

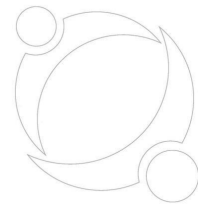
Supporting Statement (SS)

SS-001

**Plot 5B, Westlakes Science Park, Ingwell Drive, Moor Row,
Whitehaven, Cumbria, CA24 3HY**

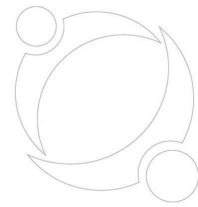
Proposed Contractors Offices & Construction Training Academy

18/10/2023



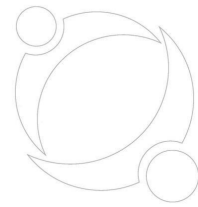
Document Control

Date	Issue Number	Change/Amendment	Author:
12/10/2023	-	First draft	
18/10/2023	Rev A	Amended to add further detail following consultation with Chloe Wootton (CC Planning)	



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**Brief History**

William King Construction (WKC) was formed in 2010 by William and apprentice and bucket of tools, covering all aspects of domestic masonry works and extensions, fast forward 13 years and the company now employs 55 full time staff, focused on civil construction, with the business priority being building multiple, award-winning, luxury homes across the Northwest of England & over 45 employees directly employed on project delivery at Sellafield.

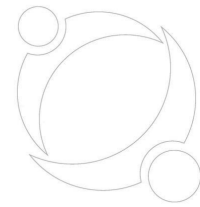
Quality was recognised by Mitie back in 2013, Mitie are responsible for the maintenance of the vast majority of Sellafield, and thus we were invited to partner alongside them to help them deliver a successful project to their client.

William King Construction are proud of their history with Mitie and continue to provide reactive and preventative maintenance support to them after nine years since 2014, forming a great working relationship, also continue to build quality, luxury homes alongside large multi-skilled civil teams (QS, Clerk of works, Surveyors, & Trades) who work with multi-national companies delivering quality driven packages on the Sellafield site in Cumbria, works varying from planned preventative maintenance work, fire stopping, internal fire doors, small projects & large projects.

Growth Plans and Execution

WKC have had a presence on the Sellafield site for over 10 years, primarily carrying out work for Mitie / One FM on the Facilities Management framework.

This has grown into a much more significant masonry capability having carried our works on the BEPPS/DIF project and more recently the BEP project. Being involved with both of those projects and with Programme and Project Partners (PPP) firmly on the horizon, we knew the opportunity that faced us in the coming years was huge and something that we had to explore. The sheer size of PPP meant that we probably weren't a 'big enough' company to go it alone, but we were very aware that our core capabilities (masonry, fire door installation and floor finishes) were a key part of the PPP scope. Our first interaction with the PPP team was when we were approached by Morgan Sindall in early 2020 to provide a tender submission for the building fit-out scope on SRP. The sheer volume of work on one project was something we had never seen before. What it did do was identify that we had a significant part to play in



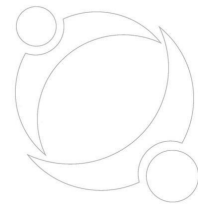
PPP and our focus was then on promoting our capability, show-casing the work we had carried out to date on the two projects and emphasising what is at the core of our business in terms of improving the lives of people from our local area. Fast forward 2 years and we were awarded our first PPP contract in August 2022 to carry out the masonry and fire-door fit-out scope on the SIXEP Contingency Plant (SCP). A great deal of time and effort went in to producing a superb bid, in conjunction with our main contractor and partner Altrad, to ensure that the PPP team had confidence in us delivering to their requirements. As we now approach the middle of 2023, we are in full swing on the SCP project and have been working closely with both the KDP-8 and KDP-9 entities offering up Learning from Experience (LFE), Early Contract Involvement (ECI) and constructability support. Our next steps are to further cement our position in PPP, grow our team accordingly focusing particularly on blue and white collar apprenticeships, as we progress into new PPP projects. We are aware of the sheer size of the PPP portfolio and understand fully the need to collaborate and grow together with our partners and supply chain members to ensure seamless delivery for our customers.

Investing into the Future

The key to our future success centres around one thing - our people. We need to keep producing safe and high-quality work and to do this we need to bring people through who share the same vision and have the same values as those who run the business.

WKC invest a lot of time, effort, and money into our apprenticeship scheme. This is key to ensuring we have the throughput of resource to carry out the volume of work required both on PPP and elsewhere, and it is particularly important due to the national shortage of masonry tradespersons, this is exacerbated with further requirements and quality assurance process required when working on Sellafield, this new facility will bridge the gap between CITB City & Guilds level 3 apprenticeships and required of Sellafield SLSP's.

The nucleus of the business is grown organically where possible, as the workload increases over the coming months and years. We are fully aware that the key to successful delivery is to collaborate with our customers and partners, again this is something we are already doing and will continue to do so. We have learned so much during our Sellafield journey over the last 10 years, and we are keen to share this learning to drive continuous improvement for all



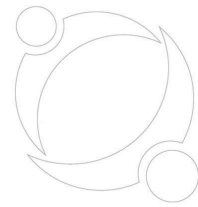
concerned. We already have a presence on site and this, along with our head office in Phoenix Enterprise Centre, Cleator Moor and supporting office at the Crosslanes site near Sellafield, and this new proposal will allow WKC to be perfectly placed to achieve our growth aspirations over the coming months and years.

Our Supply Chain & Partners

The unprecedented growth opportunities in the local area are having and will continue to have a significant, positive impact. Our employees, our suppliers and the wider community will all benefit in terms of increased employment and revenue opportunities. Local suppliers will feel a direct benefit both in terms of increased revenue but also affiliation to prestige projects on the Sellafield site. This will then increase employment and the potential investments into the wider community.

As we become more established, particularly on the PPP portfolio, confidence in us from our partners and customers continues to grow. Whilst we are still in the early stages of our journey, the projects we have delivered recently demonstrate our robust approach to producing a quality product. Complimenting this with developing and growing our capability through the apprenticeship programme, our growth on Westlakes will provide the white-collar infrastructure to deal with the demands of working on the Sellafield site, will give our partners and customers the confidence in what we do. We do appreciate that we are quite niche in what we do in terms of volume masonry being delivered on the Sellafield site but being a key player in both KDP-8 and KDP-9 can only help with the successful delivery of work within each of those portfolios.

Our knowledge of the local area and local community is something that we can share to ensure that ourselves and our partners work together to deliver the social impact commitments that are so important. Not only is this investing into areas and communities that need our help, but it also plugging the skills shortage that is so very apparent. We have recently teamed up with UTC to support their bricklaying programme for Years 10, 11 and 12, something that value so highly and have identified in being so important to ensure a lead in for students into a full apprenticeship.



Business Direction Summary

As a result of our recent progress, we feel the 'Growing Business' category really aligns to the current point of our journey. Whilst we have made significant progress over recent times, we are still very much in the infancy of our growth plans. We continue to learn on every single project and venture we embark on, but at the same time we pride ourselves on delivering for our clients and customers. We see investment in our people as our main catalyst to achieving our growth targets and we acknowledge the challenges we face to both grow and retain the very best talent as well as continuing to make a difference in our local area. With the support and collaborative approaches of our clients, customers and partners; we know we will continue to build on what is a very already a very solid foundation.

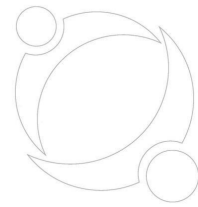
Planning for the Future

To allow the growth and development of William King Construction, the planning application 4/23/2251/0F1 to create the Proposed Contractors Offices & Construction Training Academy will assist with greatly with this process.

WKC presence on Sellafield site accounts for 80% of its total GDP, this development will provide approximately 16 white collar professionals, a fixed base working directly on Sellafield projects supporting the 34 tradespersons on site to allowing ease of work collaboration with working partners such as BEC, McAlpine's, Jacobs etc that occupy Westlakes (7.6.2 CLP21-38).

The Construction Skills Academy will provide the upskill labour required to work directly on Sellafield site due to the country wide, skills shortage and provide improved socio-economic benefits to WKC and SL, provide training and skills to local schools, under privileged children, children with learning difficulties and staff, providing future local employees and reputation as a local success story (7.6.4 CLP21-38).

I hope this supporting document illustrates that this 2 year temporary proposal aligns firmly with Copeland Local Plan 2021-2038 7.6.1-7.6.5 Policy E3PU & the current Local Plan DM4 and hopefully the start of the expanding business and future for WKC, and a further Planning Application in 2 years for an extension or larger scale permanent solution.



Appendix

Fig 1 - Copeland Local Plan DM4

Westlakes Science and Technology Park

10.2.13 As part of the wider strategy for employment land, established in Policy ER6, this Policy sets out the detailed approach towards the appropriate development of Westlakes Science and Technology Park.

Policy DM4 – Westlakes Science and Technology Park

Development permitted within the Westlakes Science and Technology Park will only include the following uses:

- A Offices, research and development, studios, laboratories and high tech and light industrial uses which comprise scientific research and development with ancillary industrial production (i.e. Use Class B1)
- B Ancillary development of education by Research Institutes, Universities or similar bodies (within the Use Class D1 definition)
- C Proposals would be required to accord with a detailed development brief for the site and existing development management policies adopted by the Council

Development proposals should otherwise demonstrate significant benefits, in terms of developing knowledge-based economy in the Borough or advancing progress towards objectives in the Energy Coast Master Plan.

10.2.14 Westlakes Science and Technology Park is a regionally important employment site, and of great importance to the Borough as a focus for the development of research based companies, with a particular focus on nuclear technologies and skills and their technological transfer. This policy reflects wide support for this land to

Development Management Policies

continue to be reserved for purposes which are consistent with its expressed strategic role (Energy Coast Master Plan and Core Strategy Policy ER6).

Nuclear Sector Development at Sellafield and the Low Level Waste Repository at Drigg

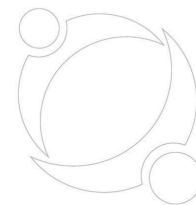


Fig 2 - Copeland Local Plan 2021-2038 7.6.1-7.6.5 Policy E3PU

7.6 Westlakes Science and Technology Park

- 7.6.1 Westlakes Science and Technology Park is a regionally important site, located approximately 2 miles from Whitehaven on the A595. It is a very attractive, low density site that currently accommodates around 2,000 personnel in eleven main, modern buildings.
- 7.6.2 The focus of the site is on research and development, education, sciences and high-tech companies, primarily within nuclear, energy and medicine sectors, building on the sectors in the area and their technological transfer. Companies based at the Park provide a range of skills and services including international design, engineering and other professional services.
- 7.6.3 The existing site also currently has more than 6 hectares of serviced development land set over nine plots, and further expansion land allocated in the Local Plan totalling 9ha (gross).
- 7.6.4 Permitted uses on the site are at present restricted to E(g) and F1 use classes with the primary focus of science, research and learning associated with the Science Park. It is however recognised that broadening the uses on the site may make it more attractive to potential occupiers and their staff, and would also bring benefits to nearby residents. It is important however that any new ancillary businesses do not affect the vitality and viability of nearby town centres.

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- 7.6.5 A project-level HRA will be required for development proposals as there is potential for Likely Significant Effects on the River Ehen SAC.

Strategic Policy E3PU: Westlakes Science and Technology Park



The Westlakes Science and Technology Park will continue to be the focus for a 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.

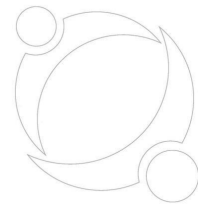


Fig 3 – CAD Visual of proposed offices and storage container.



THE END