



Planning Statement

Cleator Moor Innovation Quarter: The Hub Building

Reserved Matters Application

November 2024

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning Statement has been prepared by Avison Young on behalf of Cumberland Council ('the Applicant') to assist Cumberland Council Planning ('the Council') in its consideration of the accompanying reserved matters planning application for the erection of a 1,866sqm (including roof overhang) footprint building for research & development, light industrial, office, training and community uses at Leconfield Industrial Estate, Cleator Moor ('the Site'), as per outline planning permission 4/24/2300/0B1 approved on 30 October 2024.
- 1.2 There is a live application relating to the site, set out in the Planning History section of this report, which relates to a section of drainage outside of the Hub application boundary.
- 1.3 This Statement examines the application against section 38(6) of the Planning and Compulsory Purchase Act (2004). It discusses how the development proposals conform to local and national planning policy requirements.

Application Documentation

- 1.4 This Statement should be read alongside the following supporting documentation:

Reports and Assessments

- Application Forms (Avison Young)
- Design and Access Statement (NORR)

Drawings and Plans

Architecture

- Location Plan (CMIQ-NOR-HUB-ZZ-DR-A-90000 P8)
- Site Plan – existing (CMIQ-NOR-HUB-ZZ-DR-A-90001 P8)
- Site Plan – proposed (CMIQ-NOR-HUB-ZZ-DR-A-90002 P11)
- Site Plan – proposed 1-200 (CMIQ-NOR-HUB-ZZ-DR-A-90003 P7)
- Site – Block Plan (CMIQ-NOR-HUB-ZZ-DR-A-90004 P4)
- GA Plan – Level 00 (CMIQ-NOR-HUB-00-DR-A-00001 P18)
- GA Plan – Level 01 (CMIQ-NOR-HUB-01-DR-A-00001 P13)
- GA Plan – Roof (CMIQ-NOR-HUB-RF-DR-A-27001 P16)

- GA Elevations (CMIQ-NOR-HUB-ZZ-DR-A-00101 P13)
- GA Sections (CMIQ-NOR-HUB-ZZ-DR-A-00201 P8)

Landscape

- Landscape Site Plan (CMIQ-ONE-ZZ-XX-DR-L-0001 P17)
- Hardworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0002 P09)
- Softworks General Arrangement Plan (CMIQ-ONE-ZZ-XX-DR-L-0003 P09)
- Tree Retention and Protection Plan (CMIQ-ONE-ZZ-XX-DR-L-0005- P05)
- Detailed Planting Plan 1 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0201 P06)
- Detailed Planting Plan 2 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0202 P06)
- Detailed Planting Plan 3 of 3 (CMIQ-ONE-ZZ-XX-DR-L-0203 P06)
- Outline External Levels (CMIQ-ONE-ZZ-XX-DR-L-0401 P04)
- Mound Section Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0402 P03)
- Mound Section Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0403 P01)
- Typical Soft Landscape Sections Sheet 1 (CMIQ-ONE-ZZ-XX-DR-L-0601 P04)
- Typical Soft Landscape Sections Sheet 2 (CMIQ-ONE-ZZ-XX-DR-L-0602 P03)
- Refuse Store Details (CMIQ-ONE-ZZ-XX-DR-L-0603 P02)
- Main Entrance Street Furniture Details (CMIQ-ONE-ZZ-XX-DR-L-0604 P03)
- Cycle Store Details (CMIQ-ONE-ZZ-XX-DR-L-0606 P02)

Drainage

- Hub – Drainage Details (CMIQ-BGP-05-XX-DR-C-52-05135 P05)
- Hub – Flow Control Manhole (S7) (CMIQ-BGP-05-XX-DR-C-52-05136 P03)
- Hub – Impermeable Areas Plan (CMIQ-BGP-05-XX-DR-C-52-05101 P08)
- Hub – Drainage Enabling Works (CMIQ-BGP-05-XX-DR-C-52-05137 P03)
- Hub – Typ. Attenuation Tank Details (CMIQ-BGP-05-XX-DR-C-52-05138 P03)
- Hub – FW Pumping Station (CMIQ-BGP-05-XX-DR-C-52-05139 P01)
- Hub – Drainage Plan (CMIQ-BGP-05-XX-DR-C-52-05140 P03)
- Hub – Manhole Schedule (CMIQ-BGP-05-XX-DR-C-52-05131 P08)

Highways and Transportation

- General Arrangement (CMIQ-TTE-HUB-ZZ-DR-H-0100 P03)
- Standard Details Sheet 1 (CMIQ-TTE-HUB-ZZ-DR-H-2600 P03)
- Standard Details Sheet 2 (CMIQ-TTE-HUB-ZZ-DR-H-2601 P03)
- Traffic Signs and Road Markings (CMIQ-TTE-HUB-ZZ-DR-H-1200 P03)

- Kerbs, Footways and Paved Areas (CMIQ-TTE-HUB-ZZ-DR-H-1100 P03)
- Pavements (CMIQ-TTE-HUB-ZZ-DR-H-0700 P03)
- Cross Section Turning Head (CMIQ-TTE-HUB-ZZ-DR-H-0071 P03)
- Cross Section Access Road (CMIQ-TTE-HUB-ZZ-DR-H-0070 P03)
- Car Park Cross Sections (CMIQ-TTE-HUB-ZZ-DR-H-0060 P02)
- Long Sections (CMIQ-TTE-HUB-ZZ-DR-H-0050 P03)
- Drainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0500 P03)
- Site Clearance (CMIQ-TTE-HUB-ZZ-DR-H-0200 P03)
- Swept Path Analysis Fire Truck (CMIQ-TTE-HUB-ZZ-SK-H-0017 P01)
- Swept Path Analysis 3.5t Around Hub Centre (CMIQ-TTE-HUB-ZZ-SK-H-0016 P01)
- Swept Path Analysis Refuse Vehicle (CMIQ-TTE-HUB-ZZ-SK-H-0015 P01)
- Swept Path Analysis 7.5t South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0014 P01)
- Swept Path Analysis South Delivery Doors (CMIQ-TTE-HUB-ZZ-SK-H-0013 P01)
- Swept Path Analysis 3.5t Van 3 Delivery Zones (CMIQ-TTE-HUB-ZZ-SK-H-0011 P01)
- Isopachytes (CMIQ-TTE-HUB-ZZ-DR-H-0600 P02)
- Chainage Plan (CMIQ-TTE-HUB-ZZ-DR-H-0010 P03)
- Contours (CMIQ-TTE-HUB-ZZ-DR-H-0000 P02)

Statement Structure

1.5 This Statement is structured as follows:

- Chapter 2 'Site and Surroundings' – provides an overview of key features of the application site and its location.
- Chapter 3 'Development Proposals' – provides details of the development for which permission is sought.
- Chapter 4 'Planning Policy Context' – provides an overview of local and national planning policy that has informed the proposals.
- Chapter 5 'Planning Assessment' – provides discussion on the key planning matters and how the proposals accord with policy requirements.
- Chapter 6 'Conclusion' – provides a summary of the development proposals and the key material planning considerations.

2. Site and Surrounding Area

Application Site

- 2.1 Cleator Moor is situated in West Cumbria, to the north west of the Lake District National Park and approximately 5km south-east of Whitehaven. The town is served by the B5295 which links to the A595 – one of the key primary routes in Cumbria- connecting Cleator Moor to the towns of Workington, Whitehaven and Maryport and beyond to Carlisle to the north and Barrow to the south.
- 2.2 The application site is located within Leconfield Industrial Estate, which is located centrally within Cleator Moor approximately 600m to the north-west of the town centre. The Estate is accessed via the B5295 'Leconfield Street' which is at its southern boundary.
- 2.3 The application site extends to approximately 1.27Ha and is located in the north east part of the Estate. The site was formerly occupied by two industrial structures which were demolished in c.2015, leaving only the concrete slabs in situ. More recently the site has been part utilised by BOC Gases Ltd. as a compound for the storage and distribution of bottled gas products and part utilised by a scrap merchant.
- 2.4 Site boundaries comprise of:
- To the north, scrub/grass land and boundary vegetation beyond which lies a former railway now public footpath, and agricultural land;
 - To the east, boundary trees and vegetation delineating the C2C cycle route with residential properties and Cleator Moor town centre beyond (c.300metres as the crow flies); and
 - To the south and west by the wider Leconfield Industrial Estate.

Technical Considerations

- 2.5 With regards to technical considerations the application area:
- Does not contain any Listed buildings, scheduled ancient monuments, registered parks and gardens, registered battlefields or conservation areas although it is acknowledged that the Cleator Moor Town Centre Conservation Area lies c350m to the south east;
 - According to the Environment Agency Flood Map, the site is wholly within Flood Zone 1 which indicates a low probability of flooding and is therefore suitable to accommodate the proposed uses from a flood risk perspective;

- There are no statutory or non-statutory ecologically designated sites within the site boundary there are however, two statutory designated sites within 2km:
 - SAC River Ehen, 1.3km distance from site
 - SSSI River Ehen, 1.3km distance from site
- The site is not within an Air Quality Management Area;
- The Site is not in a High Landscape Value Area or within an Area of Outstanding Natural Beauty.

Planning History

- 2.6 Outline planning permission was granted for the development on 22 September 2023. An application to vary the original consent to allow office use in addition to the approved uses was approved on 30 October 2024. A reserved matters application must be submitted within three years of the variation decision notice being issued.
- 2.7 An application for a section of drainage outside of the Hub building red line was submitted on 24 September 2024 and is currently awaiting determination.

3. The Proposed Development

Background to the Proposals

- 3.1 The area has a challenging, and relatively unique, set of economic conditions. Whilst currently prosperous, the area formerly comprising Copeland administrative area is highly dependent on the nuclear sector and in particular employment at Sellafield. The sector is forecast to experience a large contraction in employment and poor GVA growth, worsening in line with progression of the Sellafield nuclear decommissioning mission, and compounded by relatively low skills and a declining working age population.
- 3.2 The Industrial Solutions Hub (ISH) Programme is a response to these challenges led by Cumberland (formerly Copeland) Council with the support of key stakeholders including the Nuclear Decommissioning Authority (NDA), Sellafield Ltd, Cumbria Local Enterprise Partnership (CLEP) and private sector supply chain partners. It seeks to improve the town of Cleator Moor, the former borough of Copeland and the region of West Cumbria through the creation of new employment opportunities, re-orienting the local economy to become more export-oriented and home to future centres of excellence.
- 3.3 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 - The 'Cleator Moor Innovation Quarter' (CMIQ). The appropriate location for the campus for this new nuclear and clean energy cluster has been identified as Leconfield Industrial Estate and adjacent land at Cleator Moor. CMIQ will host a new enterprise campus providing bespoke accommodation that will be a focus for collaboration, innovation and diversification across nuclear and engineering sectors. The CMIQ will facilitate the creation of a networked cluster of public, private and academic organisations, growing, diversifying and exporting products and services from Cumbria into new nuclear and non-nuclear markets. CMIQ will also provide the physical location for companies seeking to relocate or expand in the area.
- 3.4 Investment in CMIQ will remove barriers to local job creation, raise skills levels and aspiration, attract private sector investment through cluster development and connect local residents to opportunities. It will maximise the potential of the ISH, accelerate and enhance change on Leconfield Industrial Estate and expand investment potential.
- 3.5 A central feature of the CMIQ is the creation of an Industrial Solutions Hub building which will provide flexible accommodation that will be a focus for collaboration, innovation and training activities. Whilst

forming a key element of the wider CMIQ proposals, The Hub building is to be delivered through the Town Deal Fund under the Enterprising Town element of the grant.

- 3.6 As such the Hub building is being brought forward under this separate stand-alone application to ensure its determination at the earliest opportunity to enable Town Deal Fund spend deadlines to be achieved and prompt delivery of the Hub building in the initial development phase.
- 3.7 Outline application 4/22/2184/001 was submitted on 14 April 2022 in outline, with only scale and access sought for approval, all other matters reserved for determination later. It was recommended for approval by Members of the planning committee on 18 January 2023, subject to signing of the s106 agreement for:
- Provision of off-road cycle access to the NCN 71 from Leconfield Estate
 - Improved bus shelter on Leconfield Street
- 3.8 Following the above contributions being made, permission was granted on 22 September 2023. The Section 73 application to vary the application was subsequently approved 30 October 2024.

Use and Amount

- 3.9 The Hub will be a mixed-use centralised building to form a focus for the Leconfield Industrial Estate. It will act as an integrated community building and offers the following amenities:
- Workspaces for innovation and incubation
 - Workshop areas
 - Skills and employment development,
 - Prototype suites
 - Communal spaces
- 3.10 There is also the intention to introduce office space to the permitted uses for the building, however at the time of this submission, the application seeking approval for office use is awaiting determination.
- 3.11 The site will use landscaping to create pedestrian routes through existing habitats, allowing for a significant proportion of the site to remain as existing landscape or soft landscaping.

Scale

- 3.12 The outline application stipulates: 'The building will not exceed 12 m in height, allowing for a two-story building plus roof plant accommodation'. The height of the building is as follows:
- FFL - Roof Level (Highest point): 8,700mm

- FFL - Top of Plant Enclosure: 11,6174mm

- 3.13 The building has 3 wings with maximum lengths of 29,170mm. The overall all building height was established at the outline application stage. The building height was agreed to ensure that building considers adjacent building fabric as well as possible impact on the surrounding areas.
- 3.14 The floor-to-floor height of 4m was decided upon due to the nature of the workshop spaces and the need to accommodate tall head height for potential equipment, this also allowed for overhead sectional doors for vehicle access. The building height fits in with its surroundings and the first-floor level does not exceed the heights of the surrounding tree line.

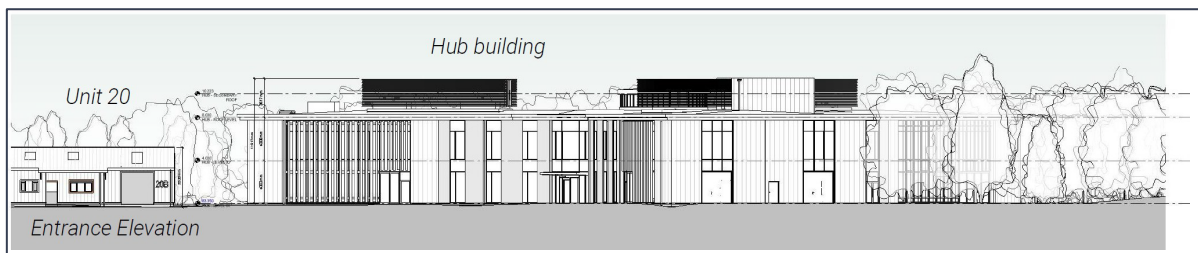


Figure 1: Scale of proposed Hub building in context of surrounding built form

- 3.15 The main entrance comprises of double height glazed curtain walling from ground level up to underside of roof. The entrance itself is signified by an integrated curved glazed lobby and protruding canopy to present a clear and welcoming public entry point to the new building.

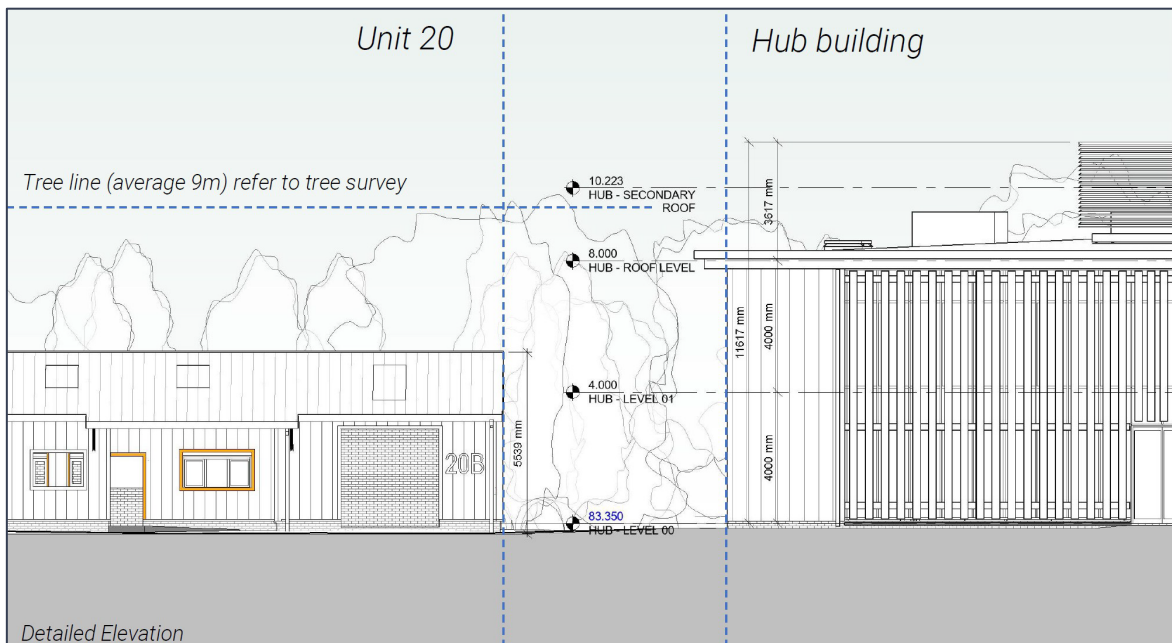


Figure 2: Scale of proposed Hub building and detailed elevations in context of surrounding built form

Access and Parking

- 3.16 The site is central to Cleator Moor and can be used to strengthen connections through the town. The Hub will bring together existing and future developments in Cleator Moor as a key central space. As part of the s106 agreement a new bus shelter will be created to help increase local transportation connection to the area.
- 3.17 The Hub will use existing roads within Leconfield Industrial estate for its primary access, with a new car park created to serve the building. Existing links will be maintained within the site to connect to the town centre and residential areas, allowing community connections to the existing Coast to Coast route and the rest of Cleator Moor. All entrances and access points will be level access.

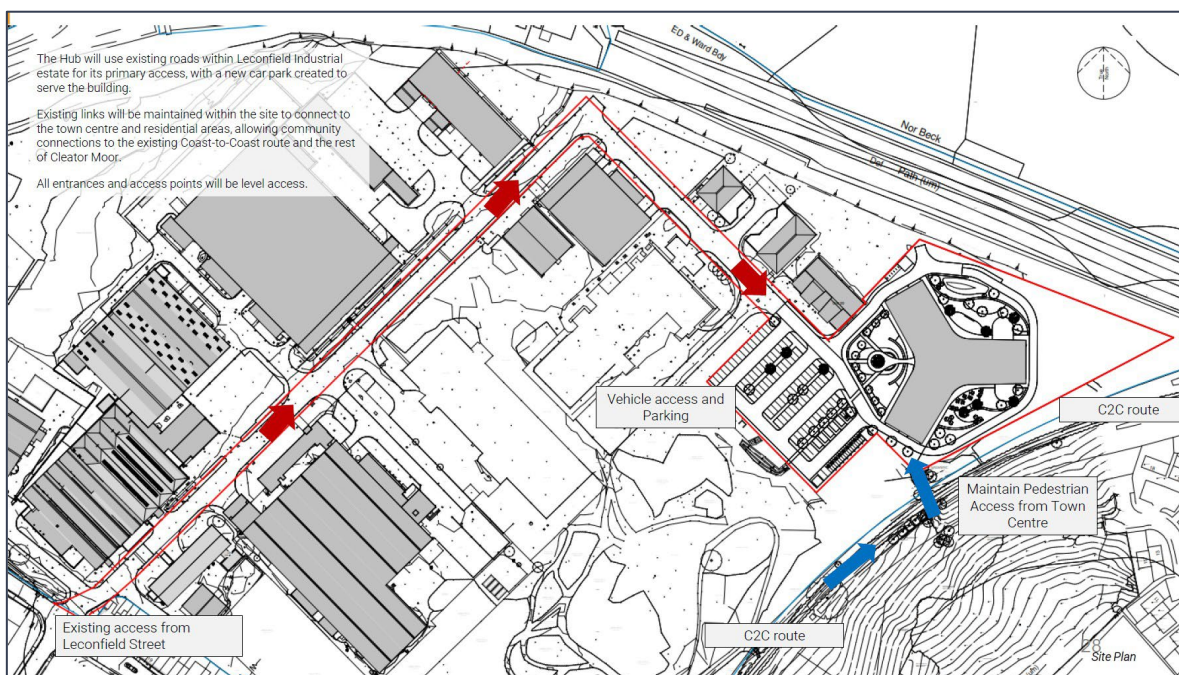


Figure 3: Site access points

- 3.18 The main entrance to the building is from the car park and is orientated toward the rest of the Leconfield Industrial Estate. There are two secondary access points from the North and East, the East access is from the C2C route and is proposed by use by the local community. This entrance is the closest to the café. The third entrance from the North is proposed to allow access from occupants of future units on the expansion land. All entrances take pedestrians into the central circulation space.

Design, Appearance and Layout

- 3.19 The CMIQ Hub building will be the main central building of the campus and as one of the first new builds on the site will be an important catalyst for change in the area. As the Hub will be the focal point for the campus it needs to be iconic in its appearance and be distinct to create a landmark building. The material palette has been carefully selected and the use of building materials reflects

the local character and vernacular of the surrounding buildings as well as how it sits within its rural backdrop with the woodlands to the rear.

- 3.20 A strong distinct palette has been chosen, with the use of high-quality materials. As suggested in the design code timber has been selected as an elevational treatment to the entrance areas of the building and will help settle the building within its context.
- 3.21 The concept of 'renewal' has been the driver behind the elevational treatment of the facade. The peeling away of the old, 'black cladding and the revealing of new natural timber in the entrance areas. This concept is to mirror the evolution of the Leconfield industrial estate with its renewal into the new Cleator Moor Innovation Quarter.
- 3.22 With the black metal cladding to the ends of each wing, Vertical timber cladding is used to entrance areas with the dark cladding appearing to be stripped off the wing ends revealing a new natural material underneath. The timber helps connect the building to its surrounding whilst the black cladding gives a nod back to the industrial history of the site. This type of vernacular and material combination is not uncommon in rural settings for use in farm buildings throughout Cumbria.
- 3.23 Curtain walling and overhead sectional doors break up the façade to allow multiple access points to the building. Colour-matching external rainwater goods help them to blend in, with lighter-coloured vertical solar shading fins to help emphasise the verticality and rhythm of the façade. Spandrel panels in the entrance areas will be coloured to aid with wayfinding and are in line with the design code.



Figure 4: 3D image of the proposed Hub building

Ground Floor

- 3.24 The proposed layout focuses on a central reception area with separate access points that lead visitors to different areas of the campus. This space also incorporates a communal tea prep and vending area with informal seating.
- 3.25 The Hub has three independent wings allowing for separation between different functions or tenants. This will also allow different wings to adapt in the future as needs develop and grow. The wings are split into two flexible innovation workshop spaces with heavy duty provision and double height spaces, and a general purpose innovation wing, which is single height space with lighter duty finishes suitable for R&D and office type functions. As this is a shorter wing there is also the potential to extend this in future should increased capacity be needed.
- 3.26 While each wing provides different functions targeted at differing business types, by combining them into a central building they can complement each other and allow for collaboration within the central space.

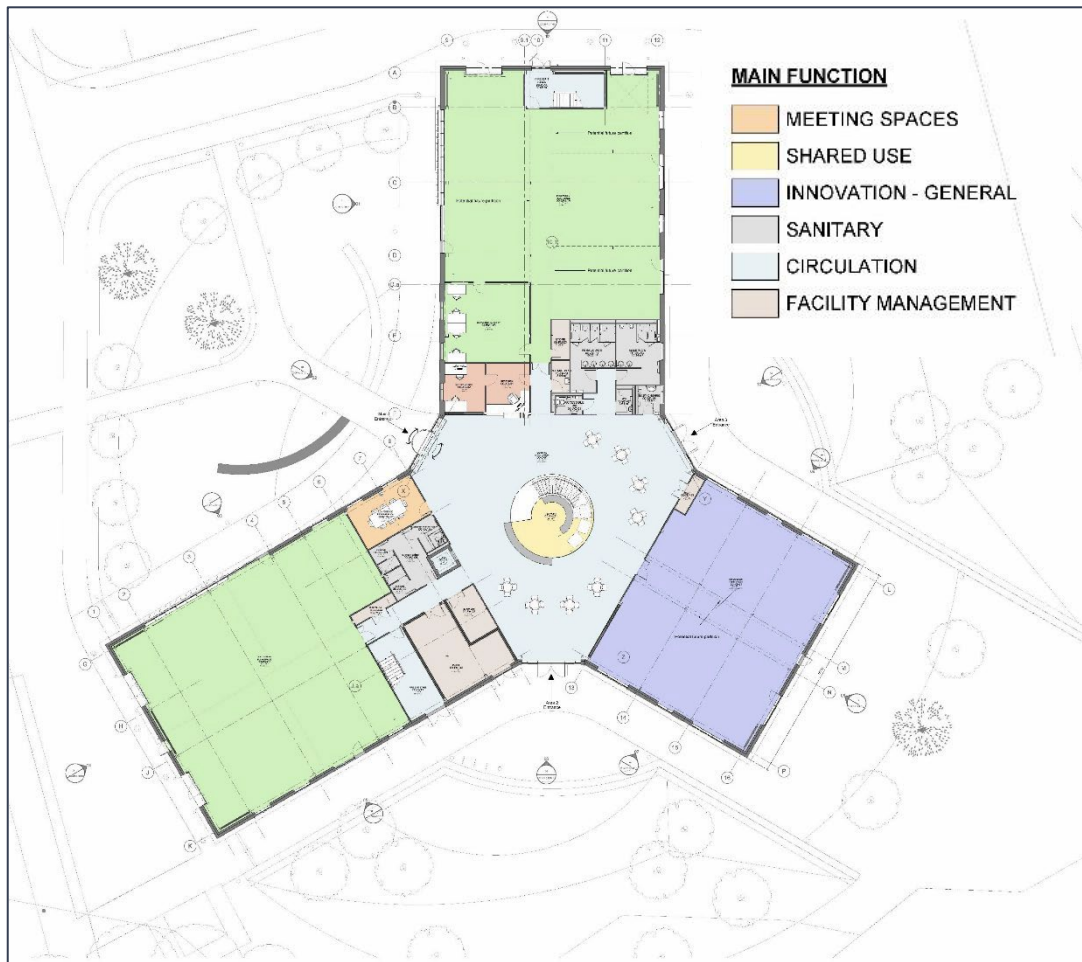


Figure 5: Proposed ground floor layout

First Floor

- 3.27 The first-floor layout continues the central circulation area shared by all and provides workstations and meeting/collaboration areas. This floor also provides general purpose innovation spaces, dedicated to R&D and office functions, alongside bookable meeting rooms. By including innovation space in small individual spaces, as well as full / half wing floor plates, this allows future tenants to determine what is best for their individual needs.

Proposed Floor Arrangement

- 3.28 The organisation of the building provides the following:
- Open central space which provides the following:
 - Ground floor tea prep with informal seating / meeting areas
 - First Floor Break out spaces & meeting rooms
 - WCs & shower facilities
 - Ground Floor
 - Reception
 - Technician Base
 - Meeting Room
 - 2 wings of workshops, with flexibility for unit sizes and future adaption

- 1 wing of general innovation space, with flexibility for unit sizes and future adaption
- First Floor
 - Small Offices and R&D spaces
 - 2 larger floor plates of general innovation space, with flexibility for unit sizes and future adaption

3.29 The wings have been designed to accommodate the future flexibility of the workshop and general innovation spaces. These may become several smaller spaces or a mix of single and double height as the design develops in the future; therefore, all the core services are centred around the circulation space and allow for the wings to be reconfigured without interfering with other spaces.

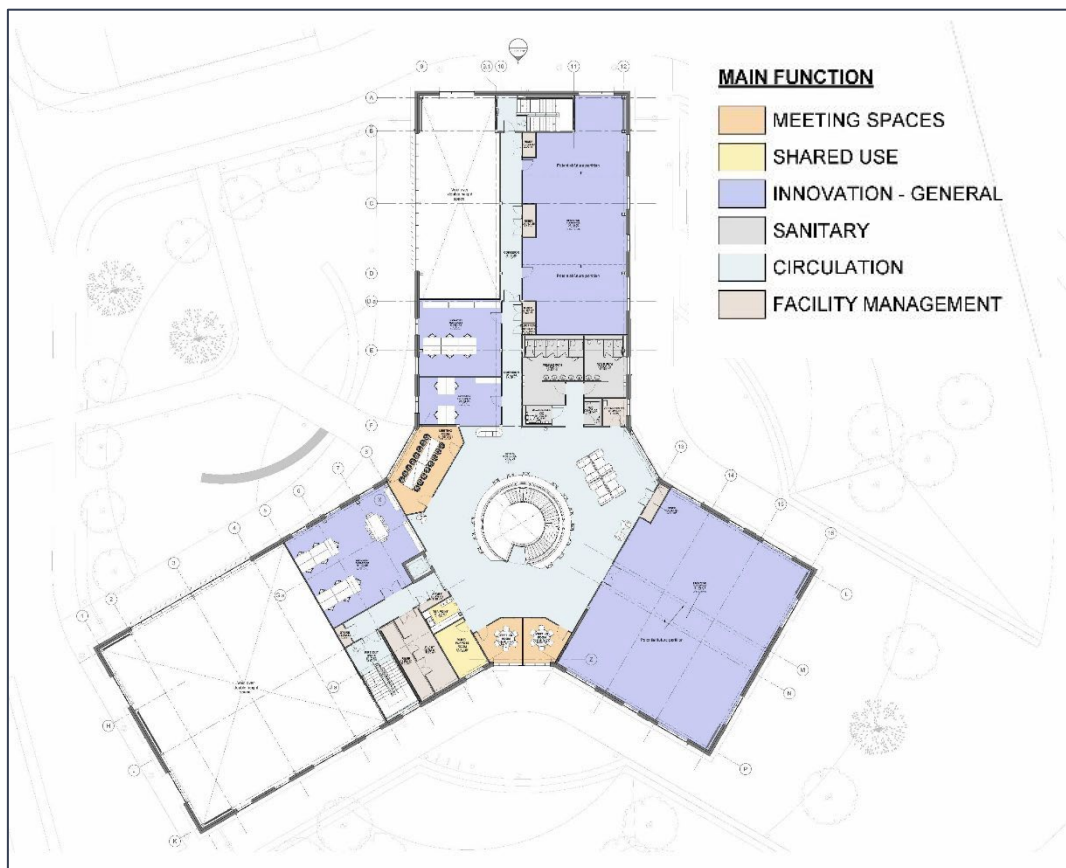


Figure 6: Proposed first floor layout

Landscape

3.30 The landscape development for each plot should reflect the objectives of the landscape led masterplan principles to create a seamless landscape across plots and infrastructure.

Soft Landscape

3.31 Species choice should reflect the aim to enhance the biodiversity value of the site, be generally native and reflect the locally prevalent habitats. Avoid using large areas or avenues of single species plants to create robust landscape in respect of pest and diseases. The size of plants will depend on purpose, with more mature species used to highlight entrances and routes through the plots. Urban tree soil

or soil crates should be used to provide sufficient root zone for trees where space is limited such as strips in car parks. Specific themes and planting mixes will be developed to create identities for character areas within the plots, such as at entrances, road and footpath links, parking zones and the central hub.

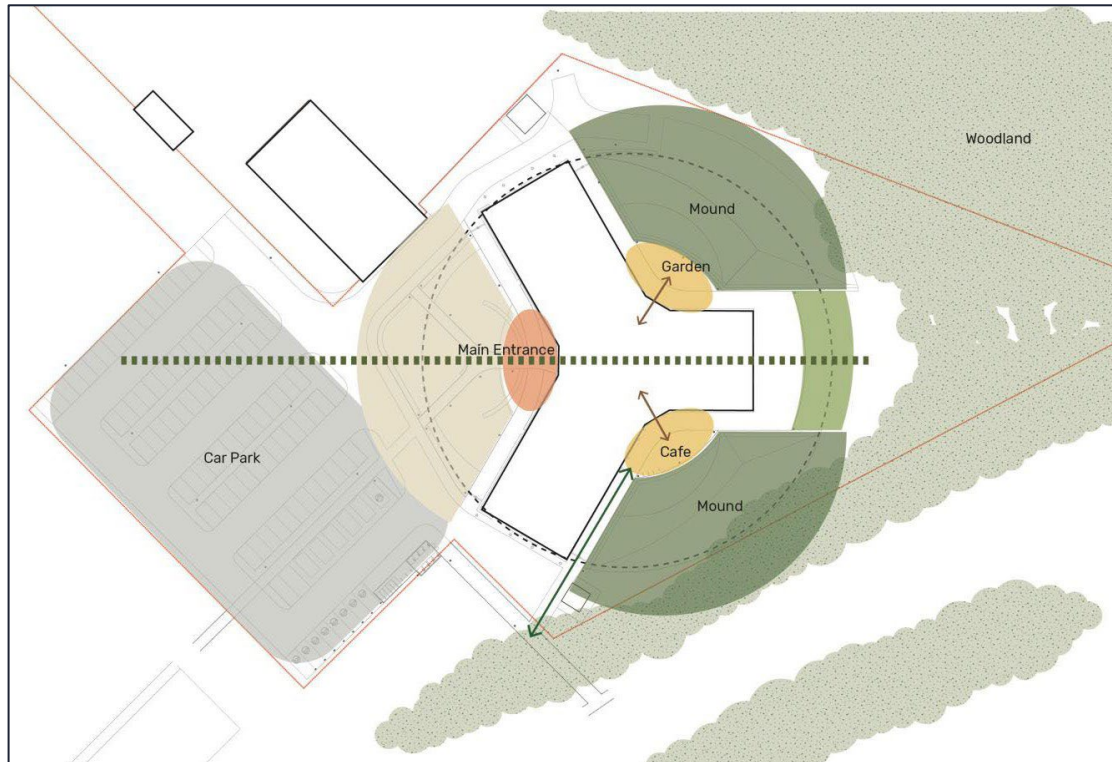


Figure 7: Landscape Concept

Hard Landscape

- 3.32 New, accessible connecting routes including shared footpath / cycleways will be identified through alternative materials (concrete block / coloured concrete) and the new car parks should be developed with block paving. Street furniture should be of a consistent type, materiality and design that helps to reinforce the character of the sites.
- 3.33 The iSH Hub building plays a central role in the development of the wider estate masterplan, creating spaces for workers, visitors and the local community. There are three key areas that provide different functions with different characters:

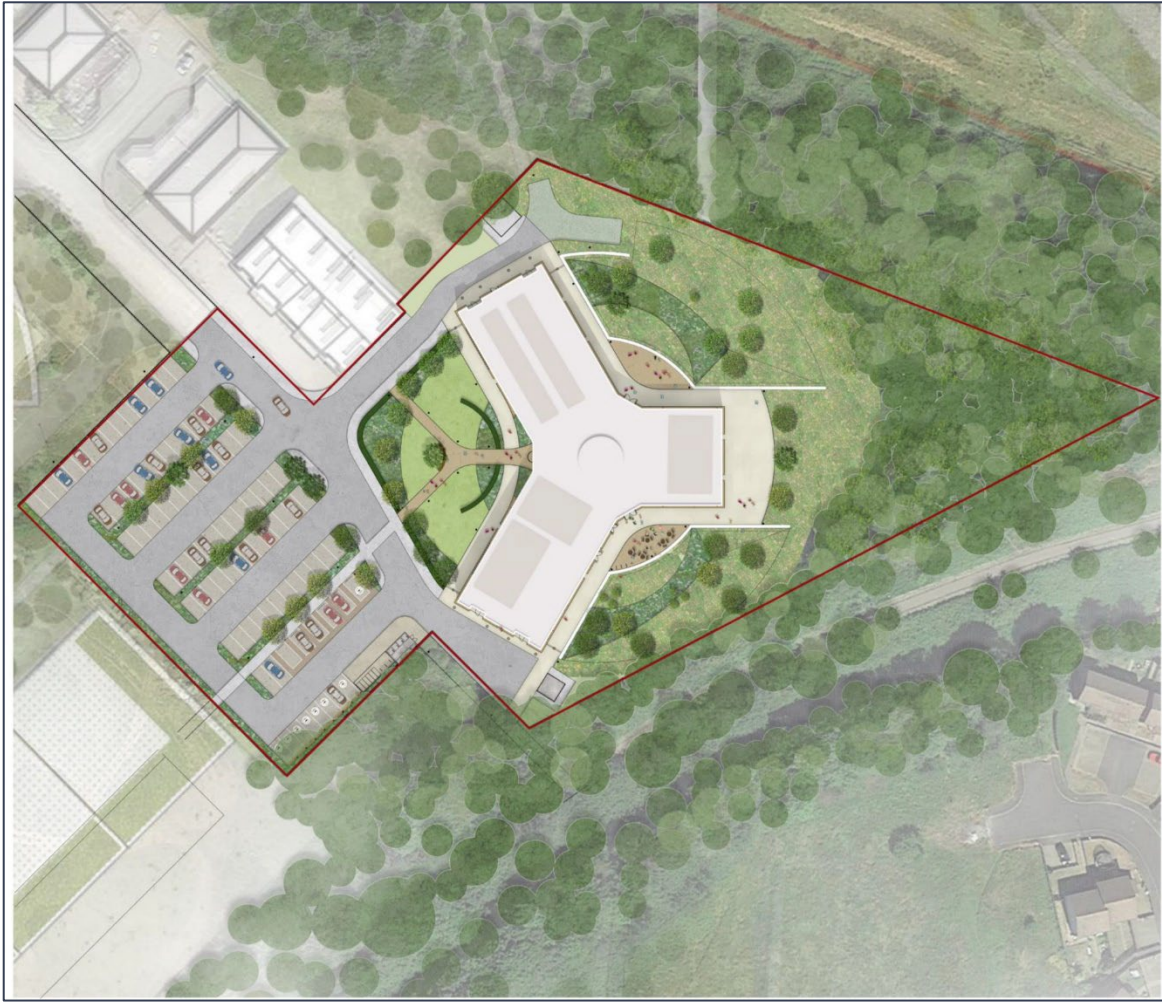


Figure 8: Landscape Masterplan

The Entrance (Area 1)

- 3.34 The most formal, geometric design that leads people into the main entrance with links to the adjacent car park and beyond to further plots. Distinctive, fastigate tree planting will frame the building and extend out to provide natural wayfinding. In line with the concept for the wider estate, the lawns will not be mown, amenity grass but species rich grassland to both create a softer arrival space and improve the biodiversity of the proposals.

The Garden 01 (Area 2)

- 3.35 Primarily a spill out space for the internal central flexible and social space, with a space that links to the adjacent C2C Cyle Path with cycle stands, cycle maintenance point and sculptural mounding and biodiverse planting to create a sense of enclosure.

The Garden 02 (Area 3)

- 3.36 Primarily a spill out space for the central building space with opportunities to be used for outdoor exhibitions. Sculptural mounding with biodiverse planting is proposed to create a sense of enclosure.

Soft Landscaping – Planting Strategy

- 3.37 The planting strategy is key to realising the vision of the iSH Hub set within extensive green infrastructure and has been designed with a high percentage of native species, and a focus on biodiversity. The design has minimised impact on existing trees and woodland, with a significant number of proposed trees to mitigate the loss of existing trees.
- 3.38 Native species from the following proposed list, semi-mature (30-35cm girth) specimens. Root balled or container grown subject to time of planting. Irrigation pipe and deadman anchor system for below ground staking.
- Silver Birch (*Betula Pendula*) Multi-stem
 - English Oak (*Quercus robur*)
 - Sweet cherry (*Prunus avium*)
 - Alder (*Alnus glutinosa*)
 - *Carpinus betulus* Fastigiata (Hornbeam)
 - Hedge – Portuguese Laurel, Double staggered row @700mm centers (900-1200mm).
 - Ornamental Planting – A mix of Shrub and herbaceous species to the entrance zone
 - Pollinators Planting – A mix of shrub and herbaceous planting recommended for attraction to pollinating fauna.
 - Meadow mix seeding – Special General Purpose Meadow Mixture
 - Flowering Lawn Mix

Hard Landscaping and Street Furniture

- 3.39 The proposed paving will be a coordinated mixture of paving blocks and resin bound gravel to highlight the building entrances and feature spaces. Asphalt will be used for the car park movement zones and roads. Please see Design and Access Statement and landscape drawings for full details. Permeable block paving will be used for car parking areas in Bracken and Natural to demarcate the accessible bays and resin bound gravel for the spill out spaces and main pedestrian routes to the entrance.
- 3.40 Street furniture will use materials chosen for both visual appearance and robustness and seating areas will create opportunities around the edges of the building for use throughout the day.

4. Planning Policy Context

Legislative Context

- 4.1 The Town and Country Planning Act (1990), Planning and Compulsory Purchase Act (2004) is relevant to the consideration of this application.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

National Planning Policy

National Planning Policy Framework (2023)

- 4.3 The National Planning Policy Framework (NPPF) (December 2023) sets out the Government's planning policies for England and how these should be applied and is a material consideration in the determination of the accompanying planning application. The most pertinent policies relating to the principle of development at the site are set out below.

The Presumption in Favour of Sustainable Development

- 4.4 The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three objectives which are interdependent and need to be pursued in mutually supportive ways:
- Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity;
 - Social objective – to support strong, vibrant and healthy communities, by providing a range of homes and by fostering well-designed, beautiful and safe places, with accessible services and open spaces; and
 - Environmental objective – to protect and enhance the natural, built and historic environment, improving biodiversity, minimising waste and adapting to climate change.
- 4.5 Paragraph 9 confirms that these objectives should be delivered through the implementation of Plans and the application of policies in the NPPF; however, they are not criteria against which every decision can or should be judged.

- 4.6 Paragraph 10 states that “at the heart of the Framework is a presumption in favour of sustainable development”. For decision-taking this means:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Building a Strong Competitive Economy

- 4.7 Paragraph 85 states that planning policies and decisions should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

- 4.8 Planning policies should:

“a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;

b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and

d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.” (Paragraph 86)

- 4.9 Paragraph 87 requires planning policies and decisions to recognise and address the specific locational requirements of different sectors. Including making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

Promoting Sustainable Transport

- 4.10 Paragraph 114 states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

“a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users;

c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and

d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”

- 4.11 The NPPF requires all developments which generate significant amounts of movement to provide a Travel Plan, and Transport Statement or Transport Assessment so that the likely impacts of the proposal can be assessed (paragraph 117).

Making Effective use of Land

- 4.12 Paragraph 123 sets out that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.”

- 4.13 Paragraph 124 highlights that planning policies and decisions should “[...] give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land...”

Achieving Well Designed Places

4.14 Paragraph 131 states that the creation of high quality, beautiful and sustainable 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.

4.15 Paragraph 135 requires planning policies and decisions to ensure that developments:

"a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) 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);

d) 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;

e) 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; and

f) 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."

4.16 Paragraph 136 highlights the importance of trees to the character and quality of urban environments, and how they can also help mitigate and adapt to climate change. It sets out that planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Planning and Flood Risk

4.17 Paragraph 165 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Conserving and Enhancing the Natural Environment

- 4.18 NPPF Paragraph 180 notes that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity value whilst minimising impacts on and providing net gains for biodiversity. The intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland should also be recognised.

Ground Conditions and Pollution

- 4.19 Paragraph 189 of the NPPF states that planning decisions should ensure that the site is suitable for its proposed use taking account of ground conditions and risks arising from land instability and contamination and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

- 4.20 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

“a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.” (Paragraph 191)

- 4.21 Development will need to adhere to relevant limit values of national objectives for pollutants taking into account Air Quality Management Areas and Clean Air Zones (Paragraph 192).

National Planning Practice Guidance

- 4.22 The NPPG complements the NPPF in terms of how the NPPF should be implemented in practice. The NPPG can be a material consideration in the decision-making process. The following categories of the NPPG are considered relevant in the consideration of this proposal:

- Design: Process & Tools
- Determining a Planning Application

- Effective Use of Land
- Flood Risk and Coastal Change
- Land Affected by Contamination
- Natural Environment
- Travel Plans, Transport Assessments & Statements

Local Plan - Adopted

4.23 The statutory development plan for the application comprises the policies of the Copeland Local Plan 2013-28 Core Strategy and Development Management Policies (adopted 2015) ('the Core Strategy') and remaining policies 'saved' from the preceding Copeland Local Plan 2001-2016 (adopted 2006) ('the 2006 Plan').

4.24 The following policies of the Core Strategy have been identified as relevant:

- *Policy ST1: Strategic Development Principles* sets out the fundamental principles that will guide development management in the Borough. Principles include (inter alia):
 - focus development on sites at least risk from flooding,
 - reuse existing buildings and previously developed land wherever possible,
 - support the reclamation and redevelopment or restoration of the Borough's vacant or derelict sites, whilst taking account of landscape, biodiversity and historic environment objectives,
 - prioritise development in the main towns where there is previously developed land and infrastructure capacity.
 - accommodate traffic and access arrangements in ways that make it safe and convenient for pedestrians and cyclists to move around; and
 - ensure new development addresses land contamination with appropriate remediation measures.
- *Policy ST2: Spatial Development Strategy* seeks to direct development to the most sustainable locations – the main settlements. Employment development should respect this hierarchy. The Policy identifies Cleator Moor within the second-tier settlements as a Key Service Centre.
- *Policy ER5: Improving the Quality of Employment Space* sets out the Council's ambition to improve the quality of Copeland's employment land portfolio, investment in public realm at specific employment sites, and working with owners to achieve improvements more generally throughout industrial areas.
- *Policy ER6: Location of Employment* identifies that employment development will be supported in Whitehaven and Key Service Centres (i.e., Cleator Moor).
- *Policy ER11: Developing Enterprise and Skills* sets out the Council's aim to work with partners to promote and develop the skills and employment opportunities of local

people by enhancing inward investment and promoting the diversification of the Borough's economy, working with partners to support new and expanding employment sectors, particularly energy-related and innovative energy technologies, such as tidal, off shore wind and micro-generation. Supporting the development of education and training facilities, to encourage people to develop the qualifications and skills that will be attractive to new business and vital for new enterprise. Supporting the development of commercial units which meet the needs of businesses, encourage start-ups and promote further expansion in order to retain enterprise, jobs and skills within the Borough. Encouraging the further development of Research and Development and education and training facilities at the Westlakes Science and Technology Park, along with Further and Higher Education Partners.

- *Policy DM10: Achieving Quality of Place* sets out the Council's expectation for a high standard of design and the fostering of 'quality places', through a number of measures, including responding positively to the character of a site and wider setting; incorporating existing features of interest including landscape, topography, local vernacular styles and building materials; and creating and maintaining reasonable standards of general amenity.
- *Policy DM11: Sustainable Development Standards* sets out the Council's ambition that development proposals reach high standards of sustainability, through requirements such as: high energy efficiency standards in relation to the Code for Sustainable Homes and BREEAM; buildings to maximise solar gain; construction materials to be sourced, where possible, from local and sustainable sources of production; and surface water is managed appropriately and inclusion of SuDS where possible.
- *Policy DM22: Accessible Developments* requires development proposals to be accessible to all users prioritising pedestrian and cycle needs, encouraging public transport and manages traffic access and speeds without resorting to engineering measures and incorporates appropriate parking standards.
- *Policy DM24: Development Proposals and Flood Risk* requires a Flood Risk Assessment (FRA) to be submitted as part of the planning application where a proposed development is likely to be at risk from flooding or increases risk of flooding elsewhere.
- *Policy DM26: Landscaping* sets out that all development proposals will be assessed in terms of their potential impact on the landscape.
- *Policy DM28: Protection of Trees* requires an arboricultural assessment as to whether any trees are worthy of retention and protection and stipulates that any trees removed are replaced at a minimum ratio of 2:1.

4.25 The following 'saved' policies of the Copeland Local Plan 2001-2016 have been identified as relevant:

- *EMP1: Employment Land Allocations* designates Leconfield Industrial Estate as an employment site where development for employment and industry uses (Class B1 Office and Business, B2 General Industrial and B8 Storage and Distribution Uses) will be permitted provided that other Plan policies are met.

Local Plan – Emerging

- 4.26 Cumberland Council are continuing the process of producing a new Local Plan commenced by Copeland Council for the former Copeland area - which once adopted will replace the Core Strategy and saved policies. The emerging plan was submitted to the Secretary of State for Examination mid-2022 and hearings sessions held Q1 2023. In accordance with the requirements of NPPF Paragraph 48, given the advanced stage of its preparation, the draft policies of the emerging Copeland Local Plan 2021-2038 can be attributed significant weight in the determination of planning applications.
- 4.27 The following key Publication Draft policies have been highlighted as being of relevance to the proposals:
- *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. This could include 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)).
 - *Policy DS6PU: Design and Development Standards* sets out the Council's expectation for new development to meet high-quality standards of design, including measures such as: creation and enhancement of locally distinctive places sympathetic to surrounding context; use good quality building materials that reflects local character and vernacular, sourced locally where possible; support good health and well-being by incorporating high quality, inclusive and useful open spaces and providing high levels of residential amenity; create layouts that encourage walking and cycling; provision of safe and accessible pedestrian routes; create opportunities that encourage social interaction; be of flexible and adaptable design; maximise solar gain; and address land contamination and land stability.
 - *Policy DS7PU: Hard and Soft Landscaping* sets out the requirement for appropriate high-quality landscaping scheme with proposals for development, including a management plan, details of the position, species and number of new trees and any hard landscaping proposed including materials, levels etc.
 - *Policy DS9PU: Sustainable Drainage* seeks that new development incorporates sustainable drainage systems where appropriate.
 - *Strategic Policy N3PU: Biodiversity Net Gain* sets out the Council's requirement for all development to provide a minimum of 10% biodiversity net gain over and above existing site levels.

5. Planning Appraisal

5.1 From the planning policy review the following policy considerations have been established as pertinent to the determination of the planning application proposals:

- Flood Risk and Drainage
- Ecology
- Biodiversity Net Gain
- Trees
- Ground Conditions
- Design and Impact on the Character of the Area
- Residential Amenity

Principle of Development

5.2 The starting point for assessment of planning applications as set out by S38 (6) of the Planning and Compulsory Purchase Act 2004 is the adopted Development Plan unless material considerations indicate otherwise.

5.3 The principle of the development has been established by granting outline permission with through application reference 4/24/2300/0B1. This permission establishes the approved uses, maximum height parameters, access and car parking.

5.4 The remainder of this Statement will discuss how the proposals are acceptable with regards to other technical material considerations.

Flood Risk and Drainage

5.5 Outline permission 4/24/2300/0B1 was accompanied by a Flood Risk Assessment (FRA) and Drainage strategy prepared by BGP, listed as an approved document.

5.6 This application is accompanied by updated drainage information, comprising of detailed drainage drawings and information, in accordance with the approved Drainage Philosophy, Flood Risk Assessment, SuDs Management Plan,.

5.7 The site is wholly in Flood Zone 1. Flood Zone 1 is land that is assessed as having less than a 1 in 1000 (0.1%) chance of flooding each year. Consequently, risk of flooding from fluvial sources is categorised as low.

- 5.8 Similarly, the Surface Water Flooding map for Planning shows that the site is at Very low (<0.1%) risk to surface water flooding. As such the risk of flooding from overland sources is categorised as low.
- 5.9 With regards to the proposed drainage strategy, due to existing ground conditions which comprises of made ground underlain by slag and fused slag, infiltration would not be a feasible option. As such, in accordance with the drainage hierarchy it is proposed that surface water from the development will discharge into the adjacent Nor Beck.
- 5.10 Subject to agreement it is proposed that discharge into Norr Beck is to be restricted to a brownfield rate of 42.4l/s. Due to the lack of available open space within the site it is proposed that attenuation is accommodated via a sub-surface attenuation tank with volume to retain the 1 in 100 years + 40% climate change.
- 5.11 Foul drainage will remain private within the site. The foul sewers are to drain via gravity to the foul pumping station adjacent the car park before ultimately discharging into existing combined sewer.
- 5.12 As the site is at low risk of flooding and the proposed drainage strategy will not increase risk of flooding on or off-site the proposals are in full accordance with NPPF Paragraph 159 and Local planning policies ST1 and DM24 in respect of minimising flood risk.

Ecology

- 5.13 Outline application 4/24/2300/0B1 was accompanied by an Ecology Appraisal (EA) prepared by Tetra Tech (March 2022), listed as an approved document.
- 5.14 With regards to designated sites the EA identifies that the River Ehen SAC is located 1.2 km south, as the crow flies. The site is directly adjacent to Nor Beck which runs from the northeast of the site and flows via the River Keekle into the River Ehen SAC. Potential adverse effects may therefore result from pollution from surface water run-off, construction de-watering discharges, increases in sewage effluent, accidental spillages, alterations in hydrological characteristics etc. Suitable environmental protection measures will therefore be incorporated during construction and site preparation activities to ensure no pollution enters the Nor Beck. With mitigation, an LSE both alone and in combination, can be ruled out for all pathways of effect.
- 5.15 There are seven county wildlife sites (CWS) within 2km radius of the site. The closest CWS site is the River Keekle at 0.6 km to the west. However, given the distance from the site to the CWS, no adverse effects are considered likely and no further assessment required.

- 5.16 With regards to habitats present, the proposals require neutral and marshy grassland, and the edge of the broadleaved woodland to be removed. The habitats are considered low value, widespread habitat as well as being a part of a larger mosaic of habitats within the larger CMIQ site, therefore the loss of this habitat is likely not significant in the perspective of a wider landscape. However, these habitats have been found suitable in providing foraging and shelter opportunities for a range of species including nesting birds, bats, and invertebrates. Consequently, the site comprises a small section of the greater CMIQ site which aims to provide mitigation for these species.
- 5.17 In respect of protected and notable species present, no signs of Great Crested Newt (GCN) were found during the surveys with GCN confirmed as likely absent from the ephemeral water features. Three other amphibian species: a medium population of palmate newt, a small population of smooth newt, a small population of common frog and common toad were observed. Reasonable Avoidance Measures (RAMS) will be implemented to protect notable species onsite. The Tetra Tech reptile survey conducted in 2021 indicates that breeding populations of common lizard are present within the entire CMIQ site and likely use the site for foraging and commuting.
- 5.18 Reptiles observed during surveys were confined to areas of hardstanding with surrounding areas of scrub and grassland margins. Given the scope of the proposed development the habitat loss is likely going to impact reptiles within the wider CMIQ site. However, given the wider landscape of suitable habitat, and the small amount of grassland being removed, the impact on reptiles can be mitigated through the implementation of a RAMS to include restrictions on timing of site clearance to avoid the sensitive hibernation period.
- 5.19 With regards to bats the proposals will retain the majority of woodland and habitats corridors. Therefore, foraging and commuting bats are unlikely to be significantly affected by the proposal. However, commuting and foraging bats are highly sensitive to light spill and light pollution. Therefore, adjacent woodlands, as well as tree lines and adjacent residential gardens will be protected from light disturbance through implementation of a wildlife sensitive lighting scheme for both the construction and operational phases of the development.
- 5.20 No badger setts or other signs of badger were recorded within the site (or within a 50m radius of the site). Therefore, it is considered unlikely that badger setts occur within the site boundaries.
- 5.21 Breeding birds recorded on site included predominantly common passerine species breeding within the woodland edge on site. The proposed plan indicates that the majority of this habitat will be retained. Therefore, it is considered that the proposed development is unlikely to significantly affect local populations of breeding birds through habitat loss and availability of potential breeding territories.

- 5.22 With regards to invertebrates the site is likely to support a range of commonly occurring invertebrate species as well as some Local Biodiversity Action Plan and Sustainable Process Index species that were recorded within 2km. The site recorded the presence of the cinnabar moth *Tyria jacobaeae* which is protected under the Section 41 of the NERC Act. The location of host plant species including birds-foot trefoil which is known to be dingy skipper's food plant were recorded along the site boundary. As such two further invertebrate surveys are necessary to meet the current guidance for a minimum of four invertebrate surveys with the additional surveys should be conducted in May and June to coincide with the flight period for dingy skipper.
- 5.23 As such the proposals are in accordance with NPPF Paragraph 174 and Core Strategy Policy ST1 with regards to ecology.

Biodiversity Net Gain

- 5.24 Policy N3PU Biodiversity Net Gain requires all development to provide a minimum of 10% biodiversity net gain. The proposals have been assessed at various stages of development. The most recent BNG assessment concluded the scheme would result in a 25.78% gain, which is significantly higher than the required 10% which would therefore be in accordance with emerging Policy N3PU.
- 5.25 The requirement for mandatory biodiversity net gain through the introduction of the Environment Act does not apply to reserved matters applications relating to outline approvals preceding the Environment Act. Condition 10 of the outline planning permission requires the scheme to provide for a minimum of 10% Biodiversity Net Gain, including the submission of details of how this is to be achieved to be approved in writing by the Local Planning Authority before any development commences. This condition will be discharged before any work commences on site outlining how the site will provide a minimum of 10% biodiversity net gain.

Trees

- 5.26 Outline application 4/24/2300/0B1 was accompanied by an Arboricultural Impact Plan and Report prepared by Barnes Associates. This is listed as an approved document which the development will be in accordance with. The trees proposed to be retained will require protection from alterations in ground levels and compaction of soils during the build phase and subsequent landscaping.
- 5.27 The proposal may affect retained trees, both on and off-site if appropriate protective measures are not taken and put in place. This presents a possible risk to retained trees. However, if adequate precautions to protect the retained trees are implemented, there should be no significant impacts on the contribution of retained trees to the local amenity or character of the wider setting.

- 5.28 As such the proposals are in accordance with NPPF paragraphs 131 and 174 and Core Strategy Policy DM28.

Ground Conditions

- 5.29 Outline application 4/24/2300/0B1 was accompanied by a Phase 2 Site Investigation, prepared by Solmek. The Solmek investigations comprised of seven rotary boreholes and 13 ground samples. Made In the area of the proposed building, variable made ground depths were encountered, ranging from 2.80mbgl to 7.10mbgl and no voids/workings were recorded with no evidence of the shafts based on historical geophysics and slit trenching. It is therefore considered to adopt piled foundations.
- 5.30 Analysis of the soil samples is to follow although it is noted that the WYG Phase 2 Site Investigations presented the following risk register to sensitive receptors:
- Human Health – Low (Soils) to High (Ground Gas)
 - Controlled Water – Low to Moderate
 - Current Site Users (on-site workers/visitors) – Low (Soils) to High (Ground Gas)
 - Vegetation – Low
 - Construction Materials – Moderate.
- 5.31 With regards to ground gas further gas monitoring is underway via measuring emissions from two standpipes that were installed during the sitework. The gas monitoring will consist of four visits over a period of one month. The gas monitoring results will be presented as an addendum and will include mitigation where required. Ground conditions, contaminated land and remediation information is required by condition as part of the outline planning permission and will be submitted as part of the process of discharging conditions.
- 5.32 On the basis of the above, the development proposals accord with NPPF Paragraph 183 and Core Strategy Policy ST1 in relation to ensuring safe ground conditions for development.

Design and Impact on Character of the Area

- 5.33 Core Strategy Policy ST1 and DM10, emerging Policy DS6PU and NPPF Paragraph 130 require that the design of development proposals respond appropriately to the site and surrounding context. The existing site is located within an established Industrial Estate and comprises part of the demise of previously demolished industrial structures and is immediately adjacent buildings currently in industrial use. A tree belt surrounds the site to the north and east, visually containing the site. Overall, there is little architectural merit in the immediate vicinity of the site.

- 5.34 The Hub will be the main central building of the campus and as one of the first new builds on the site will be an important catalyst for change in the area. As the Hub will be the focal point for the campus it needs to be iconic in its appearance and be distinct to create a landmark building. The material palette has been carefully selected and the use of building materials reflects the local character and vernacular of the surrounding buildings as well as how it sits within its rural backdrop with the woodlands to the rear.
- 5.35 A strong distinct palette has been chosen, with the use of high-quality materials. As suggested in the design code timber has been selected as an elevational treatment to the entrance areas of the building and will help settle the building within its context as well as being a material of low embodied carbon.
- 5.36 The concept of 'renewal' has been the driver behind the elevational treatment of the facade. The peeling away of the old, 'black cladding and the revealing of new natural timber in the entrance areas. This concept is to mirror the evolution of the Leconfield industrial estate with its renewal into the new Cleator Moor Innovation Quarter.
- 5.37 With the black metal cladding to the ends of each wing, Vertical timber cladding is used to entrance areas with the dark cladding appearing to be stripped off the wing ends revealing a new natural material underneath. The timber helps connect the building to its surrounding whilst the black cladding gives a nod back to the industrial history of the site. This type of vernacular and material combination is not uncommon in rural settings for use in farm buildings throughout Cumbria.
- 5.38 Curtain walling and overhead sectional doors break up the façade to allow multiple access points to the building. Colour-matching external rainwater goods help them to blend in, with lighter-coloured vertical solar shading fins to help emphasise the verticality and rhythm of the façade. Spandrel panels
- 5.39 Given the above considerations it is considered that the proposals accord with the principles of good design as set out in Core Strategy Policy ST1 and DM10, emerging Policy DS6PU and NPPF Paragraph 130.

Residential Amenity

- 5.40 Given the site's visual containment, the nature of proposed operations and separation from residential properties, it is considered that there will be negligible impact on the levels of amenity currently enjoyed by neighbouring residential properties or environmental health more widely resulting from noise, light, ground contamination, air quality or visual impact. The proposals therefore accord with NPPF Paragraphs 130, 186 and Core Strategy Policy ST1 in protecting residential amenity and environmental health.

6. Conclusion

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission be determined in accordance with the statutory development plan unless material considerations indicate otherwise. This Planning Statement has set out how the proposed development accords with the NPPF and the relevant policies of Copeland Borough Council's adopted Development Plan and saved policies and emerging Local Plan.
- 6.2 This application seeks approval for the reserved matters subject to outline planning approval 4/24/2300/0B1 which grants permission for the development in principle. The detailed proposals comply with the parameters approved through the outline application, as follows:
- Up to 4,000sqm (GEA) floor space
 - 12m build height
 - To accommodate a mix of research and development (Use Class E(g(ii)) and light industrial (Use Class E(g(iii))) use with ancillary food/beverage (Use Class E(b)), education and community facility uses (Class F1(a & e))
- 6.3 The site is an allocated employment site in the key service centre of Cleator Moor as defined in the adopted Development Plan where development for employment uses and supporting non-employment uses are considered acceptable. In this regard the principle of development has been established and is considered acceptable.
- 6.4 Furthermore, in relation to the technical surveys undertaken on the site have demonstrated:
- that the proposals will not severely impact the surrounding highways network and that no junction mitigation is required.
 - no notable or protected species are present on site and with appropriate management in place during construction there will be no significant impact on local wildlife.
 - there will be no significant visual impact given existing tree cover and topography, notably due to intervening buildings the site is obscured from the conservation area.
 - the proposals accord with national and local planning policy objectives that prioritise the reuse of vacant brownfield land and will assist in the economic regeneration of Cleator Moor and Copeland Borough more widely by facilitating the prompt delivery of the CMIQ proposals.
- 6.5 Overall, the proposals will not result in harm that would outweigh the benefits of granting permission.

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