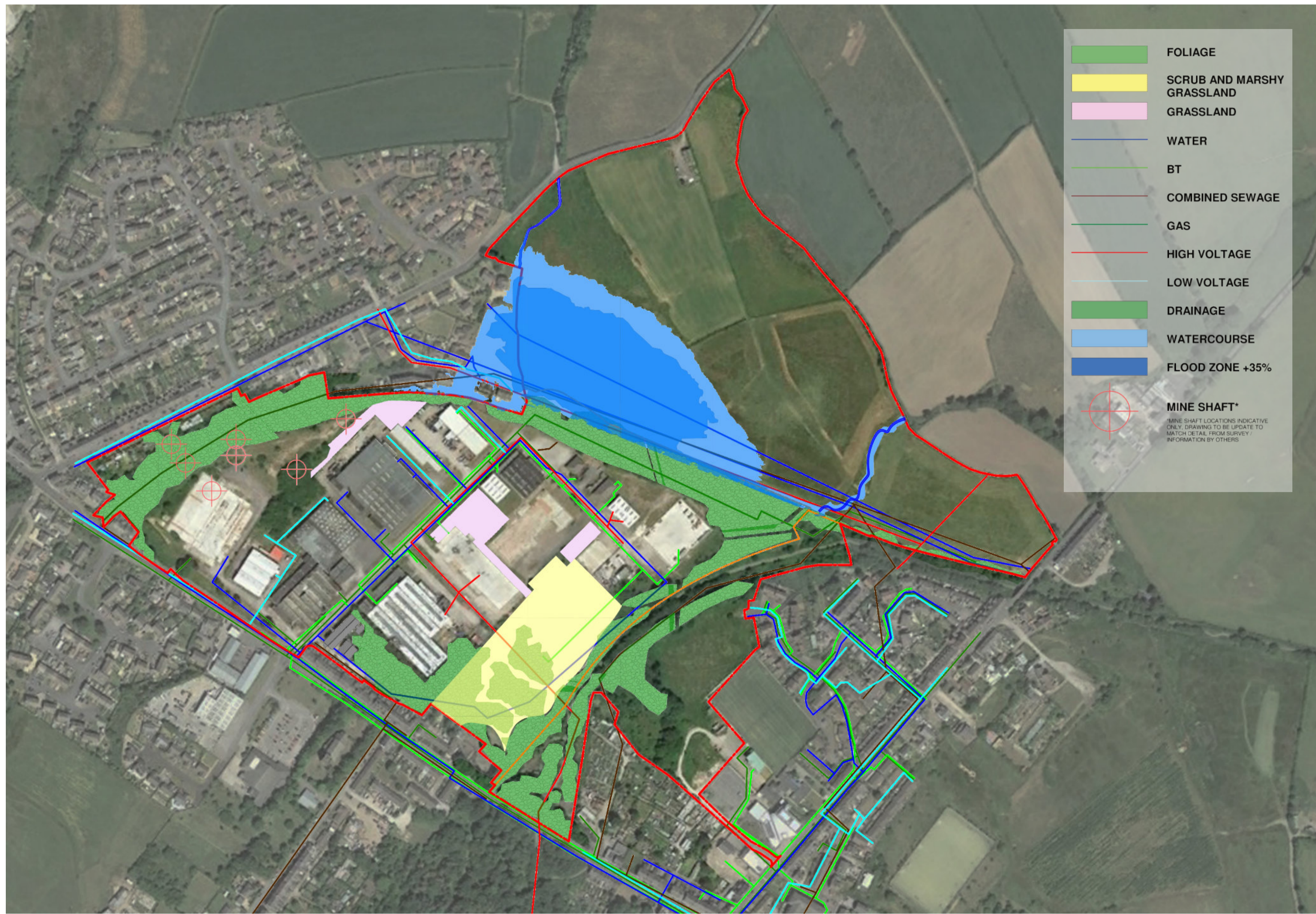


FUTURE LECONFIELD REDEVELOPMENT

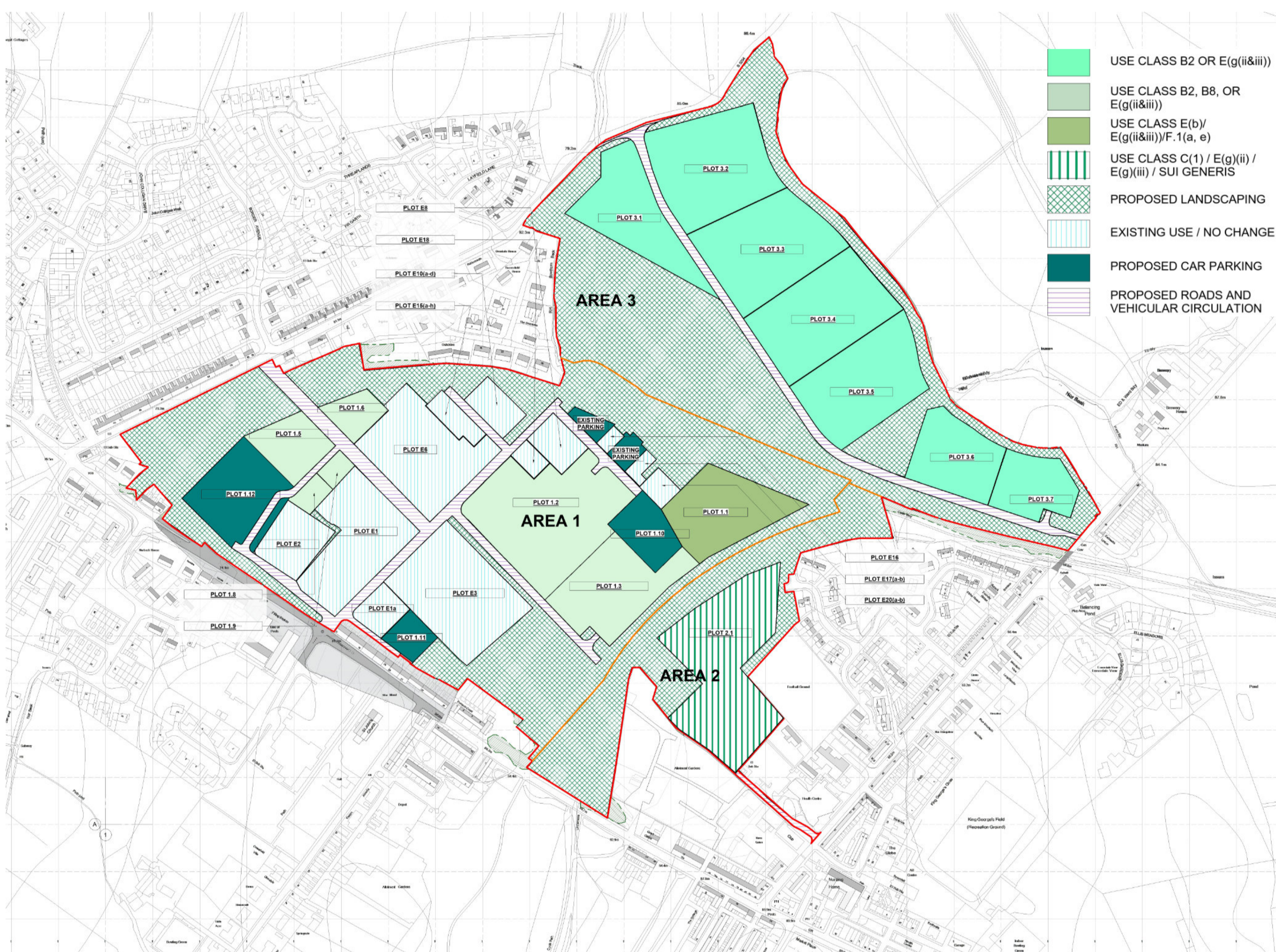
Site Constraints



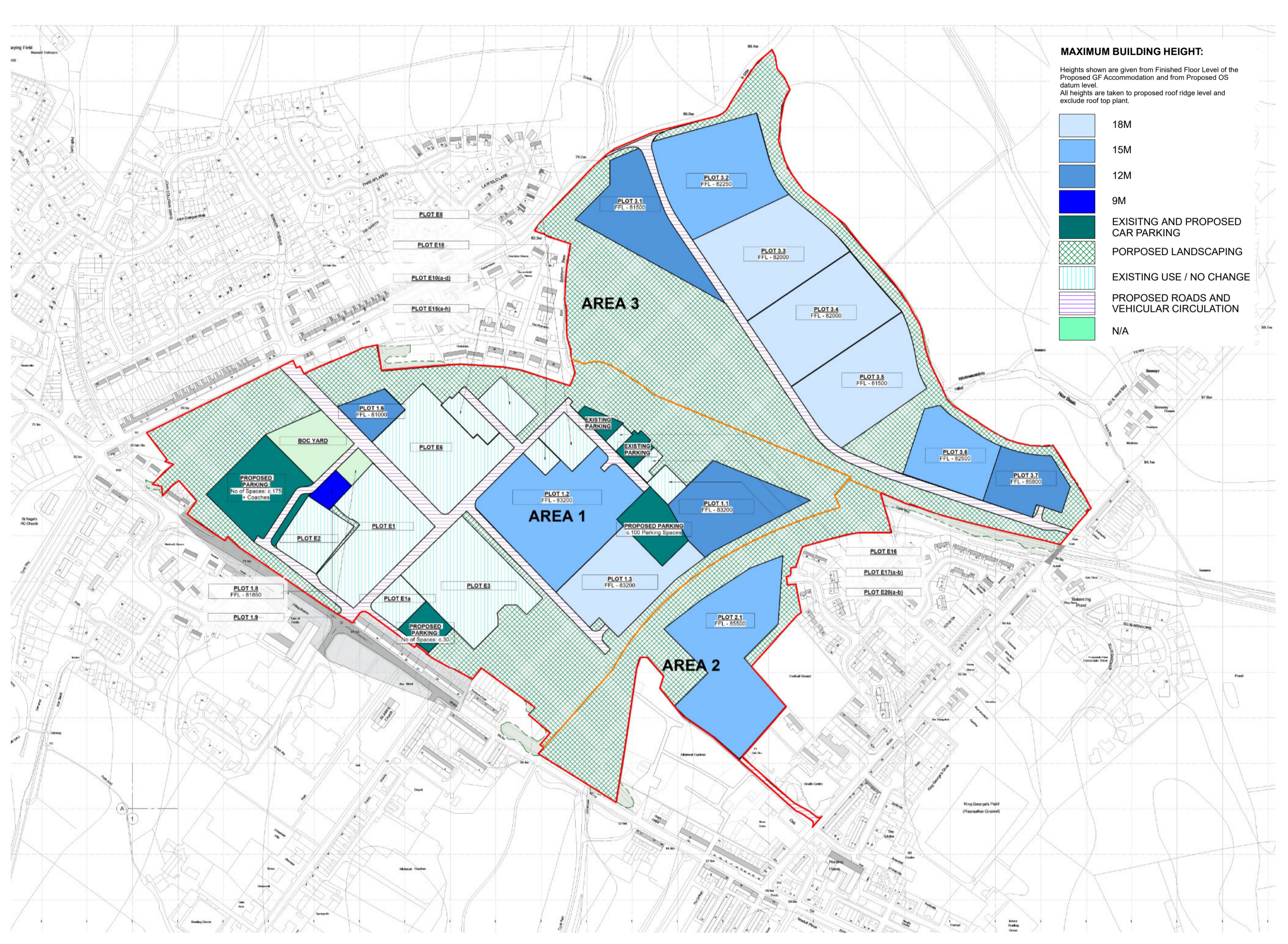
Site Opportunities



Land Use Parameter Plan

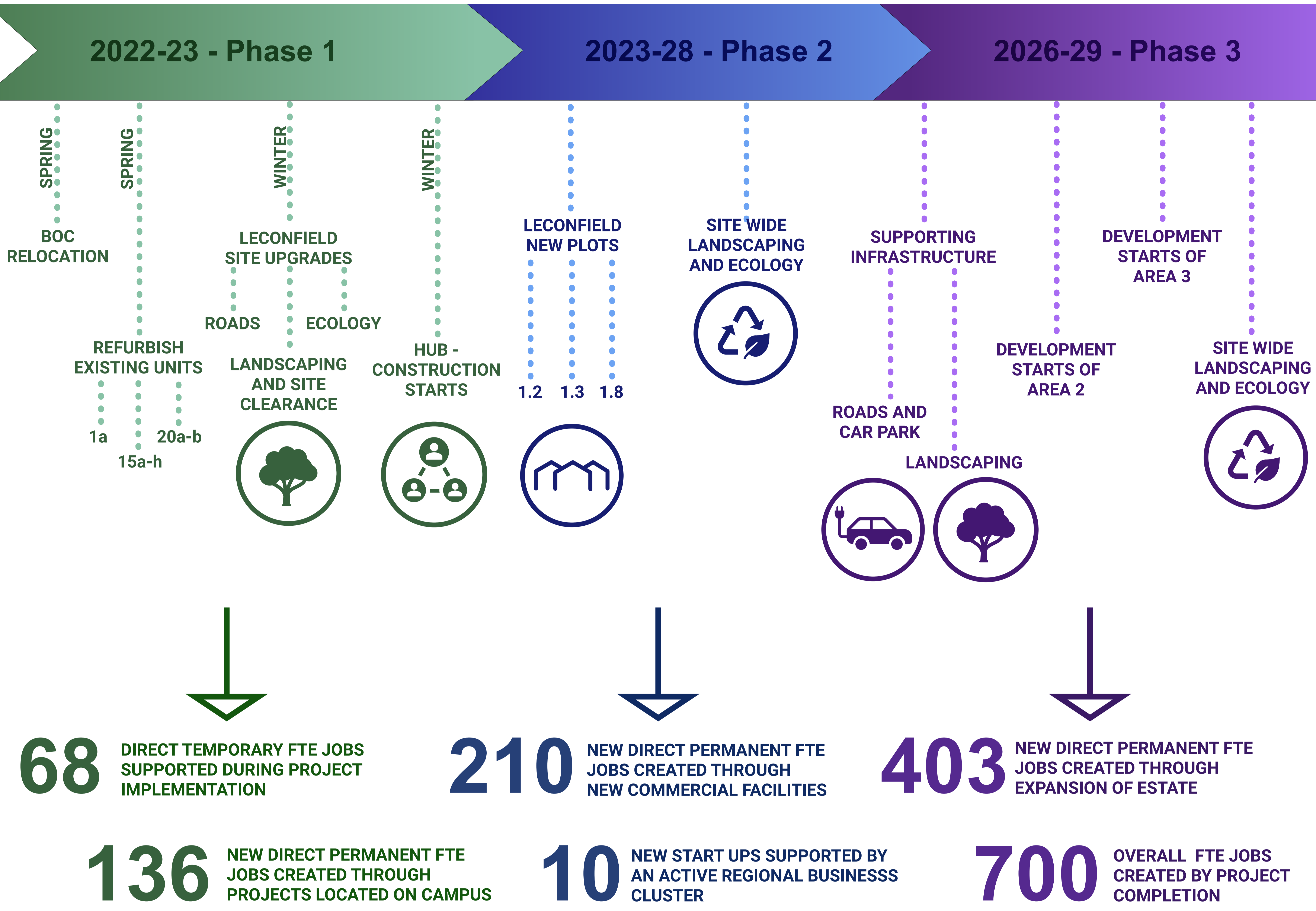


Vertical Limitations Parameter Plan



FUTURE LECONFIELD REDEVELOPMENT

Proposed Timeline



Outcomes

Benefits

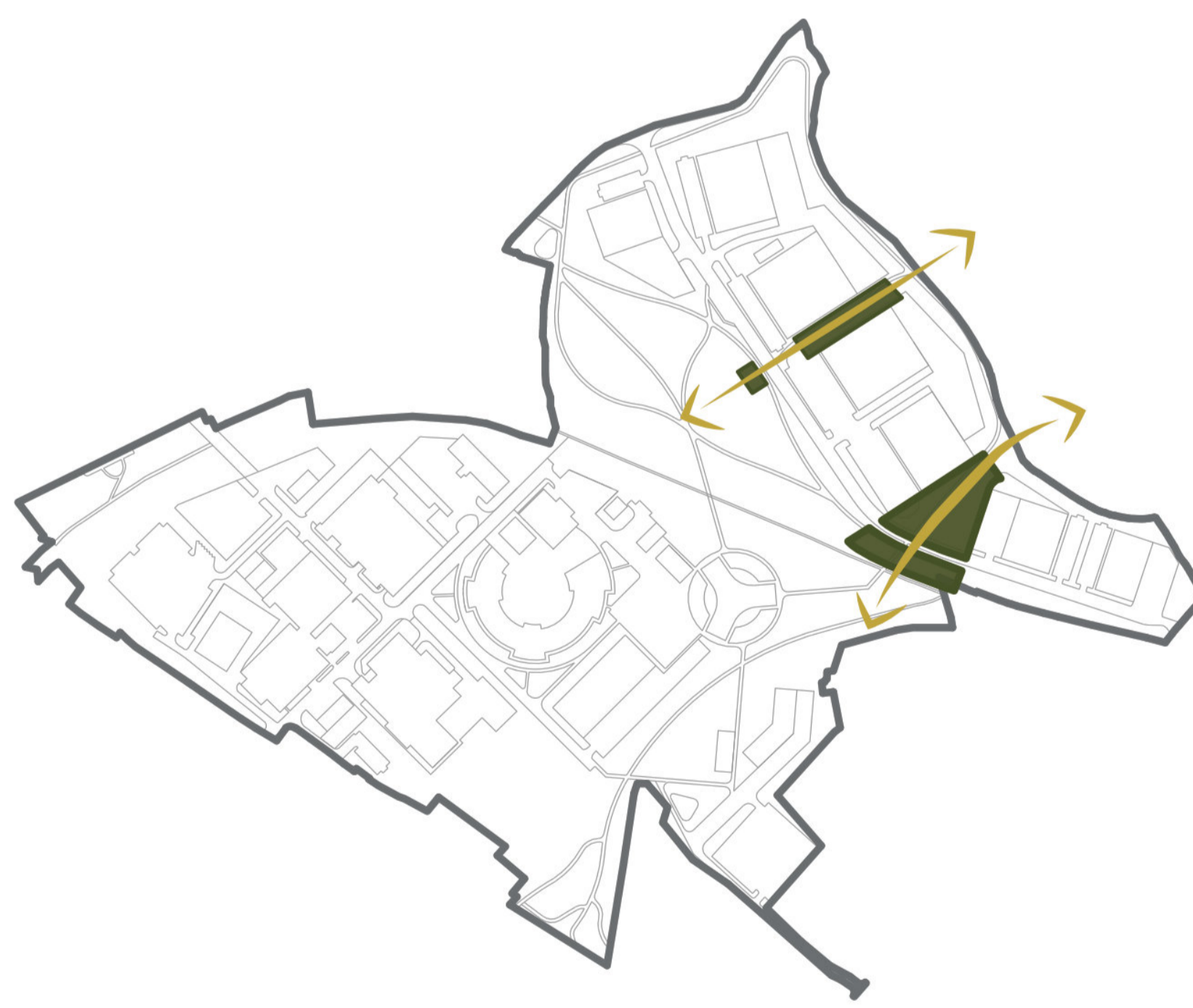


FUTURE LECONFIELD REDEVELOPMENT

Indicative Masterplan



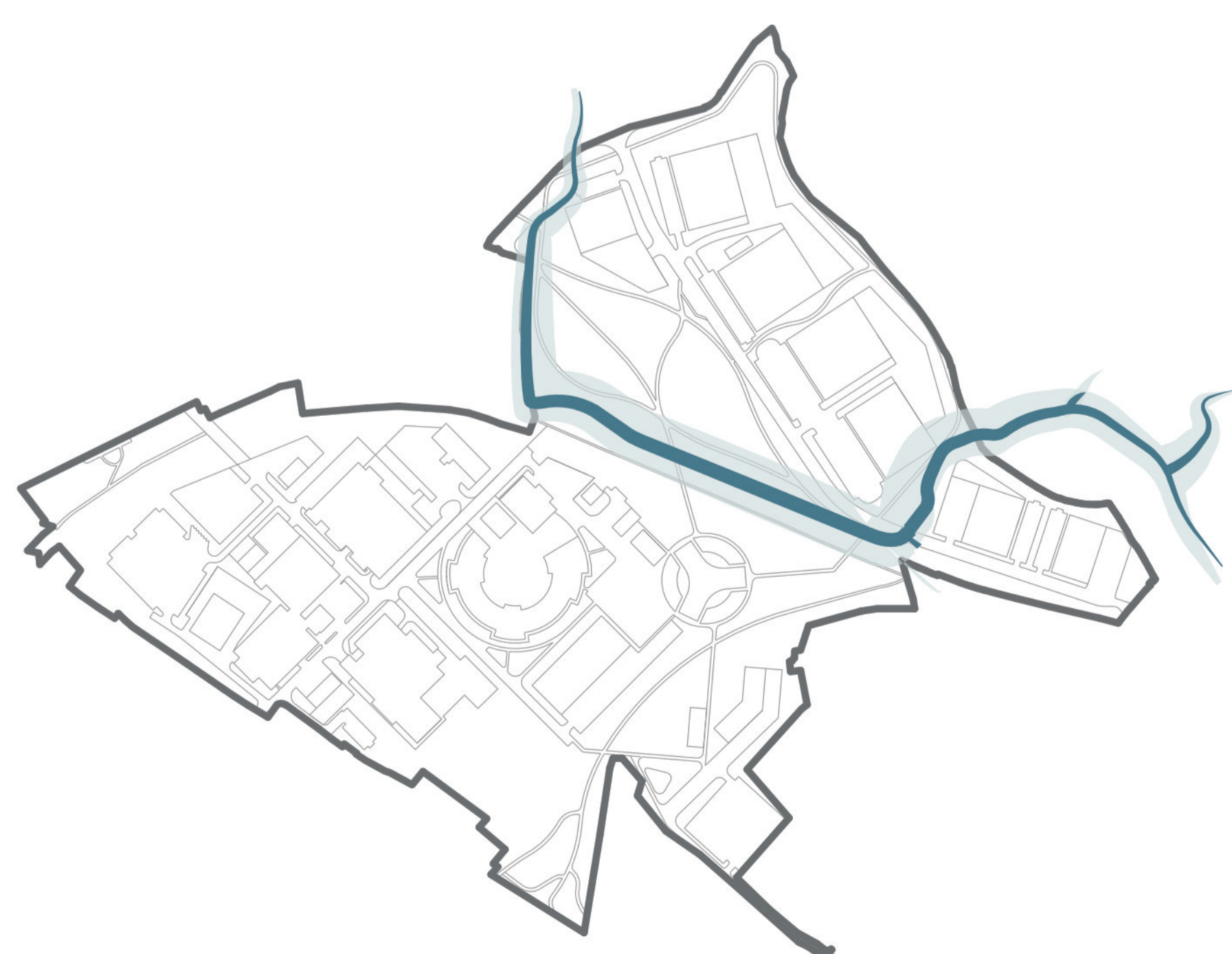
PHASE 1 - WOODLAND PLANTING



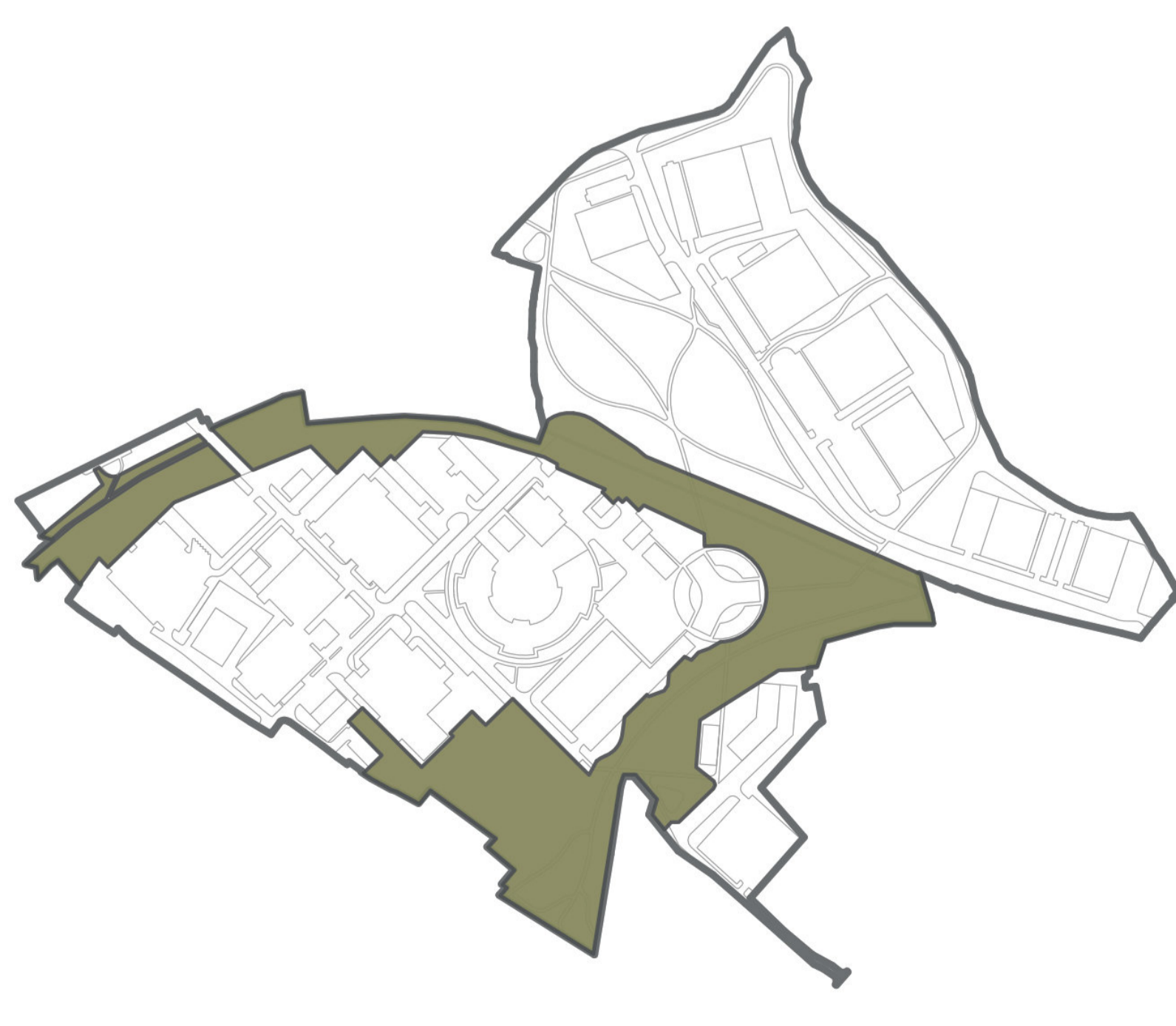
WOODLAND CORRIDORS



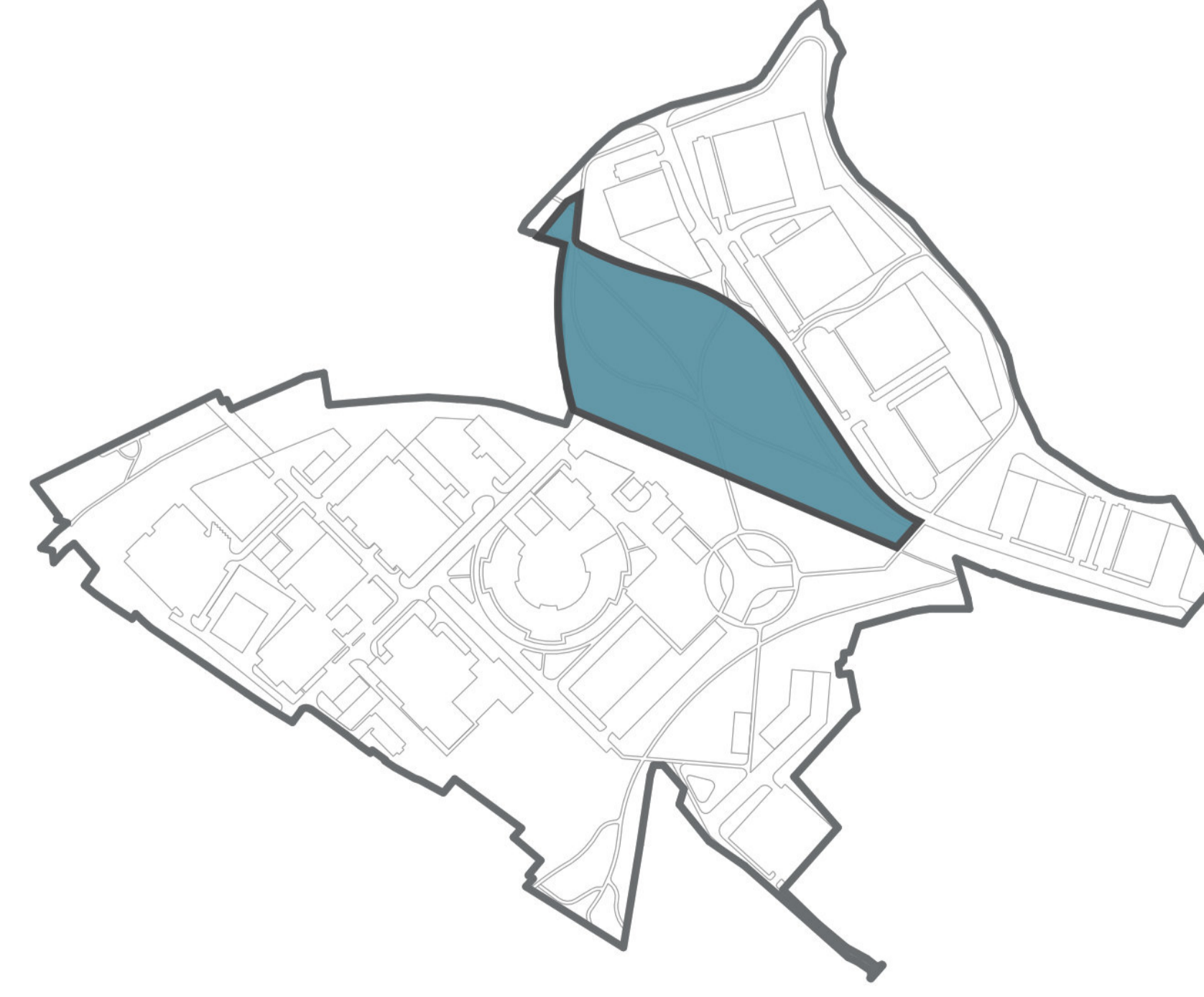
BROWN ROOF



EXISTING BECKS (WATER COURSES)



EXISTING LANDSCAPE RETAIN AND ENHANCED WOODLAND, GRASSLAND AND SCRUB



PUBLIC OPEN SPACE

FUTURE LECONFIELD REDEVELOPMENT

We received over 1,200 questionnaire responses to the first consultation round for the CMIQ proposals.

These responses have been collated and analysed with several key topics identified. We set out below our response to these key topics:

You Asked:

“Why is the CMIQ needed, and why is it needed here?”

Our Response:

Copeland Borough is heavily dependent on Sellafield and the Nuclear sector with 6 in every 10 jobs in the Borough linked to Sellafield. As Sellafield has entered a process of decommissioning the Borough is facing a challenging economic future, with Cleator Moor identified as likely to be particularly badly affected.

The Industrial Solutions Hub (ISH) Programme is a community led response to this challenge. It seeks to improve the town of Cleator Moor, the borough of Copeland and the region of West Cumbria through the creation of new employment opportunities for all, re-orienting the regional economy to become more export-oriented and home to world leading centres of excellence and capability, whilst delivering sizeable community benefit.

The ISH programme's objective is to incentivise clean energy supply chain organisations to locate, grow, export, and diversify from West Cumbria. This is to be achieved through the development of a new business cluster. Following an extensive search and review of potential locations across the Borough, the appropriate location for this new nuclear and clean energy cluster has been identified as Leconfield Industrial Estate and adjacent land at Cleator Moor. Cleator Moor and Leconfield Industrial Estate was chosen for a number of factors:

- Leconfield Industrial Estate is in ownership of Copeland Borough Council, thereby removing a number of potential delivery obstacles.
- It already has permission for a range of light industrial uses to take place on the site.
- It is a suitable size to kick-start the high-quality campus/business cluster vision.
- It is an established employment site with existing rent-paying tenants.
- It is strategically located in proximity to established specialist nuclear centres of Sellafield, Westlakes and Moorside.
- The possibility to develop the site alongside the development of adjacent land already owned by the Council (Area 2) and allocated for development (residential) in the Local Plan. There is also the potential for further expansion in to land to the north (Area 3) if required for future phases, this will only come forward however once Leconfield Industrial Estate is full and if there is sufficient demand for more space.
- Development will significantly improve the built quality of the Industrial Estate which is currently in a very poor state.
- It is located centrally within Cleator Moor close to the town centre and allows for maximised regeneration and revitalisation benefits for the town.



You Asked:

“How many jobs will be created and how will these benefit the residents of Cleator Moor?”

Our Response:

It is anticipated that on completion the CMIQ proposals will accommodate around 700 jobs, the majority of which will be new to the town and Borough. These will be across a range of roles and positions from apprenticeships to highly skilled managerial positions and will be open to all.

The ISH programme includes a strong training element to ensure that the Borough's workforce is ready and equipped with the skills and knowledge required to fill job opportunities.

Furthermore, during the construction phases a number of training and apprenticeship opportunities will be provided in building and construction roles which will be offered on a locals-first basis.

You Said:

“The development will cause harm to local wildlife and habitats”

Our Response:

A full suite of surveys and assessments have been undertaken to understand what animals and plants are present on the site and their value. These surveys have informed the development proposals by ensuring that areas of highest value remain free of development and enhanced where appropriate.

A number of ecological mitigation measures are proposed to be accommodated within the development including the introduction of green and brown roofs, bat and bird boxes, extensive native species planting and habitat enhancement with the aim of increasing the range and number of species present.

For Area 3 the intention is to maximise the retention of areas of high value and features, such as hedgerows and the creation/enhancement of new habitats on the site to minimise ecological impact.



You Said:

“The development will result in increased traffic congestion on local roads”

Our Response:

Following agreement with the County Council Highways department, an extensive survey of the local road network has been undertaken to establish the current baseline traffic levels for the area. Following this a computer model is being created based on the number of anticipated journeys from the proposed CMIQ development – cars and HGV's – to understand the impact of this additional traffic on existing junction arrangements. The model also takes into account other permitted schemes underway in the area. This model will show if any highways or junction improvements are required as a result of the proposals.

Any improvements required will be agreed with the County Council Highways Department and their funding and delivery will be secured by legal agreement to ensure the works are delivered.

You Asked:

“Could public art and details of local history be included within the development?”

Our Response:

The proposals seek to significantly improve the quality of the site through a landscape strategy that includes extensive new tree, shrub and flower planting and a network of new and improved footpath and cycle connections connecting with different areas of the town. This will improve the look and feel of area and provide outside areas for people to relax and enjoy. It is proposed that in these areas we will look to embrace local history and public art alongside potential information boards celebrating Cleator Moor's industrial heritage.



FUTURE LECONFIELD REDEVELOPMENT

You Said:

"The development will damage views of the open countryside"

Our Response:

We have prepared several images to demonstrate how the development will change key views from across the town. The images are an accurate representation with the buildings shown represent maximum proposed build heights and are shown across summer and winter seasons.

The images show that due to level changes across the site, existing and proposed landscape planting and through careful consideration of build materials the development will be largely screened from neighbouring properties with visual impact minimised as far as possible.

A Photo from Threaplans - showing potential buildings in area 3 during winter months



A Photo from Threaplans - showing potential buildings in area 3 during summer months



B Photo from Bowthorn Road - showing potential buildings in area 3 during winter months



B Photo from Bowthorn Road - showing potential buildings in area 3 during summer months

