

# Employment Land Availability Study

## Site Assessment Proforma

Site Information			
<b>Site Ref.</b>	CM086 (E7) and E7a	<b>Site Name</b>	Leconfield Extension (North)
<b>Area (ha)</b>	6.25 ha (E7) / 7.73 ha (E7a)	<b>Source</b>	Employment and Opportunity Sites document
<b>Address / Location</b>		Cleator Moor	
<b>Local Plan Preferred Options Employment Site Type (if relevant)</b>		N/A	
<b>Description of Site and Surrounding Area</b>		<p>This is an undeveloped, greenfield site located to the north of the existing Leconfield Industrial Estate. The site is separated from the industrial estate by the Cleator Moor Cycle Track and public footpath together with a row of mature trees / woodland and Nor Beck that forms the southern site boundary. The topography of the site slopes uphill from south to north. There are residential properties to the west of the site on Sanderson Park and to the east of the site on Birks Road. The site comprises E7 and E7a. Site E7a is a larger extension of site E7 which stretches north to meet the B5294 and Birks Road in the east.</p>	
<b>Landowner(s) (if known)</b>		<p>Ivor Peel Towers (site E7)</p> <p>Owners of site E7a are unknown.</p> <p>Land to south forming the bridleway is owned by Copeland Borough Council.</p>	
Current Site Occupiers			
N/A			
Site Suitability Appraisal			
<b>Is the site in an area of flood risk?</b>		Large parts of this site are located in Flood Zones 2 and 3.	
<b>Would development of the site offer a poor level of amenity to neighbouring residents?</b>		There are a number of residential properties located immediately north of the site. The potential impact of any future development of this site upon these uses would need to be considered.	
<b>Would development of</b>		The site forms part of the Cleator Moor Slopes landscape character	

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<p><b>the site have an adverse impact on important landscape features identified in the Settlement Landscape Character Assessment?</b></p>	<p>area, which is described as rising land to the north of Cleator Moor which provides a rural setting for the town. The assessment states this is a <i>“peaceful pastoral atmosphere sensitive to large scale development”</i> and that new development should <i>“Maintain separation between existing, distinct settlements and prevent urban sprawl. Define Cleator Moor settlement edge by planting, landscape management, gateways”</i>. This assessment should be taken into consideration in any future development of the site.</p>
<p><b>Would development of the site have an adverse impact on any designated sites or sites of environmental or ecological significance?</b></p>	<p>The site is located in a SSSI Impact Risk Zone, however this is unlikely to be affected unless the site is developed for uses that result in air pollution, combustion processes or landfill.</p>
<p><b>Is the site recognised as an important open space in terms of value and/or quality in the emerging Local Plan or Open Space Assessment?</b></p>	<p>Site E7 is identified as an area of natural / semi-natural greenspace (Nor Beck, ref. 153) in the Open Space Assessment. However, this site is assessed as being both of low quality and low value.</p>
<p><b>Would development of the site be harmful to the character of the area?</b></p>	<p>Subject to the landscape considerations (see above) being taken into account, the development of this site should not be harmful to the character of the area.</p>
<p><b>Is the site well related and well connected to an existing settlement?</b></p>	<p>Site E7 is located within the Cleator Moor settlement boundary. Site E7a is located adjacent to but outside the adopted settlement boundary.</p>
<p><b>Would development of the site constitute an unacceptable intrusion into the open countryside?</b></p>	<p>Site E7 is within the adopted settlement boundary so does not extend into open countryside. Site E7a extends into open countryside to the north and east.</p>
<p><b>Is the site heavily wooded, within an area of ancient woodland or does it contain trees protected by Tree Preservation Order?</b></p>	<p>There is a dense band of trees / vegetation forming the southern site boundary. There are also a number of hedgerows within the site and along the northern site boundary. None of these is protected by a TPO.</p>
<p><b>Can suitable access to the site be provided?</b></p>	<p>Access to the site is constrained. Access from Leconfield Industrial Estate is restricted by the presence of Nor Beck to the south of the site. It may be possible to access site E7 from Sanderson Place to</p>

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	the west, but this is a quiet residential street so access is likely to be inappropriate. Access to the wider site E7a may be possible from Bowthorn Road to the north and Birks Road to the east, however there is currently no established vehicular access.
<b>Does the site have good strategic connectivity and accessibility?</b>	The site is 2.5 miles (6 minute drive) north of the A595.
<b>Would development of the site have an unacceptable impact on the highway network?</b>	Given the large size of these sites, their development for employment uses may have a negative impact upon the local highway network. Any future development would need to be accompanied by appropriate highways and transport assessments.
<b>Would development of the site have an unacceptable impact upon a heritage asset or its setting?</b>	There are no heritage assets identified within close proximity to the site.
<b>Would the site be allocated today for development, measured against present sustainability criteria (e.g. public transport and freight access, environmental impacts and brownfield/greenfield considerations)?</b>	N/A
<b>Strategic Planning Considerations</b>	
<b>Is the site part of a comprehensive or long-term development or regeneration proposal, which depends on the site being developed for employment uses?</b>	The site forms part of the wider Leconfield industrial estate development to the south
<b>Are there any other policy considerations, such as emerging strategic objectives or spatial vision, of relevance to the site?</b>	Site E7 is currently allocated as Employment Land (ref. E7) in Policy EMP1 of the adopted Local Plan (2013-2028). Site E7a is not currently allocated.  The site is not currently proposed for allocation in the emerging Local Plan.

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<b>Is the site important in delivering other economic development objectives or the emerging spatial strategy?</b>	No
<b>Site Availability Appraisal</b>	
<b>Is the site already in active employment use?</b>	No
<b>If yes, what are current occupancy rates on the site?</b>	N/A
<b>If the site is an existing employment site, is there any available developable space within the site?</b>	N/A
<b>Is the site in multiple ownerships?</b>	Unknown
<b>Has the landowner(s) indicated their intention to develop or sell the site for economic use?</b>	Unknown
<b>If no, when is the site likely to become available?</b>	Unknown
<b>Are there any known ransom strips or existing tenancies?</b>	Unknown
<b>Site Deliverability Appraisal</b>	
<b>Has the site been formally identified for employment for at least 10 years?</b>	No
<b>Has there been any recent development activity on site within</b>	No

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<b>the last 5 years?</b>	
<b>Is the site being actively marketed as an employment site?</b>	No
<b>Is the site owned by a developer or other agency known to undertake employment development?</b>	No
<b>Is the site in multiple ownership/occupation, or owned by an organisation unlikely to bring it forward for employment development?</b>	The ownership of part of the site is unknown. Site E7 is not understood to be owned by a developer.
<b>What is the planning history of the site? Is there a valid planning permission for employment development or for an alternative use?</b>	There is no relevant planning history on the site.
<b>Are there any barriers to development coming forward e.g. access, infrastructure requirements, neighbouring uses?</b>	The land is at a lower level than the industrial estate and access is constrained by the presence of Nor Beck to the south and limited other access points (especially to site E7).  Development of this site could not easily form an extension to Leconfield Industrial Estate Large parts of site E7 are located in Flood Zones 2 and 3.
<b>Would employment development on this site be viable without public funding to resolve infrastructure or other on-site constraints?</b>	Employment development on this site is unlikely to be viable without public funding
<b>If no, is there any public funding committed (or likely to be provided) to make employment development viable?</b>	It is understood that possible funding sources are currently being explored by the Council.

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Appraisal Summary	
<b>Suitability</b>	The site may be suitable for employment use subject to issues relating to access and flood risk being resolved
<b>Availability</b>	Availability of the site is not known.
<b>Deliverability</b>	As the site is not currently confirmed as available for employment use, therefore the site is not currently considered to be deliverable.
Recommendation	
The site is not currently confirmed as being available – do not allocate for employment use.	



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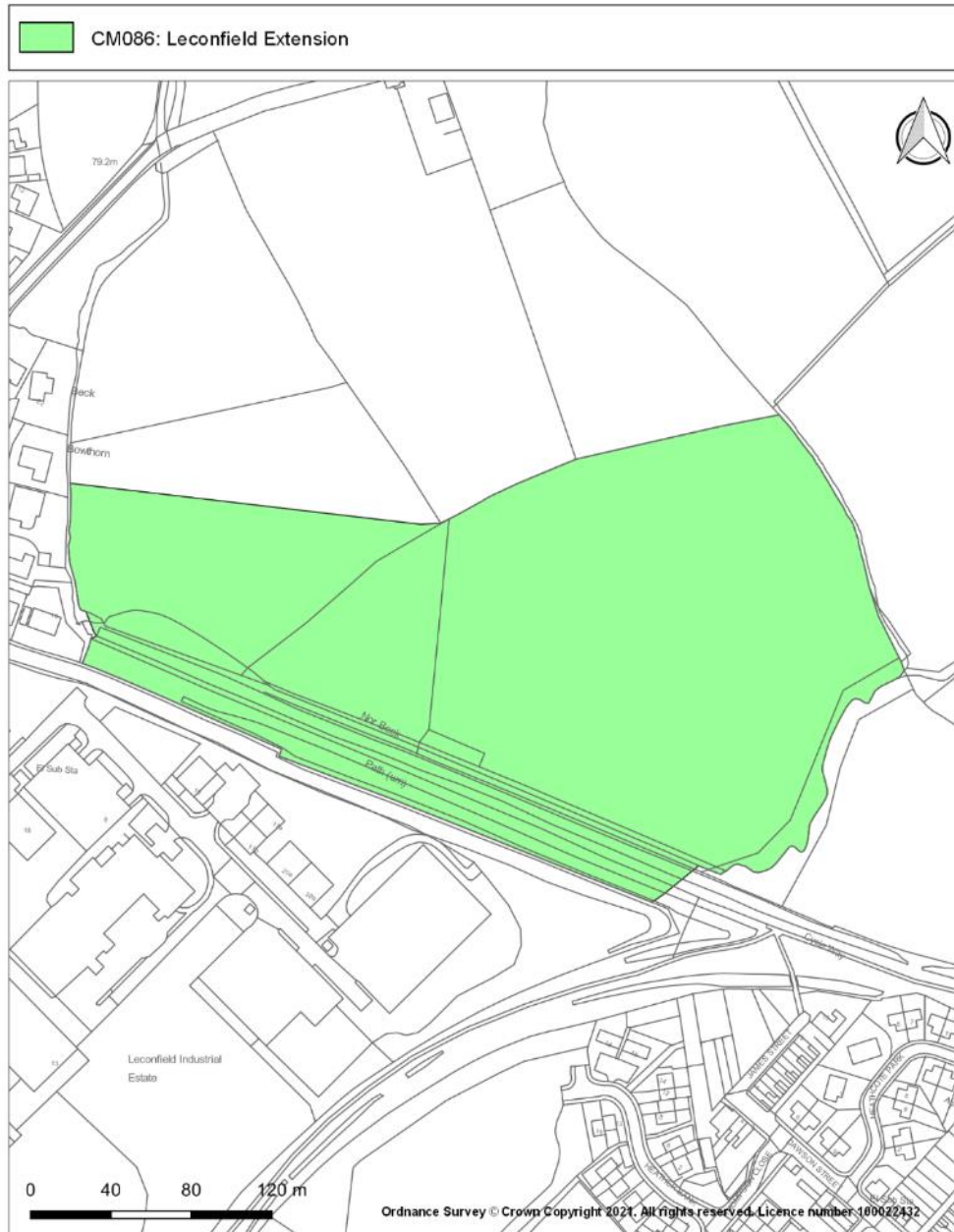


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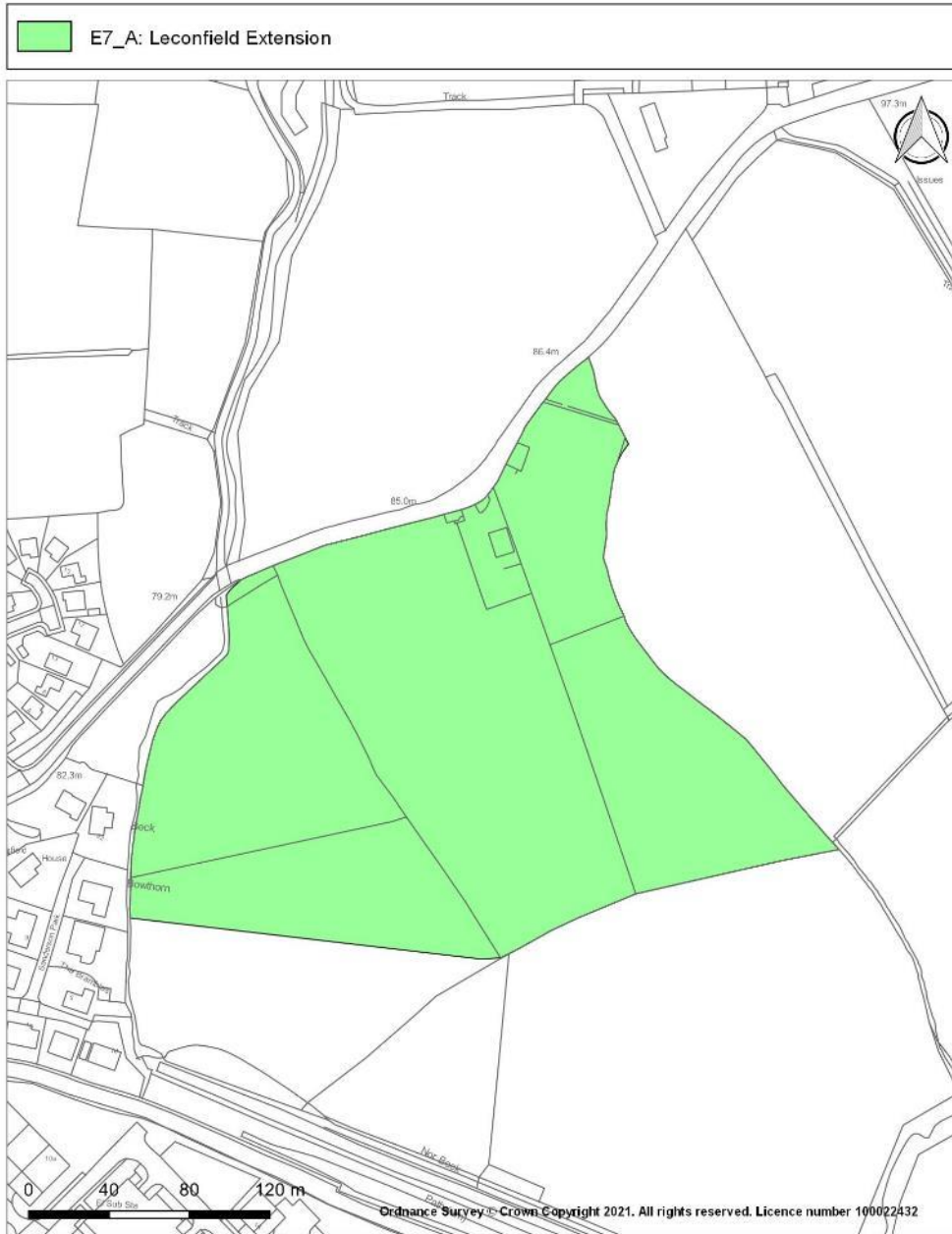
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## Site Plan



CLIENT Copeland Borough Council	DATE 15/04/2021	OS REF	Drawn PMG
	SCALE 1:2500 @A4	DRAWG NO. CM086	Checked KW
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	DRWG TITLE Employment and Opportunity Sites	 Strategic Planning Research Unit Ground Floor, V5 - Velocity Tenter Street, Sheffield, S1 4BY t: 0114 228 9190 e: sheffield@dpcconsultants.co.uk <small>Offices also in: Bedford, Bristol, East Midlands, Leeds, London, Milton Keynes and Rugby</small>

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CLIENT Copeland Borough Council	DATE 14.05.2021	OSREF	Sheet	STRATEGIC PLANNING RESEARCH UNIT Ground Floor, V1 - Velocity Leiner Street, Sharncliffe, S1 4BY t 0114 226 9190 e sharncliffe@copeland.gov.uk <small>© Crown Copyright. Licensed under the Creative Commons Attribution 4.0 International License.</small>
	SCALE 1:2500	OSREF E7_A	Drawn KWW	
PROJECT Employment Land Availability Study	JOB NO. CU5012PS	TITLE Employment and Opportunity Sites		



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CLIENT Copeland Borough Council	DATE 14.05.2021	CS REP	Drawn PMG	<b>STRATEGIC PLANNING RESEARCH UNIT</b> Ground Floor V1 - Velocity Tenner Street, Sheffield, S1 4BY t 0114 228 9190 e sheffield@dipconsultants.co.uk <small>© Ordnance Survey, Next, The History and Landmarks Office of England</small>
	SCALE 1:2500 @ A4	MAP REF E7-A	Checked KW	
PROJECT Employment Land Availability Study	DRWG TITLE Employment and Opportunity Sites	APP REF CU5012PS		