

## ALLERDALE BOROUGH COUNCIL

### Derwent Forest Community Liaison Consultation Report

|                       |  |
|-----------------------|--|
| <b>Client</b>         | Allerdale Borough Council  |
| <b>Client contact</b> | Lynn Parvin<br>Regeneration Strategy Manager<br>Allerdale House<br>Workington<br>Cumbria<br>CA14 3YJ                 |
| <b>Authors</b>        | Tony Pearce<br><a href="mailto:tony@FlyOnTheWallResearch.co.uk">tony@FlyOnTheWallResearch.co.uk</a><br>0750 115 6184 |
| <b>Version</b>        | 0.1  |
| <b>Date</b>           | 21 June 2010   |

[www.FlyOnTheWallResearch.co.uk](http://www.FlyOnTheWallResearch.co.uk)

**CONTENTS**

Introduction.....Page 3

The Workshop.....Page 3

Group Priorities.....Page 4

Individual Feedback.....Page 6

Main Concerns.....Page 8

Appendix 1: The Survey.....Page 9

Appendix 2: Community Benefits.....Page 10

Appendix 3: Main Concerns & Other Comments...Page 14

## **INTRODUCTION**

Allerdale Borough Council and Cumbria County Council jointly acquired the former Royal Naval Armaments Depot at Broughton in 2008. The two Authorities recognise the potential of the site to bring significant economic, environmental and community benefits to the area. The Authorities intend to dispose of the site and are actively seeking developers. A formal marketing process commenced in January 2010 with a preferred development partner named at the end of the year. Five potential developers are being invited to submit detailed proposals.

In order to consult with local residents, meetings were held with local communities to assess their priorities in terms of community benefits arising out of the development of the site. These meetings were held on 8 and 9 June 2010, at Seaton and Broughton Moor.

Following these two meetings a workshop was arranged at Broughton Moor on 16 June 2010. Part of the appraisal process for the partners when considering the final submissions will be the consideration of 'community benefit', and the aim of the workshop was to elicit the local residents' perspective on what they see as the community benefits which should arise from any development.

## **THE WORKSHOP**

A brief introduction to the workshop was provided by Councillor Martin and Lynn Parvin, Regeneration Strategy Manager for Allerdale Borough Council.

The workshop facilitator introduced himself, and stressed that he was independent and neutral, and that his role was to elicit the community benefits the participants would like to see included in the decision making process for the development of the Derwent Forest site, and to report the participants feedback as accurately and directly as possible.

To this end the facilitator, with the permission of the participants, recorded elements of the workshop on video and on a voice recorder. The video studies have been included in the DVD which accompanies this report. Over 40 local residents took part in the workshop.

Participants were arranged into seven groups and worked through a number of exercises to discuss the community developments they would like to see as part of any future development of the Derwent Forest. The initial workshop exercises included discussing the benefits which had been previously mentioned by members of the public at the two public meetings held at Seaton and Broughton Moor the previous week. Participants were then asked to rank these community benefits and add their own suggestions to the list. Following this exercise, each group reported their findings to the rest of the participants. Participants were then asked to work in

the same groups and list the top three priorities they would like to see included in the decision making criteria for future developments. The lists included:

**GROUP A**

1. Park and open spaces which preserve wildlife. Leave some areas untouched; unfettered public access; link with/fit in with Soddy Gap; hides ponds (pond dipping); Allocated are to University to promote biodiversity; limit housing, no windmills.
2. Access to nature. As above plus; keep balance between public access and retaining wildlife; self sufficient - generate some income to sustain activities; ecologically sound outward bound centre.
3. Improved roads. Road access to A66 to avoid traffic through villages (bridge).

**GROUP B**

1. (a) New road off site to A66
1. (b) Jobs for local people and businesses; long-term well paid jobs for all age groups
2. Affordable housing for young people and old folk, and rented accommodation.
3. Education - nature and wildlife. Depot history.

**GROUP C**

1. Cash from developers used for facilities for young kids; activities for teenagers, landscape for villages, tarmac back lanes.
2. Then – Developers to make grants to each village community group around development site over many years.

**GROUP D**

1. Roads – separate site access to A66 and improved local roads with traffic calming – not speed bumps.
2. Protection of all wildlife, flora and fauna – provision of additional protection with wardens; memorial to those who lost lives; museum/visitor centre.
3. Local sustainable job prospects - training put in place.
4. All children (and adults) to have all weather sports pitches, swimming pool, tennis court, skate park, adventure playground, cycle paths, nature walks.

**GROUP E**

1. New safer road bridge to A66, away from villages with roundabout at Broughton/Broughton Junction and a dual carriageway.

2. Multi-function Eco Centre (and museum of depot)/Educational Farm Outward Bound Centre; Carbon friendly recycling centre to generate power for site - non commercial; Public access for cyclists, pedestrians, the disabled, horse riders; community riding school; skateboard park; memorial to those who lost their lives.
3. Trust fund to maintain village Halls and play parks, and new play equipment.

**GROUP F**

1. Truthful, accurate and timely communication – through the press and Allerdale Borough Council web site.
2. Speedy development of the site after open casting has been completed.
3. Improved road links

**GROUP G**

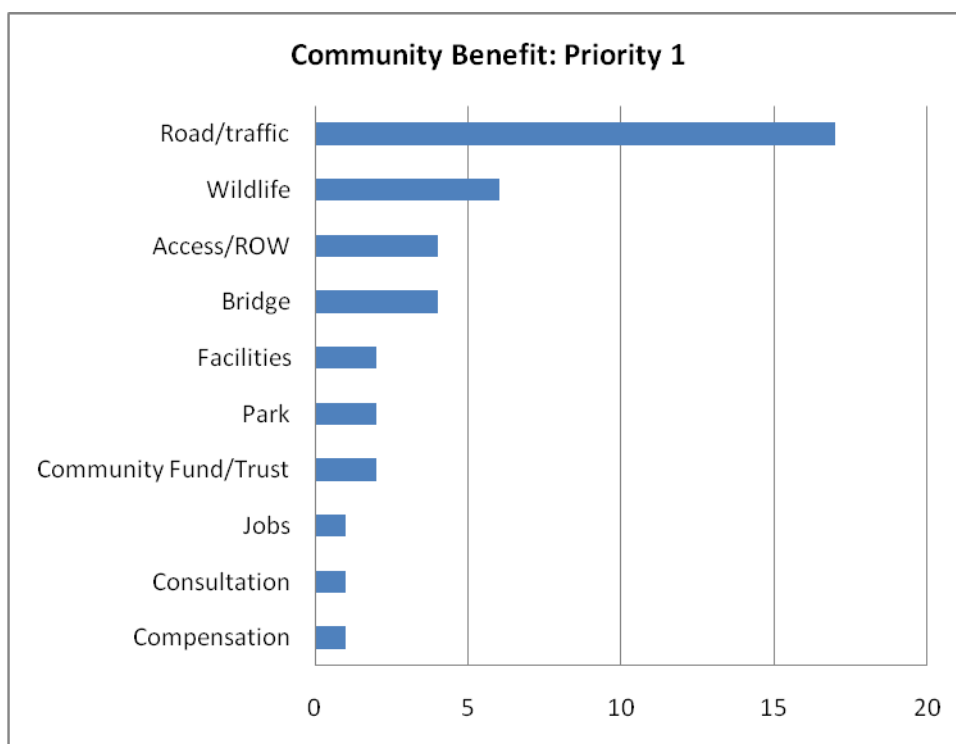
Creation of a Derwent Forest Country Park containing:

- a) A range of outdoor related activities including educational facilities.
- b) Low tech, eco friendly self sustainable development including affordable housing on a small part of the site e.g. 100 acres.
- c) Involvement of wildlife trusts/English Nature etc.
- d) A possible extension of the Lake District National Park longer term.  
In short, an area to be enjoyed by people.

## INDIVIDUAL FEEDBACK

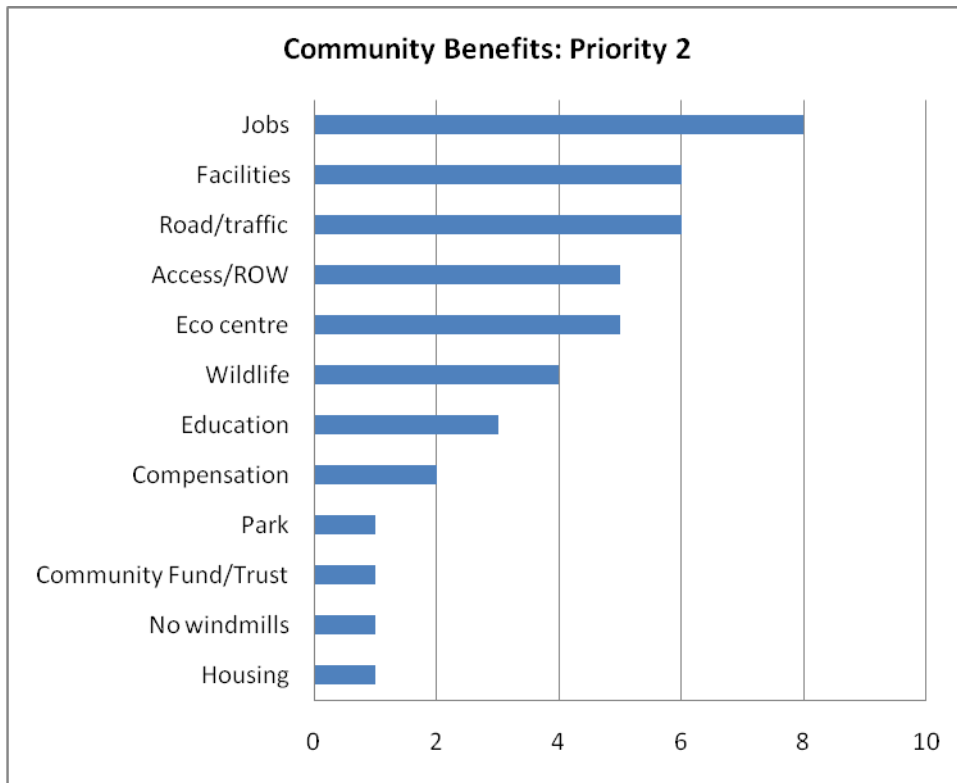
Following the group activities, participants were asked to complete a short survey which would allow them to provide their own personal feedback on the priorities for the future development of the site. Individuals were encouraged to reflect on the evening activities and to summarise their thoughts. 41 participants completed the survey. The findings have been summarised below into broad issues - the comments can be found in full in Appendix 2 of this report. The following charts show the participants comments simplified into broad issues, and the number of participants referring to these issues. The numbers involved in the consultation are relatively low and therefore may not accurately reflect the broader population. However, the graphs and participant comments do provide an insight into the priorities of local residents and the thinking behind these.

### COMMUNITY BENEFITS: PRIORITY 1



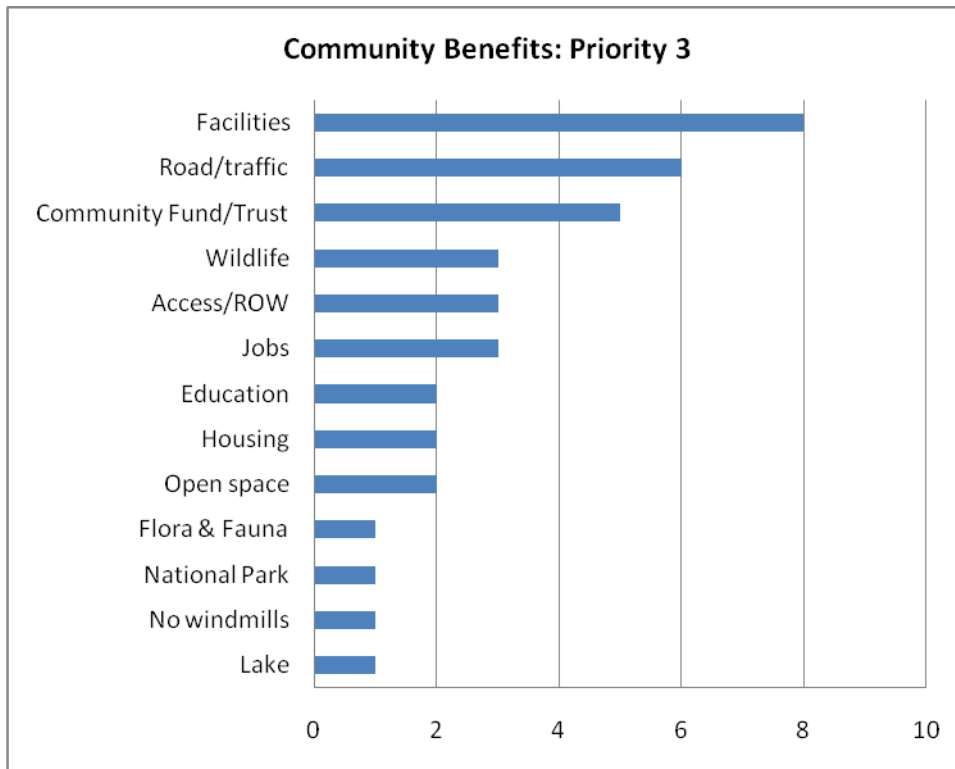
Road infrastructure including, traffic calming and a bridge were listed as the main priority by many of the participants. Wildlife and access to, and rights of way on, the site were also listed as a priority by a number of participants. Facilities, often including family orientated activities, and a country park or open park were also mentioned by a few participants. Setting up a community trust or fund was also listed as a priority, as was job creation, continued consultation with locals and compensation.

**COMMUNITY BENEFITS: PRIORITY 2**



Jobs creation and training were mentioned by a number of participants as their second priority. Facilities for families and people of all ages were also listed, as was road infrastructure. Access to the site and the possible development of an eco centre were also prioritised, together with wildlife protection, education, compensation, setting up a park, setting up a community trust or fund, and housing. There was also some opposition to wind mills on the site.

### COMMUNITY BENEFITS: PRIORITY 3



Facilities were most often listed as the third priority for the group. These included cycle tracks, walks, play areas, football pitches, 'family' facilities, and leisure facilities.

### MAIN CONCERNS

Open cast mining was the concern most mentioned by participants throughout the workshop. There were also some concerns expressed by a number of participants about future developers and the need to include community benefits into 'legally binding' future contracts 'before work begins'.

The disruption to local communities with the increased traffic, noise and pollution resulting from the development was also a main concern for some of the participants. A few of the participants were also concerned about not being consulted and their opinions not being taken into account. There was also some opposition to wind farms and motor sports expressed by some participants.

A full list of participants concerns can be found in Appendix 3 of this report.

**APPENDIX 1: THE SURVEY**

**Derwent Forest Community Liaison**

Please take a few minutes to reflect on our discussions today and list the most important community benefits you would like to see included in the decision making process for the proposals.

Community benefit 1

Community benefit 2

Community benefit 3

Could you also list your main concerns about the future developments:

Please add any other comments you feel relevant:

**Many thanks for your feedback.**

## APPENDIX 2: COMMUNITY BENEFITS

### COMMUNITY BENEFITS 1: Participant Comments

- New roads for the area surrounding villages
- New roads - A66 dual carriageways all the way to the M6 before they start any development
- New roads
- Family facilities
- Upgrade all roads and new road to A66
- Jobs for local people during the developments, construction, and afterwards
- To leave some areas alone to allow wildlife etc., to thrive, particularly the red squirrel population
- Improve infrastructure i.e. roads access
- Community fund available year on year to allow local Parishes to distribute funds as required
- Community trust funds to be set up for each village so they get to decide how to use cash over the years
- Upgrading of local villages
- Improved infrastructure, transport and leisure. Developers funding above and village to decide on priorities
- Maintain wildlife as biggest priority
- Greater access to countryside for walking, running, riding etc.
- New bridge
- New bridge
- Compensatory actions for those directly affected
- Natural park which will enhance our area
- Wildlife area open to all - especially people from West Cumbria who cannot get to the Lake District
- Creation of a forest and country park for a range of outdoor related and educational facilities
- Safer roads, improved roads and traffic calming; bridge to A66; roundabout at Broughton Brigham junction; dual carriageway
- The correct infrastructure. A road bridge to the A66 with a roundabout at Broughton/Brigham junction
- Surrounding villages to be involved in consultations - all villages that would overlook the development
- Better roads for villages around the site.
- Roads - improvements to A66 junction Gt. Broughton/Brigham; separate access to site via A66 to avoid all local villages
- Separate access to A66
- Better, safer roads and access to main roads - A66
- New road from south most point of 'the dump' over the river to join East of Ribton House to join A66 following the line of the old railway - then the villages won't get disruption

- New bridge to A66, traffic away from villages
- Improved roads both prior to open cast and later
- The site completely restored into good safe condition
- Request benefits made legal and binding
- Road links to A66; improved local roads; no speed bumps
- Access to the site even when the development is taking place
- Improved road structure and information web site relative
- The wildlife that is still there is available to be seen under supervision of wildlife officers
- Restoration of rights of way and continuation of the cycleway throughout the site
- Roads - infrastructure to support rural areas and develop a main site access away from the villages
- Wildlife flora and fauna undisturbed. This would be a real benefit for the community and could be funded in at least part by the EU and National Lottery Grants as a heritage site
- The Derwent Forest name being retained if possible with protection of wildlife and plants being available for future generations to come being protected; Perhaps a range of facilities to view the area and wildlife when the development is completed

#### **COMMUNITY BENEFITS 2: Participant Comments**

- Family things for the young and teenagers
- Mini Whinlatter - sports park, adventure park, museum, facilities for depot
- Family facilities
- New roads
- Jobs for local people
- Cash given over a number of years to each Parish Committee to develop/maintain areas like children's/teenagers facilities, individual areas as tarmac etc.
- To improve road structure to take traffic away from villages
- Preservation of wildlife and natural habitats with priority on conservation
- Access to site when complete for local communities with privileges
- Site to be eventually left in a manageable state for public access
- More local jobs created - both in developing the site and jobs in hotel/golf course etc.
- Housing , jobs
- Site to have routes for walking and cycling through the area with education
- Preservation of wild areas and views
- People living directly next to site should be considered for compensatory benefits
- Compensatory benefits for those directly affected
- Variety of facilities that are available that are not cost prohibitive
- Road out to the A66
- Creation of a low tech, eco friendly, sustainable development of a small self-supporting community on part of the site - say 100 acres
- Multi-functioning Eco centre for all ages; outward bound centre; cultural museum; public access; paths; cycle ways; bridleways ;skateboard park; down-hill biking
- Multifunction Eco centre with facilities for all age groups
- Money for the villages from profit from the site

- Education/Leisure
- Multi functioning eco centre to include museum, youth hostel, educational facilities (link to energy coast?)
- Education - nature trails, eco centre of excellence
- Access to large area with possibilities of enjoying and learning wildlife; outdoor sports activities
- Eco friendly build university; lodges; recycling facility (no landfill) to generate power for the site
- multi functioning eco centre ; adventure trail; museum; outward bound
- No wind farms
- The ability for safe restoration of animal life
- Proper road traffic calming - upgrading surface with separate access to site
- Local sustainable jobs with training
- Access to updated true information throughout the development
- wildlife protection and improvement with employment of wildlife officers from local community
- That the road structure within the area is improved
- Local jobs - involved in the building and running of educational establishments
- Job Prospects - for all age groups. Training and development available to support the sustainability.
- Jobs protected for local people
- Local sustainable jobs as for example wildlife wardens and security for the site, leading tours so that limited public access is allowed but not to the extent of disturbing protected species
- Road upgraded and linked to the A66. Beneficial to all local communities.

### **COMMUNITY BENEFITS 3: Participant Comments**

- Family Facilities
- To help all villages over all the years to come with things they need
- Better schools
- Better schools and education
- Family Facilities
- Protect wildlife
- Better transport links
- To improve facilities for all age groups. Provision in each surrounding village for children, teenagers.
- Jobs and housing for local people
- Initial work to be done on Broughton Moor before commencement of development to include new play facilities for children, new football pitches etc.
- Keep it simple
- Managed woodland, water courses, lake for wildlife
- Ongoing funding for future improvements and maintain over agreed amount of years. Village community group to approve and prioritise projects
- Access to site cannot be by present roads as too narrow so must be by alternative route
- Improved roads to access site and future attractions

- An ecologically diverse site that can be enjoyed by all - wildlife protected
- Jobs and activities for everyone
- Keep it natural
- Make a forest for people to enjoy and be educated in
- Use of a Trust mechanism to ensure site protected for the future generations to enjoy
- Money given to each village on an annual basis to use as they want
- Facilities for the young; Leisure facilities for all age groups
- Public access for the site walker and cyclist
- Money available to local villages for upkeep and maintenance of village hall and play areas
- Open spaces- leisure facilities
- possibilities of people of all activities to indulge in activities often considered expensive such as horse riding
- Jobs for local people could be generated by open prison - to produce food etc., farm self powered self sustained
- Public access cyclist pedestrian horse riding
- Communication timely and accurate - truthful
- walks for families with young children to be able to stroll and also have facilities for play and picnics
- Protection of all flora and fauna
- Low cost affordable housing to encourage families onto village to keep school running
- low impact on surrounding roads, villages etc., by developers e.g. roads, traffic
- Restriction of wind farms
- If open cast mining is essential, then there must be direct access to the A66 via a new road and bridge
- Wildlife protection and access - to ensure that current species of flora and fauna at a site are protected and sensitive access is provided
- Road access that does not blight the villages but please no speed bumps
- A link to the Lake District - call it our National Park
- Cycle track winter sports facilities

### APPENDIX 3: MAIN CONCERNS and OTHER COMMENTS

#### MAIN CONCERN: Participant Comments

- My concerns are I hope that it's not like all developments in Cumbria they will get half the money for a number of years then when that's all gone they will pull out and leave us with nothing.
- Instead of talking about it, get on with it.
- That the benefits for local communities are not carried out fully, or that there is not enough money left at the end to carry out developments.
- Noise, pollution.
- Disruption caused by increased industrial activities including noise and pollution
- Lack of community involvement
- Road access and extra traffic. Development not attracting further investment to area. Length of time that any development will take
- Pain before the gain to the area - messy and noisy development where area gets worse before it gets better
- Lack of communication, lack of community consensus
- Access to site and destruction of wildlife
- Traffic, scenery being spoilt
- Timescale. That public opinion continues to be taken into account
- Noise, dust, wagons
- Disruption during development
- Reduced quality of life following development
- No housing estates, no smoking chimneys
- Complying wildlife needs protecting
- Destruction of unique site for wildlife/flora and fauna which has been untouched for many years. The local authorities could miss an opportunity to benefit the local community for future.
- This has to have a minimum detrimental impact to the locals and must benefit the locals - do not want open cast - but understand that it has to be developed in an economical way.
- The roads. Will it be safe for local residents? Will there be pollution?
- After the open cast no wildlife left
- Long term security of site and boundaries; protection of existing wildlife; no motorsports!
- Security of site/contents/wildlife; time limits of coal extraction
- Possibility of County Council not imposing strict enough conditions concerning safer roads and public access if parts of the site are sold to private developers
- Outside fence area South Terrace - North Terrace would be sold off for affordable housing, money generated Allerdale could develop and re-fence site
- standard of development and time to complete
- What is M Sport actually planning and why have we not been informed
- No wind farms at all; some kind of security system to rebel vandals
- Monies for the developers for these benefits must not go into a trust fund where we

- have to compete against other villages
- Damage to wildlife fauna and flora; open casted but not developed; don't do what promised
- That more windmills will be placed in the areas that can be seen
- Mining is restricted to 5 years max
- That the development i.e. the mining goes on longer than is agreed
- That the eco projects don't turn out to be more wind farms when Allerdale has more than any other Borough
- Sustainability of the community projects that may be contracted into the proposals. The resultant impact of any work undertaken to follow up /clean up
- Even if a company dopes provide a bond -unless it is cash or gold, a limited company van go under and not have to be responsible after all. After the open cast - how convenient for burial of nuclear waste - I hope not!
- All wishes expressed to the future developer, before starting anything at all, to be drawn up and legally binding. Then is can be policed with timescales funding etc for various things on site. Also the animals and plant life on the site need to be protected. We have deer with young at the moment.

#### **OTHER COMMENTS**

*Need improved communication to local population about public meetings and consultation process.*

*This is a golden opportunity to create something special for Cumbria - don't let it slip away.*

*An excellent and valuable exercise - should help inform the process.*

*Do not want M Sport to build a racing track/test track - can already hear the speedway from Workington in Broughton; timescale on this I'm 42 - will I be still alive when this is still going on?*

*Open cast would not be preferred. It should be something to benefit local villages.*

*No open cast.*

*Continuing involvement of local communities in decision making process and creation of new web site containing up to date information and opportunity to post questions.*

*No motor sports!*

*Allerdale should think outside the box and spend the money necessary - not rebranding a site we still refer to as 'the dump'.*

*No open cast.*

*Has this process not been done 3 years ago at Broughton Craggs Hotel funded by Allerdale; Value for money?*

*We must have a memorial to those who worked on the dump and gave their lives to the war effort Stop talking about it and get it done!*

*That there is information about all developers as soon as possible.*

*West Cumbria already has 10 golf clubs 90% of which are struggling financially. The development of further golf clubs would cause the closure of many clubs.*

*We need more information on what is proposed for different areas of the site both above and below ground.*

*Continue to ensure surrounding villages are notified of any future contact /feedback - web site is a great idea!*

*Why aren't CAPITA being sued for providing inadequate security? If they were protecting council offices and there were 8 break ins a week it would not be acceptable and they wouldn't get paid.*

*Couldn't asbestos be encapsulated in water glass - or otherwise so that it doesn't have to be disturbed I think that the Government should help with the road development to the A66 for this development.*

*For the future we will have 1:4 unemployment in this area - so it will bring a big difference to the area for local employment and money into the community.*