CBC).



Feasibility Studies

Through the initial site feasibility studies, it became clear that several factors were causing significant pressure on the available land within the existing site.

The retention of most existing tenants combined with the inclusion of the prospective tenant's accommodation as well as the site survey findings, has meant that the existing Leconfield Industrial Estate site would be quickly filled. Whilst this would deliver a significant site enhancement, it would not fulfil the true potential of the site to accommodate anticipated demand nor would it allow for the development of the business cluster sufficient in size. This type of development forms a community of businesses and so a larger development has the potential to improve the mix of occupants and consequently grow stronger and more resilient as a self-supporting community.

The design team were encouraged to expand beyond the site constraints of the Leconfield Industrial Estate boundary to investigate options for wider expansion of the vision. Through workshops the possibility of expansion into adjacent sites was explored. This has opened up the wider context and meant that the CMIQ development could better connect with the adjacent residential and town elements of Cleator Moor. It could provide new opportunities and offerings for the development and for the town.

Previous discussions had revealed that there was adjacent land that could be considered for expansion to the east. Some of this was previously designated for housing, and the remaining is currently used for allotments.

This eastern expansion land has its own character and a strategic position adjacent to the Town Centre and with excellent community facilities. The opportunity therefore exists here to tie back into the town, form a 'bridge' to the existing Leconfield site development and locate appropriate uses that could have an education, skills and community focus.

This would be further enhanced by the Northern expansion land, which would unlock a significant area that could help support more new-build plots for solutions driven engineering companies.

The 3 areas could therefore compliment each other and unlock significant enhancements for employment, education & skills, sustainability, sustainable drainage, ecology, fitness, landscape and integration with the town and people.

Looking at the bigger picture has enabled the design and vision to expand to create an enhanced offering that would have a highly positive impact.

This wider vision was widely recognised to be the right direction of travel. This has therefore been supported and encouraged to unlock the tremendous potential benefits it could bring to enhance the development and town.



Design Development – Concept



This diagram shows the two expansion sites to the east (Area 2) and to the north (Area 3) of the existing Leconfield site (Area 1), together with existing transport links and possible new connections as well as the main residential areas adjoining the existing Leconfield site.

Design Concept – Campus



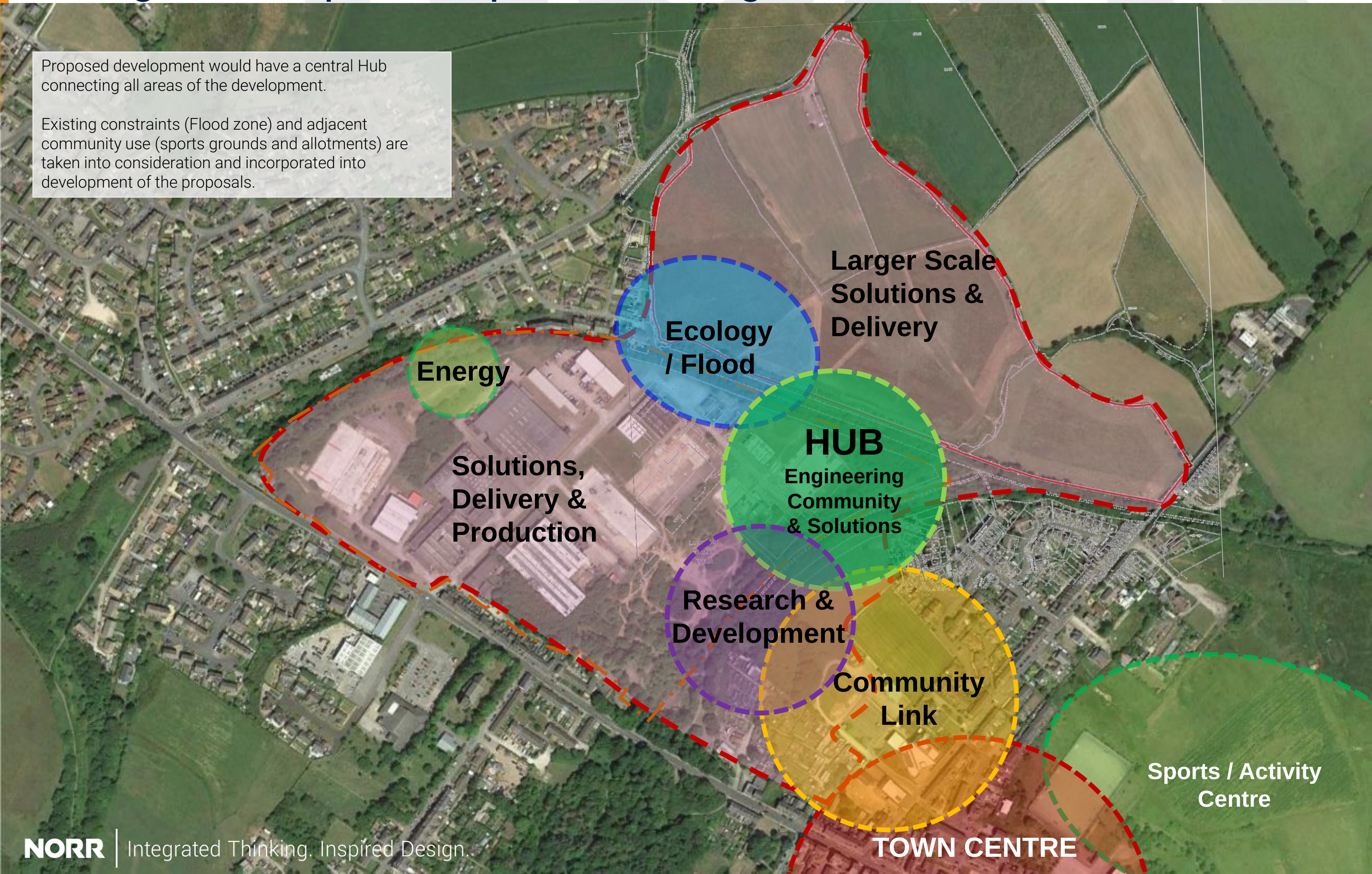
The three proposed areas could create three dependent sections of the proposed business cluster, namely Area 1 providing an area for development of solution driven engineering, Area 3 being dedicated to production and delivery and Area 2 to research and development.

Three areas would work together and cluster around a dedicated Hub building.

Design Concept – Proposed zoning

Proposed development would have a central Hub connecting all areas of the development.

Existing constraints (Flood zone) and adjacent community use (sports grounds and allotments) are taken into consideration and incorporated into development of the proposals.



Cleator Moor Innovation Quarter – Masterplan Overview



This proposed masterplan combines the three individual sites that will make up the Cleator Moor Innovation Quarter, namely:

- Area 1 (original Leconfield Industrial site),
- Area 2 (eastern expansion) and
- Area 3 (northern expansion).

The proposed layout and design for each area aims to work with the unique aspects of each site and proposes uses that would be appropriate for that particular setting.

There are a number of relevant existing businesses already operating on the site, and the overall development will therefore build on these strong existing foundations.

The team has also implemented a Landscape led approach to the masterplan. This resulted in the landscape treatment being essential to this development and aiming to respond to the setting and help unite various elements.

Each area will be designed to have a different feel, but a unified materials palette will help integrate various elements to ensure the site as a whole feels like a cohesive campus.

CMIQ – A collaborative business cluster

WHY A CLUSTER?

Clusters are groups of businesses that gain a competitive advantage through local proximity and economically logical (rather than forced) interdependence of the organisations in the Cluster.

Elements of successful regional Clusters that exist around the world:

- Build on existing strengths. Build out from a strong core, with anchor organisations to build around.
- Think in terms of eco-systems. The Cluster should contain a breadth of organisations that offer great value when brought together.
- Encourages innovation and entrepreneurialism. A drive to something new.
- A sense of place. A co-location to act as a hub.

A cluster is therefore not a grouping of existing businesses servicing a dominant customer to their individual interests but should be based on a focus on collective benefits and opportunity beyond the dominant customer.

THE CAMPUS

An effective geographical Cluster does not need to exist in a single location, however, a single campus solution is hugely effective in bringing a sense of place to the Cluster.

Leconfield Industrial Estate has been identified as an ideal campus location:

- Available.
- Close to the main Sellafield site.
- Located in an area suffering from social deprivation.
- Well sized with expansion possibilities.
- Ripe for redevelopment.

The Campus will provide collaboration and networking space, as well as access to facilities, equipment and business support.

THE HUB

The proposed Hub building will play a key role in helping to knit the three sites together and build on the focus to create a community.

It will act as an integrated community building and the centre of the proposed cluster by providing:

spaces for innovation and incubation,
workshop areas,
skills and employment development,
conference / lecture theatre facilities,
shared reception,
café.

It is envisaged that the Hub will be the focal point of the Campus community and will assist in forming links between tenants, outside users, providers of skills and education, Cleator Moor community and wider public.

The Hub – Stage 1 layout

The Hub will be a community space that brings together different uses to create natural meeting opportunities for people across the site.

The design of the building can be made to be flexible with some core activities/spaces. The Hub is envisaged to be the focal point of the Campus Community and so will help to form links between the tenants, outside users, education/skills, Cleator Moor community and the wider public.

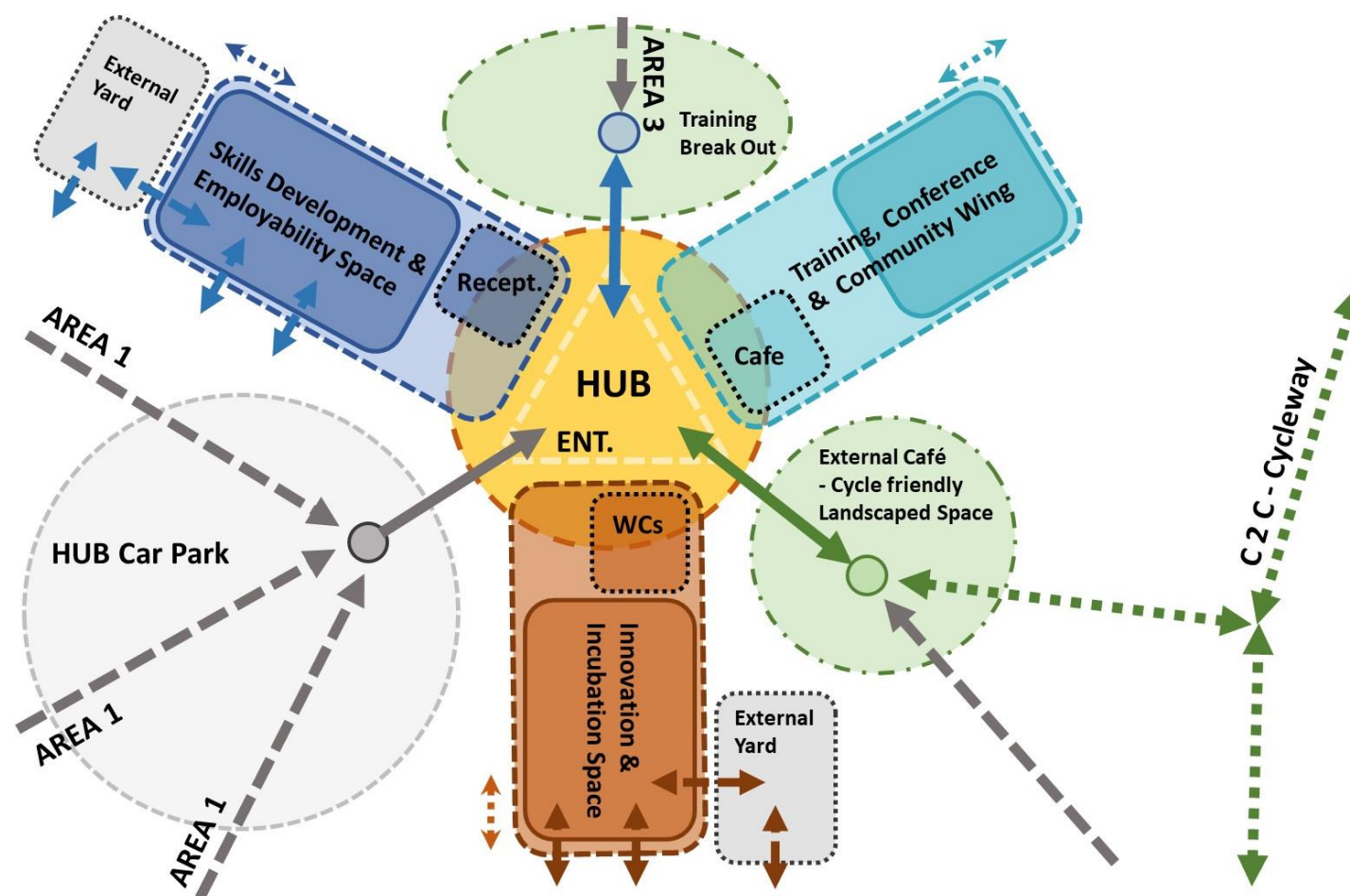
The strategy was to position it as the principal building, connecting all areas of the site and acting as a link, open to both site users and wider public. It is currently proposed as occupying plot 14.

The building is proposed to be designed as an iconic and attractive space, signalling our intent to transform Leconfield from an industrial estate to a modern campus.

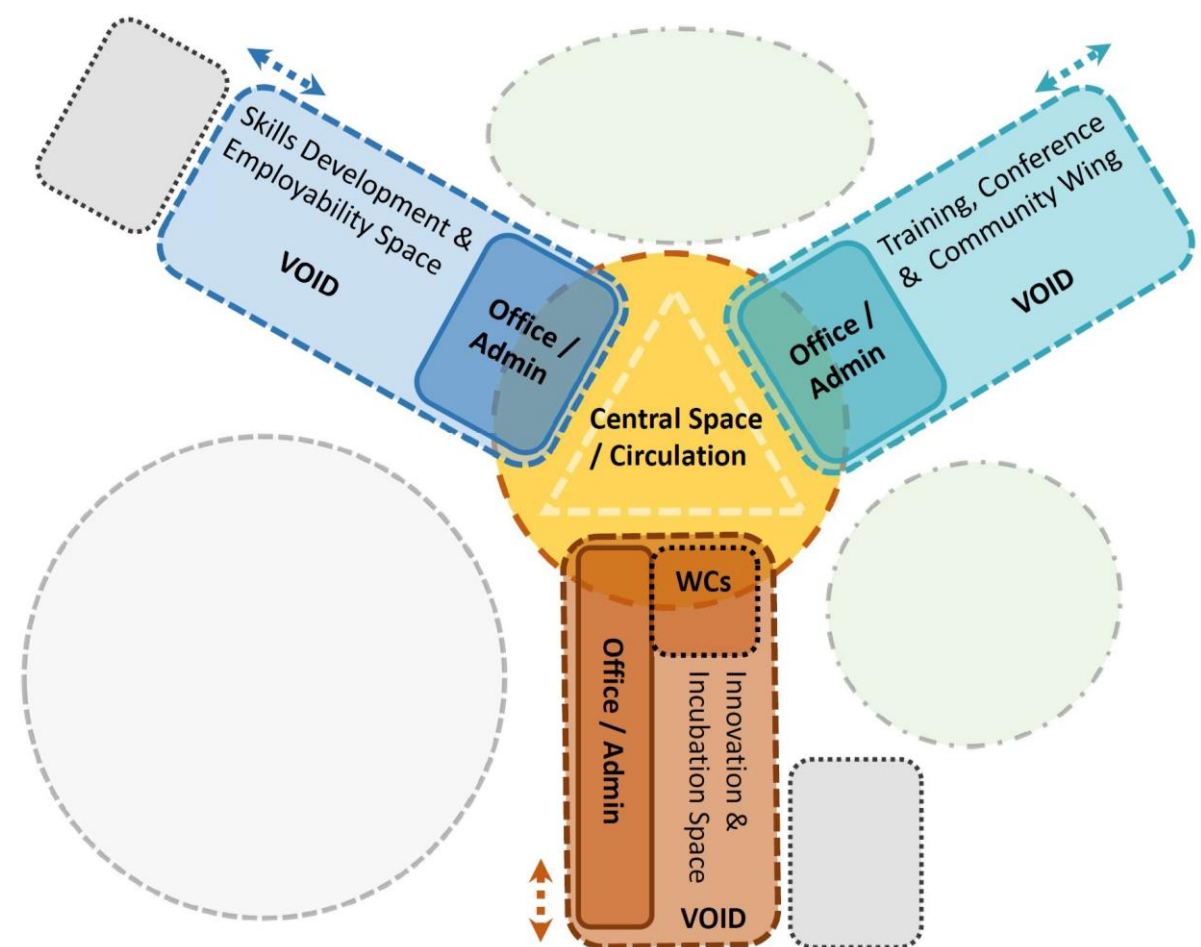
This will therefore be a single building which serves a variety of needs, namely:

- Integrated community building providing skills development, training as well as innovation and incubation workshops
- Film/lecture theatre/conference use
- Café-bar

This combination of uses will ensure that the footfall for community use is high and will avoid the community and campus becoming very separate realms.



GROUND FLOOR – INDICATIVE ONLY



FIRST FLOOR – INDICATIVE ONLY

NORR

Masterplan Parameters

Proposed Land Use Parameters

Area 1 New plots are mostly infill plots and depend on the existing fabric currently present that will be retained.

Area 2 has a single development plot and includes a parking allocation.

Area 3 proposes plots that sit in a linear fashion, mostly to the north-east of the proposed access road. Plots 30, 31, 35, and 36 (indicated by the orange hatch) will have to anticipate constraints due to their proximity to residential areas and are therefore sensitive to noise and light spill.

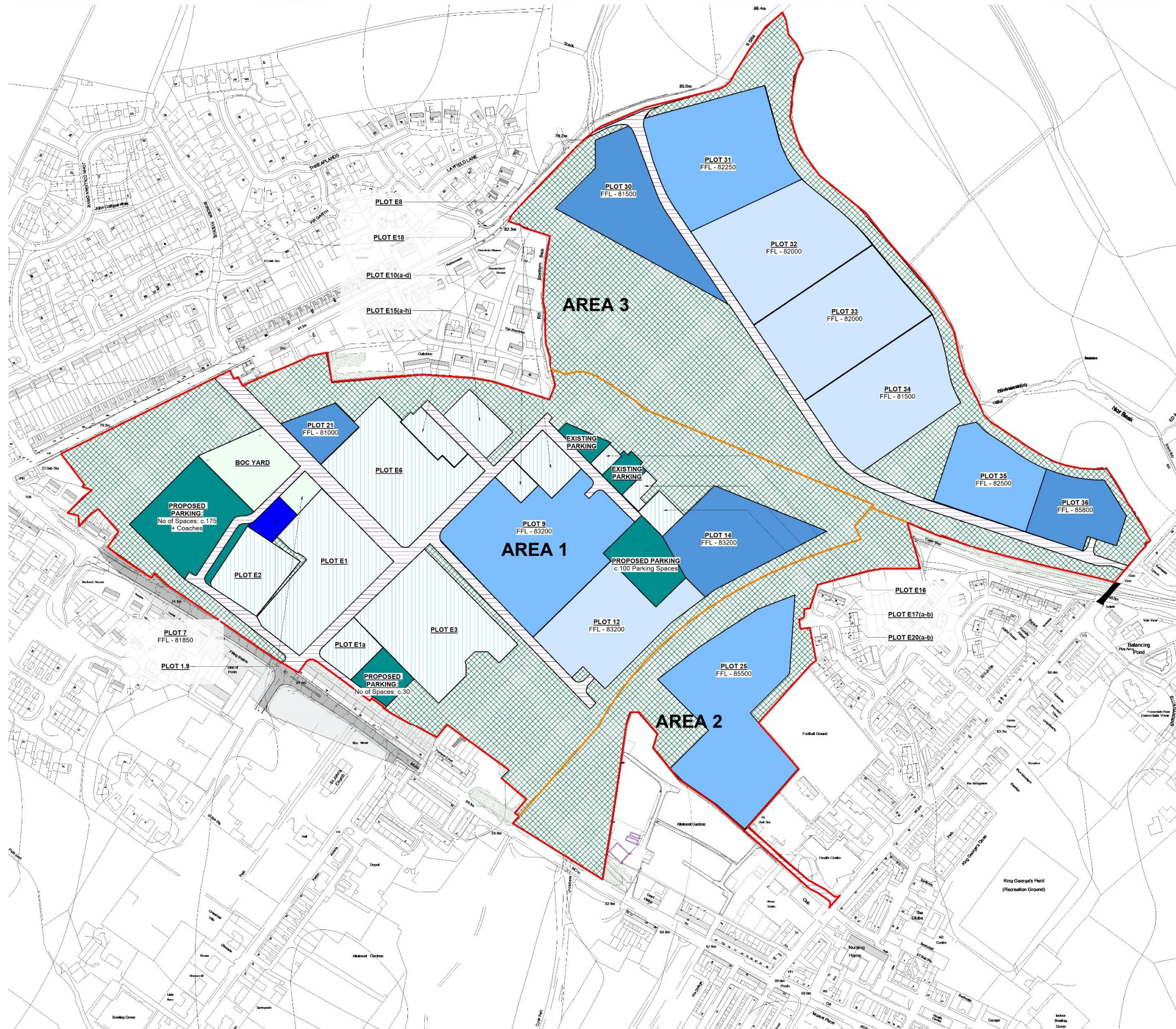
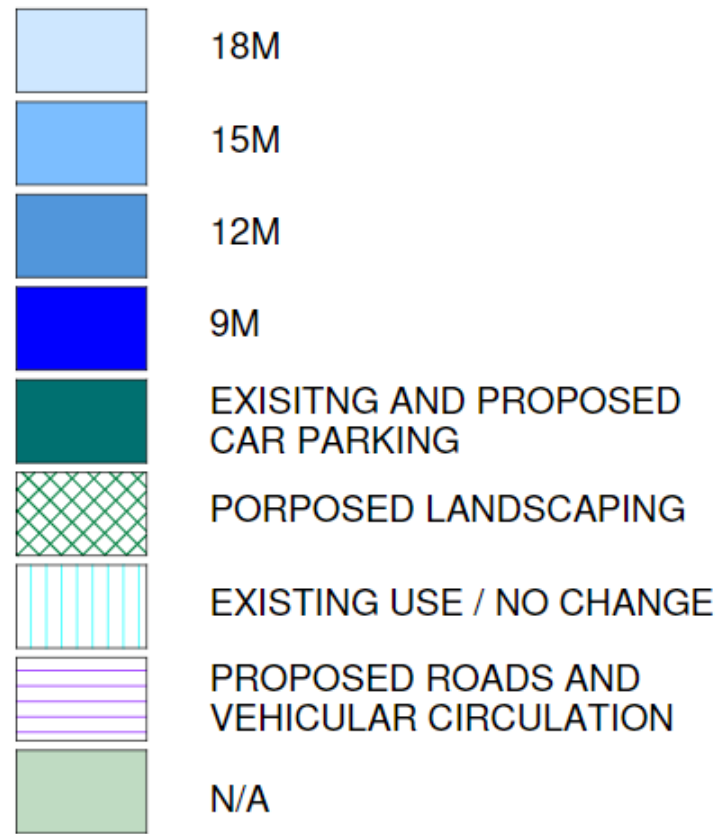
KEY (PROPOSED USE CLASS ALLOCATION):

	USE CLASS B2 OR E(g(ii&iii))
	SUBJECT TO CONSTRAINTS
	USE CLASS B2, B8, OR E(g(ii&iii))
	USE CLASS E(b)/ E(g(ii&iii))/F.1(a, e)
	USE CLASS C(1) / E(g)(ii) / E(g)(iii) / SUI GENERIS
	PROPOSED LANDSCAPING
	EXISTING USE / NO CHANGE
	PROPOSED CAR PARKING
	PROPOSED ROADS AND VEHICULAR CIRCULATION



Vertical Limitation Parameters

KEY (MAXIMUM HEIGHT):



NORR

Current Proposals

Site Layout – Indicative Masterplan Plots



Site Indicative Layout

The plan shows the indicative masterplan, this is not seeking approval for layout or siting at this stage but is showing a potential layout and how each area might respond to its unique context.

Area 1 layout follows the existing orthogonal road layout and takes into consideration retained buildings. New plots are mostly around the edges with the new Hub building location in a central place, allowing the linking of all three sites and creating a focal point to the development that will aid in the creation of the new 'community'.

This eastern expansion land has its own character and a strategic position adjacent to the Town Centre and with excellent community facilities. The opportunity therefore exists here to tie back into the town, form a 'bridge' to the CMIQ development and locate appropriate uses that can have an education, skills and community focus.

Area 3 layout is heavily influenced by the extent of the Flood zones 2 and 3, with all new plots and the new road outside of the extent of these. This resulted with most of plots in this site being linear along the access road with only one plot on the other side by the Bowthorn Road entrance.

Landscape buffer envelops the development and creates a green zone surrounding all three sites. Our Landscape led approach works to maximise the use and variety of existing green infrastructure; identifying opportunities for Health and Fitness (running / cycling / walking / fitness trail) and ecology.

A number of paths and trails link the three development sites but also provide new connections to the adjacent residential areas, town centre and beyond. This allows for this new development to open this section of the town to wider public use.



Proposed Use & Amount

Cleator Moor Innovation Quarter will provide different areas that can compliment each other and unlock significant enhancements for employment, education & skills and sustainability; while at the same time enhancing existing ecology, landscape and integration with the town and people.

Below is a table showing proposed uses for all designated plots as well as plot areas that can be developed.

PROPOSED - AREA 1			
PLOT	USE CLASS	OCCUPIER	AREA (SQM)
14	E(b)/E(g(ii&iii))/F.1(a,e)	Proposed Hub Building	7,820
9	B2/B8/E(g(ii&iii))	Industrial Units & Yard	15,500
12	B2/B8/E(g(ii&iii))	Industrial Units & Yard	8,200
11	B2/B8/E(g(ii&iii))	BOC Yard	3,525
EC	B2/B8/E(g(ii&iii))	Energy Centre	2,170
7	B2/B8/E(g(ii&iii))	Industrial Units & Yard	970
1.9	B2/B8/E(g(ii&iii))	Industrial Units & Yard	830
1.10	N/A	Parking	4,950
1.11	N/A	Parking	1,725
1.12	N/A	Parking	7,800

PROPOSED - AREA 2			
PLOT	USE CLASS	OCCUPIER	AREA (SQM)
25	C(1) / E(g)(ii) / E(g)(iii) / Sui Generis	Hotel / Student Resi / R&D / Industrial / Parking	16,255

PROPOSED - AREA 3			
PLOT	USE CLASS	OCCUPIER	AREA (SQM)
30	B2/E(g(ii&iii))	Industrial Units & Yard	9,145
31	B2/E(g(ii&iii))	Industrial Units & Yard	12,750
32	B2/E(g(ii&iii))	Industrial Units & Yard	12,350
33	B2/E(g(ii&iii))	Industrial Units & Yard	12,160
34	B2/E(g(ii&iii))	Industrial Units & Yard	11,335
35	B2/E(g(ii&iii))	Industrial Units & Yard	6,870
36	B2/E(g(ii&iii))	Industrial Units & Yard	4,990

AREA 1 / EXISTING LECONFIELD SITE

A number of unused plots will be redeveloped, generally to a B2 / B8 use, with some Sui Generis use (possible locations of the new energy centre and additional parking).

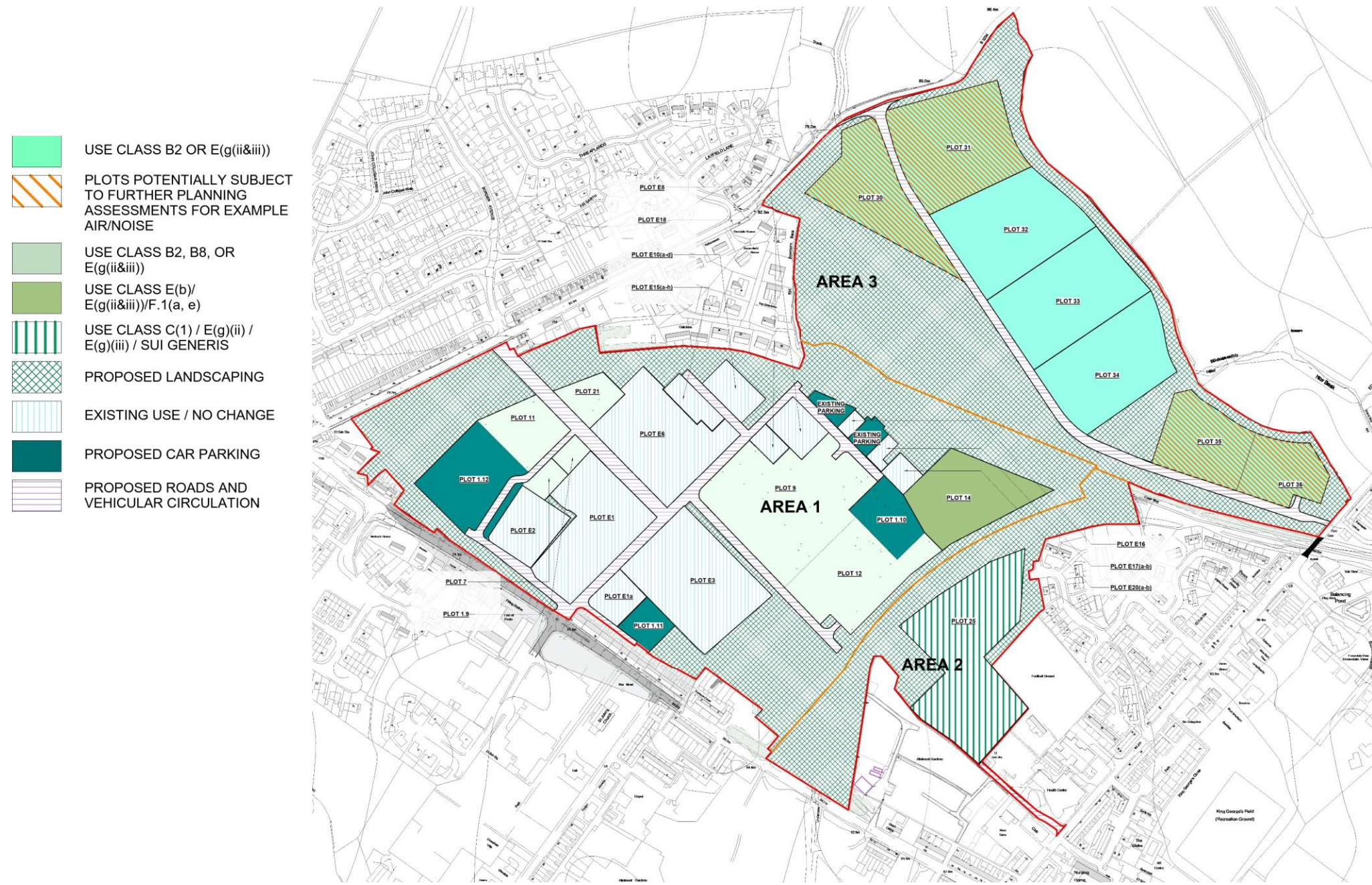
Location of the future Hub building is shown on Plot 14 and has an allocated use of E(b), E (g) ii&iii or F1a&e.

AREA 2 / EASTERN EXPANSION SITE

Proposed use allocation is for a C1 / Sui generis use.

AREA 3 / NORTHERN EXPANSION SITE

We are proposing seven new plots with an allocated use of B2 / E(g)ii&iii.



Proposed Use & Amount - Parking

The development provides additional parking across the three separate sites, the table below shows the calculation per plot based on its proposed use class and the distribution of parking across the masterplan.

Site	Building Number	Use Class	Approximate Gross External Area (GEA)	Parking Calculation - minimum requirement		Cycles - minimum	Parking		Cycles	Comments
			m ²	m ² / 50		10%	Required Per Site	Proposed Additional	Required Per Site	
1	14	E(b)/E(g(ii&iii))/F.1(a,e)	3,000	120		12	299	329	30	Tetra tech advised 1/25 Service Yard only
	9	B2/B8/E(g(ii&iii))	5,210	104		10				
	12	B2/B8/E(g(ii&iii))	3,420	68		7				
	11	B2/B8/E(g(ii&iii))	n/a	n/a	n/a	n/a				
	21	B2/B8/E(g(ii&iii))	350	N/A	Energy Centre	N/A				
	7	B2/B8/E(g(ii&iii))	320	6		1				
2	25a	C1/Sui Generis	4,230	85		8	117	164	12	
	25b	C1/Sui Generis	1,600	32		3				
3	30	B2/E(g(ii&iii))	2,420	48		5	481	459	48	
	31	B2/E(g(ii&iii))	3,840	77		8				
	32	B2/E(g(ii&iii))	4,780	96		10				
	33	B2/E(g(ii&iii))	4,780	96		10				
	34	B2/E(g(ii&iii))	3,840	77		8				
	35	B2/E(g(ii&iii))	2,420	48		5				
	36	B2/E(g(ii&iii))	1,950	39		4				
	3E	Sui Generis	250	N/A	Energy Centre	N/A				
Total			42,410	896			896	952	90	

*C1 multiplied for four floors, C2 multiplied for three floors

** All areas taken from OS information and are approximate. Numbers may fluctuate based on design development.

Access

The existing access from Leconfield Street will continue to be used for the redevelopment of Area 1. The existing private site access road is a circa 7.5m wide carriageway with 2.0m footways on both sides providing sufficient access for pedestrians and vehicles alike.

Current proposals indicate access to the proposed development on Area 3 (Northern Expansion Site) via Bowthorn Road (B5294) and a new access road adjoining the public highway will be formed in this area.

A new pedestrian and cycle access will be made available via Birks Road. The same access will be available for emergency services but will not be a vehicular access point into the site.

Similarly current proposals for Area 2 / Eastern Expansion Site indicate new proposed access from Birks Road via an existing road serving the existing sports grounds.

The suitability of new site access locations have been subject to visibility splay assessments by the highway consultant and results can be found in the transport statement.

Extended footpaths and links will be created within the site to connect the town centre to the residential areas to the west. A significant open space associated with the Nor beck and the flood zone will be created that aims to create both habitat enhancement and educational benefit.

As part of these links there will be incidental public open space on route, which could include a multi-age fitness trail, educational nature trail, or an art trail that reflects the identity and history of Cleator Moor.



Scale

Outline planning permission is sought for light industrial-led mixed-use development on the existing Leconfield Industrial Estate and adjacent land parcels to the north and east at Cleator Moor, as defined in the Land Use Parameter plan.

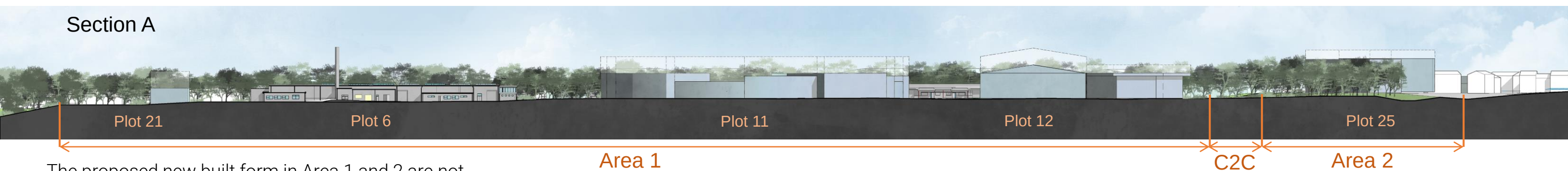
In the current submission, we have defined the plots that are proposed to be developed and have set the proposed maximum heights for each plot as indicated in the height parameter plan.

Plots that are closer to either Leconfield road, Bowthorn Road or Birks road are proposed with a lower maximum height than those that are located centrally to the development.

The sections below show the expected heights of the plots, with maximum heights defined by the parameter plan indicated by the dotted lines.

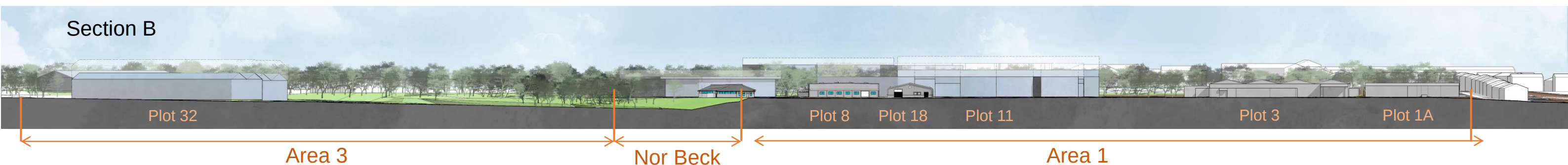


Section A



The proposed new built form in Area 1 and 2 are not uncharacteristic in their current context within a townscape environment in terms of height and massing.

Section B



A linear woodland belt in character with the existing landscape is proposed along the edge of the site in order to create a strong screen to views from the north, east and west when it comes to Area 3.

Appearance – New Industrial Units

Outline planning permission is sought for light industrial-led mixed-use development on the existing Leconfield Industrial Estate and adjacent land parcels to the north and east at Cleator Moor.

Access is sought for approval with all others (Appearance, Landscaping, Layout, and Scale) as reserved matters.

We have provided a Design Code document that delineates principles all new buildings should follow in order to provide consistency across the whole development.

The key design elements required at each plot are:

- Access
- Parking/Service yard Arrangement
- Active Frontage
- Façade Treatment
- Wayfinding
- Lighting
- Sustainability

Some precedent examples are shown on the right-hand side. Please refer to Design guide for further information regarding proposed appearance of the development. Detail of the plot design will be developed at the next stage (Reserved Matters Approval).



ACTIVE FRONTAGES – PRECEDENT IMAGES



SIGNAGE AND WAYFINDING – PRECEDENT IMAGES



CLADDING AND MATERIAL PALETTE – PRECEDENT IMAGES

Appearance – Re-cladding and refurbishment of existing units

The precedent images shown on the opposite page demonstrate options available in the case of existing units.

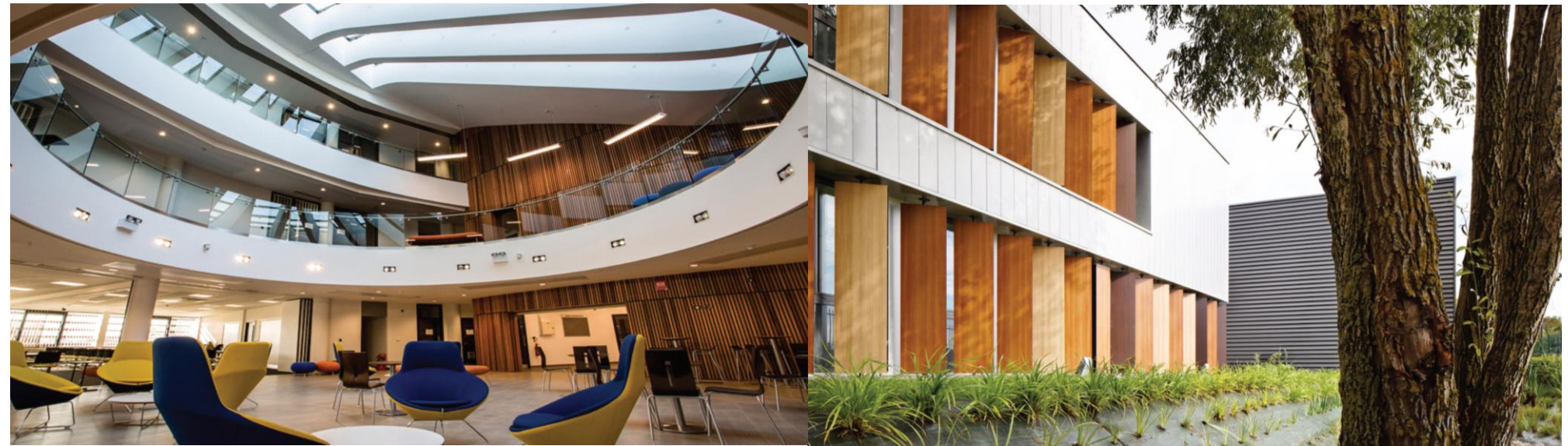
There is a possibility to incorporate recladding and / or refurbishment of these existing units to bring them to the same level of fabric and appearance as the new built elements.



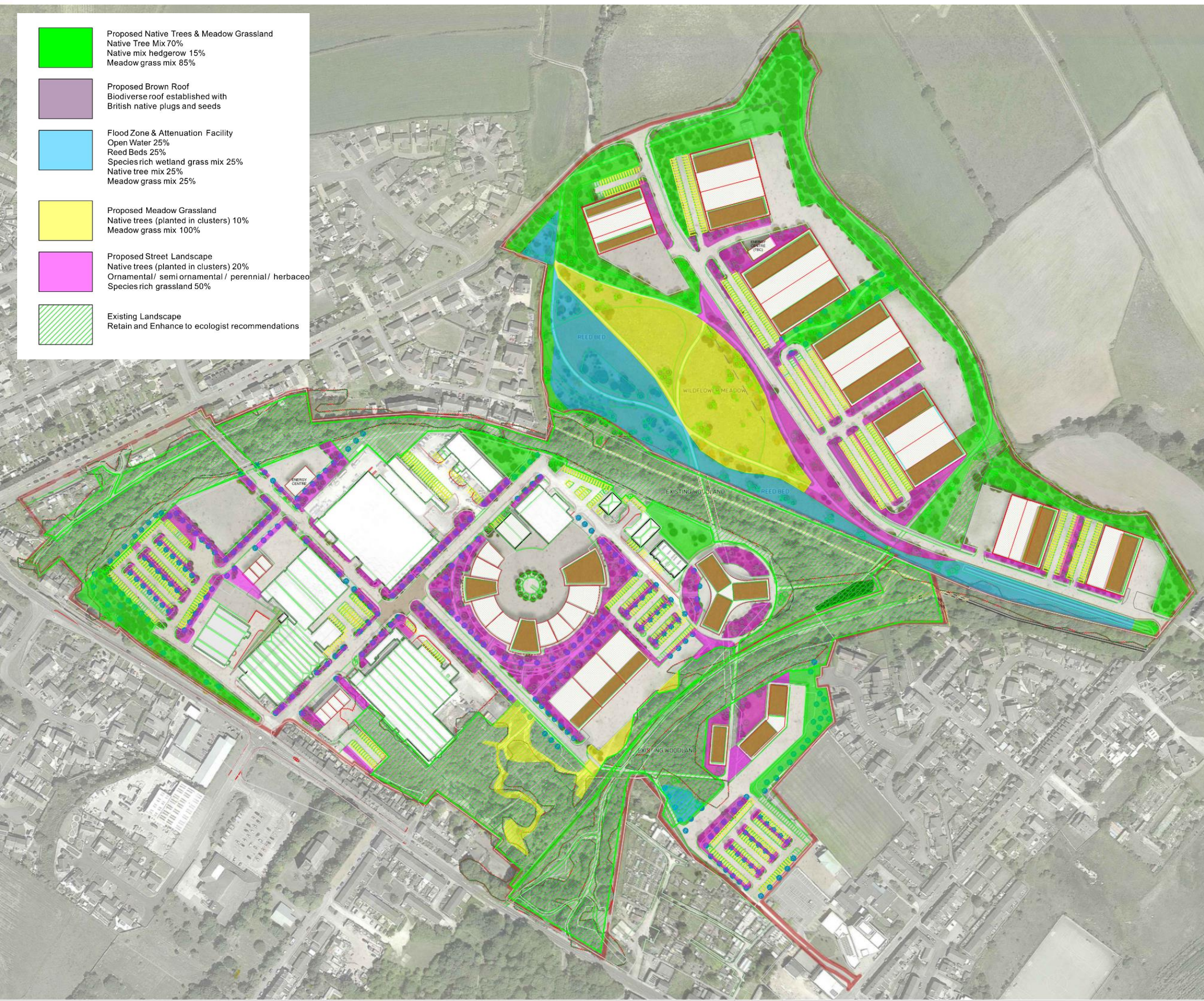
Appearance– Hub Building (Plot 14)

The proposed setting for the Hub building is surrounded by existing habitats and established trees. It is positioned as a key central location linked to each of the development areas.

The material palette for the Hub will be distinct to create an iconic building that also remains settled in its context, for example timber and the incorporation of a brown roof.



Landscape Strategy – Habitat Zones



CMIQ adopts the hierarchical approach that seeks first to avoid damaging habitats, then to mitigate the damage and then, where not possible, look to offset the lost habitats.

The initial input from Tetra Tech Ecology was to identify the value of the various habitats within the sites as part of both design development and to develop the baseline for the BNG Assessment process using the Natural England Biodiversity Metric 3.0. Several key design approaches were developed following the ecologist input to deliver the 10% improvement (including offsite provision to be agreed with Copeland Borough Council).

- The layout of the built form was amended to substantially avoid impacts on the highest biodiversity value habitats on Site A.
- Identifying habitat that would benefit from enhancements such as the Nor brook which can be opened and cleared of weeds to create a wider variety of habitats.
- Retain and enhance the significant linear belts of woodland that surround Area 1 and 2.
- Developing existing low value habitats through management rather than removing them and replacing with new habitats such as the existing streetscape landscape.

Landscape – Key Concepts

A Landscape Led Approach to the masterplan is proposed, where the landscape baseline evidence gathered forms the rationale for the subsequent design response and should influence and inform a vision for the site.

The baseline gathering process has identified the key landscape and planning documents and initial ideas on overarching themes of connecting the town, connecting with the countryside, and bringing nature into the site.

Climate and Diversity Action

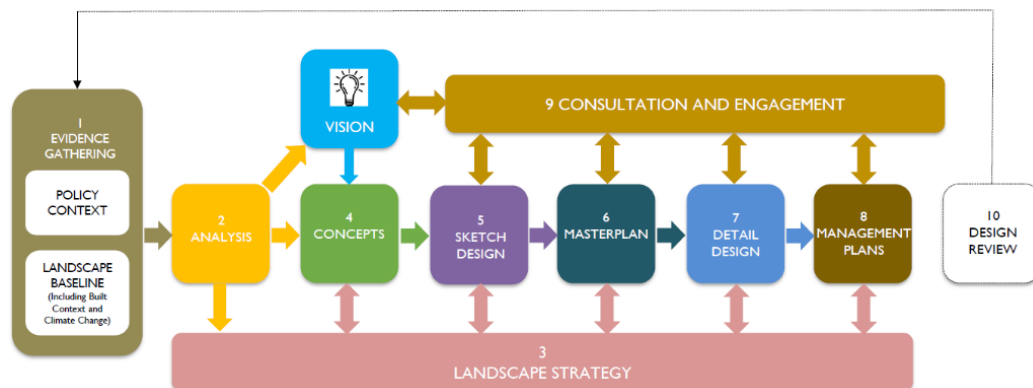
- Cut net emissions across the whole country
- Start building places that are climate change ready
- Commit to Environmental Net Gain (ENG)

Design for People

- Champion high quality design
- Set and enforce higher place standards
- Embed public health in place

Maximise green infrastructure

- Invest in infrastructure with maintenance
- SUDS as the default option
- A joined up approach to land management



Landscape – Proposed Approach

The resulting landscape approach focuses on improving routes and enhance the existing habitats.

The proposal aims are:

- Maximise the use and variety of existing green infrastructure.
- Identifying opportunities for Health and Fitness (running / cycling / walking / fitness trail) and ecology trail.
- Build on the proposed connections and new green streets to provide a high quality environment between the built form.
- Create additional links between the wetland, hub and town centre.
- Provide a landscape buffer to all boundaries with specific emphasis on the northern boundary.
- Review potential to reduce the scale and density of development moving towards the countryside and town centre.



Sustainability

AIMS AND OBJECTIVES

EXISTING BUILDINGS

The existing tenant shall be encouraged and potentially incentivised to refurbish and renovate the existing buildings and, where possible, to achieve a substantial betterment over and above the current Building Regulations Part L requirements. The development aim is that all current buildings achieve an EPC 'B' rating with the minimum acceptable rating being 'C'.

PROPOSED NEW BUILDINGS

The buildings shall be designed to achieve a substantial betterment over and above the current Building Regulations Part L requirements. The development aim is to achieve an EPC (Energy Performance Certificate) 'A' rating.

The building shall also be design in accordance with the 'UK Green Buildings - Net Zero Carbon Framework' and 'RIBA Sustainable Outcomes Guide' with the development aim being to achieve Net Zero Carbon for the majority of buildings.

EXTERNAL COMMUNITY AND AMENITY SPACES

The external environment shall be designed to maximise carbon absorption through maximising green spaces and the correct selection of suitable planting.

DESIGN APPROACH

PASSIVE ENGINEERING FIRST

It is essential that building thermal elements are carefully considered at the inception stages of each project. The greatest value in reducing plant size, capital cost and running costs can be achieved by increasing thermal insulation and reducing air tightness.

BUILDING SERVICES SYSTEM SELECTIONS

The correct selection of building services systems can greatly affect, not only, the carbon emissions of a building but, also the occupancy comfort and satisfaction level. Systems that are incorrectly selected for a given application, can negatively affect the internal environment and lead to incorrect usage, which generally increases the carbon emissions generated for such.

RENEWABLE ENERGY SYSTEMS

It is essential that the correct renewable energy systems are applied to a building to maximise carbon savings but should not be considered as an easy 'bolt on' solution to achieve compliance. A number of renewable energy technologies and systems are no longer being considered by certain clients due to poor past experiences. It is commonly accepted that all of the renewable energy systems are a suitable way of reducing carbon emissions if applied in the correct manner to the correct building and/or applications.

EMBODIED CARBON

In the construction of new buildings, the embodied emissions can account for up to half of the carbon impacts associated with the building over its lifecycle. It is therefore essential that embodied carbon from chosen construction materials are considered during the design of the buildings.

NORR



NORR

