

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2332/0F1	
2.	Proposed Development:	PERMANENT USE OF SITE FOR STORAGE, CONTRACTOR OFFICES AND CONSTRUCTION TRAINING ACADEMY FOLLOWING TEMPORARY PLANNING PERMISSION REFERENCE 4/23/2251/0F1; AND RETENTION OF CAR PARKING, SECURITY FENCING, AMENDED SITE LAYOUT, ADDITIONAL STORES, WORKSTATIONS & WELFARE UNIT, & ASSOCIATED SERVICES	
3.	Location:	PLOT 5B, WESTLAKES SCIENCE PARK, INGWELL DRIVE, MOOR ROW	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to Plot 5b on Westlakes Science and Technology Park, located to the north west of Moor Row.		
	The site is located to the southern edge of the Science Park and benefits from a single access point via the access road from Ingwell Drive.		

The site is screened to the south and east by existing established vegetation.

The Science Park has grown over a number of years and accommodates a number of large scale buildings which are used for employment purposes.

Relevant Planning History

4/23/2251/0F1 – Create hardstanding for placement of three shipping containers for temporary use as site compound storage block, site office block, and site amenity skills training block including car parking, security fence & associated services – Approved temporary permission two years.

Proposal

In November 2023, a temporary two-year planning permission was granted at this site to create a hardstanding for the placement of three shipping containers for the temporary use as a site compound storage block, site office block, and site amenity skills training block including car parking, security fence & associated services. This permission expired on the 21st November 2025.

This current application seeks planning permission for the permanent use of the site for storage, contractors offices and construction training academy following this temporary permission. The site will continued to be operated by William King Construction Ltd as a permanent administrative and professional hub for WKC's Sellafeld and PPP operations and a dedicated skills centre aligned to regional workforce development strategies. The site will be operated in partnership with local charities, schools, and UTCs supporting disadvantaged and underrepresented groups in accessing construction careers.

Whilst the use of the site will remain as previously approved, the current application also seeks to retain the current buildings and layout of the site which differ from those approved in 2023.

The site currently comprises of the following:

- Site Welfare Unit:- Located within the north west corner of the application site. Welfare trailer measuring 6m x 2.4m with a height of 2.5m.
- Site Office & Training Block:- Located along the northern boundary of the site. The two buildings have now been combined to create an L shaped container unit, measuring 12.16m x 2.39m, and a front projection measuring 1m x 4.5m. This unit has a height of 2.67m.
- Site ISO Store: A 20ft shipping container located along the northern boundary measuring 6.05m x 2.58m, with a height of 2.51m.
- Cement Covered Store:- Located on the northern boundary between the ISO store and

tool store, measuring 2.3m x 1.55m with an overall height of 2.15m.

- Tool Store:- Located on the northern boundary next to the cement shelter. 20ft shipping container measuring 1.6m x 2.4m with an overall height of 2.56m.
- Site Store:- Located within the north east corner of the site, measuring 6.99m x 6.99m with an eaves height of 3.15m and an overall height of 4.02m.
- Covered Work Stations:- Six small buildings located along the western boundary. Wooden structures measuring 2.29m x 1.54m with an overall height of 2.15m.
- Site Covered Storage Block:- Located in the south west corner of the site, relocated from the north west corner. 40 ft shipping container measuring 12.34m x 2.43m with an overall height of 2.59m.

The existing hardstanding and security fencing will remain as per the previous approval, however the parking area has been relocated from the north east corner to the north west corner adjacent to the site entrance.

Drainage will remain unaltered from the previous permission.

Consultation Responses

Egremont Town Council

29th October 2025

No comments.

Cumberland Council – Highway Authority & Lead Local Flood Authority

29th October 2025

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle to the proposed development, but would like the following points addressed before a final response can be submitted.

- Within the Design and access statement it states that foul water will be dealt with via treatment plant, the LLFA require a detailed plan showing where the treatment plan is located and its outfall, within application 4/23/2251/0F1 the outfall was approved on the basis that treated foul discharged to watercourse.

26th November 2025

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) welcome the additional information submitted in November 2025 which has addressed previous comments made, We can now confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

United Utilities

20th October 2025

Further to our review of the submitted proposed site plan (ref P5B-WK-001, dated 1st Aug 2025), United Utilities note the development does not propose to connect to the public sewer network for foul or surface water, therefore we have no further comments. If however, the proposals do change at any point to connect to the public sewer network, United Utilities will need to be reconsulted.

25th November 2025

Further to our review of the submitted proposed site plan (ref P5B-WK-001, dated 1st Aug 2025), United Utilities note the development does not propose to connect to the public sewer network for foul or surface water, therefore we have no further comments. If however, the proposals do change at any point to connect to the public sewer network, United Utilities will need to be reconsulted.

Cumberland Council – Strategic Planning Policy

No comments received.

Cumberland Council – Ecologist

This is a retrospective application, and all works were already undertaken as part of planning application reference 4/23/2251/0F1. Therefore, this application is exempt from the Biodiversity Condition however the enhancements proposed are to be secured by condition. Please note that the 30 year period commences once habitat creation works have been completed.

Suggested Planning Conditions

Biodiversity Enhancements

Within three months of the decision date of this permission, an implementation and management plan for the biodiversity enhancements outlined within the approved document 'Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025', must be submitted to and approved in writing by the Local Planning Authority. The enhancement measure must be implemented and maintained as per these approved details for the lifetime of the development.

Public Representation

This application has been advertised by way of a site notice. No responses have been received to this statutory notification period.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Strategic Policy E1: Economic Growth

Strategic Policy E2: Location of Employment

Strategic Policy E3: Westlakes Science and Technology Park

Strategic Policy E5: Employment Sites and Allocations

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Policy N3: Biodiversity Net Gain

Strategic Policy N6: Landscape Protection

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The key issues raised by this application relate to the principle of the development; impact of the development; impact on highway safety; flood risk and drainage; and impact on biodiversity and ecology.

Principle of Development

The application site is located within Westlakes Science and Technology Park. Under Strategic Policy DS1 of the Copeland Local Plan the application site is located outside of any designated settlement boundary for the Borough and is therefore located within the open countryside.

Strategic Policy DS2 of the Copeland Local Plan states that development within the designated settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise. The policy however also states that to ensure the delivery of allocated sites is not prejudiced, development outside the settlement boundaries will only be accepted in the following cases: the proposal is for one of the following types of development and a proven need for an open countryside location has been demonstrated to the satisfaction of the Council; nuclear related developments, renewable energy proposals, including wind farms, essential infrastructure to support energy developments and other infrastructure, appropriate rural developments such as agricultural, forestry, farm diversification or tourism proposals which are dependent on such a location.

Strategic Policy E1 states that the economy of Copeland will be strengthened and broadened to provide a diverse range of employment and economic opportunities that will attract new key industries and provide the flexibility to accommodate existing businesses and new initiatives by: Maintaining, enhancing, regenerating and where appropriate extending the employment base in our towns and settlements in accordance with the Development Strategy, and supporting the economies of our rural communities; Prioritising high-quality

office provision within Whitehaven and the Key Service Centres to meet inward investment needs; and Promoting investment in the public realm of employment sites and working with owners to achieve improvement and regeneration of appropriate sites.

Strategic Policy E2 of the Local Plan states that proposals for employment development (i.e. B2, B8 and E(g) Uses) will be supported where they: provide the type and scale of development that is appropriate for its settlement; and are located on allocated employment sites or existing employment land either through the reuse or redevelopment of existing premises and where appropriate intensification of use. Where the following impacts occur, development will only be supported where the mitigation measures proposed are deemed by the Council to make the development acceptable: transport impact, vulnerability to flooding; impact on residential amenity; impact on landscape character/settlement character, impact on biodiversity, and impact on the historic environment and heritage assets.

Strategic Policy E3 of the Local Plan states that the Westlakes Science and Technology Park will continue to be Copeland's knowledge campus of international significance. Uses will be restricted to E(g) and F1 use classes, although ancillary uses may be acceptable within the boundaries of the park (e.g. a gymnasium, café, crèche) to support the effective functioning of the Science Park and its employees, where a need can be demonstrated to the satisfaction of the Council. Proposals should be in accordance with policies in the development plan and the Council will work with the site's owners to produce a Masterplan for Westlakes to inform its future development.

In November 2023, a temporary two-year planning permission (ref: 4/23/2251/0F1) was granted at this site to create a hardstanding for the placement of three shipping containers for the temporary use as a site compound storage block, site office block, and site amenity skills training block. This permission expired on the 21st November 2025. This current application seeks planning permission for the permanent use of the site for storage, contractors offices and construction training academy following this temporary permission and the retention of additional buildings and an amended layout.

The application is supported by a Design and Access Statement which confirms that since the temporary planning approval, the site has been operated successfully for a period of two years.

The permanent retention of the facility will address the recognised skills shortage in masonry and civil construction, confirmed by industry reports and Government commentary. The sites retention will also strengthen the capacity of West Cumbria's economy to respond to long-term Sellafield and PPP demands, and provides a number of benefits to the local economy and communities.

The original temporary planning permission at this site included a condition to tie the use to the applicant, William King Construction Limited. This condition will be repeated for this current application to secure the operations and use of the site in line with the submitted design and access statement.

The permanent use of the site is compliant with Policy E3 therefore the principle of this development is considered acceptable in accordance with Policy DS1, DS2, E1, E2, and E3 of the Copeland Local Plan, and the provisions of the NPPF.

Impact of the Development

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Policy N6 of the Copeland Local Plan states that the Borough's landscapes will be protected and enhance by: supporting proposals which enhance the value of Copeland's landscapes; protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value; ensuring development proposals demonstrate that their location, scale, design and materials will conserve and where possible enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park and Heritage; and Requiring a Landscape Appraisal, and where appropriate a Landscape and Visual Impact Assessment, to be submitted where development has the potential to impact upon landscape character or a protected landscape. Where harm is identified the development will only be permitted where the benefits of the development outweigh any potential harm and mitigation and compensation measures must be provided.

The site is located to the southern edge of the Westlakes Science and Technology Park, screened by existing vegetation.

Whilst the use of the site will remain as previously approved, the layout and number of buildings have been amended to improve the operations at the site. The new structure and layout ensures the safe and efficient delivery of hands-on learning in all weather conditions, provides secure tool storage, and facilitates appropriate welfare provision within the site.

The development is still considered to be small in scale in relation the nearby sites, and is well screened by the existing vegetation surrounding the site which restricts views to the site from outside the Science Park. The structures located on site are those considered typical for this type of use and are therefore appropriate for the development. The proposal is therefore not considered to have a significant detrimental impact on the landscape or the surrounding area.

The proposal is therefore considered to comply with Policies DS4, and N6 of the Copeland Local Plan.

Impact on Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to



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routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

Access to the site will remain as previously approved, with the site able to accommodate 20 parking spaces.

No objections have been received to the application from the Highway Authority.

The proposal is therefore considered to be compliant with the Policy CO4 and CO7 of the Copeland Local Plan, and provisions of the NPPF.

Drainage and Flood Risk

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1, and is therefore not supported by a Flood Risk Assessment.

The supporting Design and Access Statement confirms that flood risk mitigation has been designed into the scheme, including channel drains at access points and sustainable surface water management strategies. Foul drainage will be disposed of to a package treatment plant located to the south of the application site.

No objections have been received to the application from the LLFA or UU.

The proposal is therefore considered to be compliant with the Policy DS6 and DS7 of the Copeland Local Plan, and provisions of the NPPF.

Impact on Ecology and Biodiversity

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels,

following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however exempt from these BNG requirements. In this instance the development is considered exempt from BNG as the application is retrospective.

The application does however include the provision of an area to the south of the application site which will secure enhancement measures including the planting of native hedgerows and wildflower grassland. The agent for this application has agreed that a condition can be utilised to secure a plan for the implementation and management of these biodiversity enhancements.

No objections have been received from the Council's Ecologist.

Subject to the planning condition set out above the proposal is considered to achieve the requirement of Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

Planning Balance and Conclusions

The application site is located to the south of Westlakes Science and Technology Park, which is located outside of any settlement boundary identified in the Copeland Local Plan.

The site has previously been granted temporary planning permission to operate as a storage/office facility as well as a skills training facility. The current application seeks to permanently retain the previously approved use of the site and the additional building and amended layout for the site, providing numerous economic and social benefits to the local economy and surrounding communities.

The use of the site is considered acceptable in the context of the existing Westlakes Science and Technology Park. The amended layout offers improved operations on the site, however the development is still small scale in the context of the wider Park. The development is screened by existing surrounding vegetation and is therefore not considered to have an adverse impact on the landscape or surrounding area.

The proposed drainage and highway impacts are considered to be acceptable.

To ensure that the development is carried out in accordance with the details submitted, planning conditions are attached. Conditions will also be utilised to secure biodiversity enhancements outlined in the application.

On balance the positive benefits that would result from this proposal outweigh any potential

	harm and the proposal represents a sustainable form of development which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.
8.	<p>Recommendation:</p> <p>Approve</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. Permission must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: <ul style="list-style-type: none"> - Application Form, received by the Local Planning Authority on the 1st October 2025. - Proposed Site and Block Plans (Amended), Scale 1:150 & 1:1250, Ref: P5B-WK-001, Rev: -, received by the Local Planning Authority on the 31st October 2025. - 20ft ISO Shipping Container Plans, Scale 1:50, Ref: P5B-WK-003, Rev: -, received by the Local Planning Authority on the 1st October 2025. - 40ft ISO Shipping Container Plans, Scale 1:50, Ref: P5B-WK-002, Rev: -, received by the Local Planning Authority on the 1st October 2025. - Storage Building Elevation Plans, Scale 1:50, Ref: P5B-WK-004, Rev: -, received by the Local Planning Authority on the 1st October 2025. - Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025. - 40ft Office Shipping Container Plans, Scale 1:50, Ref: P5B-WK-005, Rev: -, received by the Local Planning Authority on the 27th October 2025. - Welfare ISO Unit & Build Shelter Plans, Scale 1:50, Ref: P5B-WK-006, Rev: -, received by the Local Planning Authority on the 27th October 2025. - Tool Store & Cement Shelter Plans, Scale 1:50, Ref: P5B-WK-007, Rev: -, received by the Local Planning Authority on the 28th October 2025. - Existing Site Drainage Plans, Scale 1:150 & 1:1250, Ref: P5B-WK-008, Rev: -, received by the Local Planning Authority on the 31st October 2025. <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p>

Ecology & Biodiversity

2. Within three months of the decision date of this permission, an implementation and management plan for the biodiversity enhancements outlined within the approved document 'Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025', must be submitted to and approved in writing by the Local Planning Authority. The enhancement measure must be implemented and maintained as per these approved details for the lifetime of the development.

Reason

To enhance biodiversity in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

Other Conditions:

3. The use hereby permitted must only be operated by William King Construction Limited in accordance with the details set out in the approved document 'Design and Access Statement (Amended), Ref: DAS-001, Rev: C, received by the Local Planning Authority on the 5th November 2025'.

Reason

In order to safeguard the amenities of the locality in accordance with DS4 of the Copeland Local Plan.

Informatives:

Highways

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

Mining Risk

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: Development subject to a retrospective application.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Burns

Date : 28.11.2025

Authorising Officer: N.J. Hayhurst

Date : 28.11.2025

Dedicated responses to:- N/A