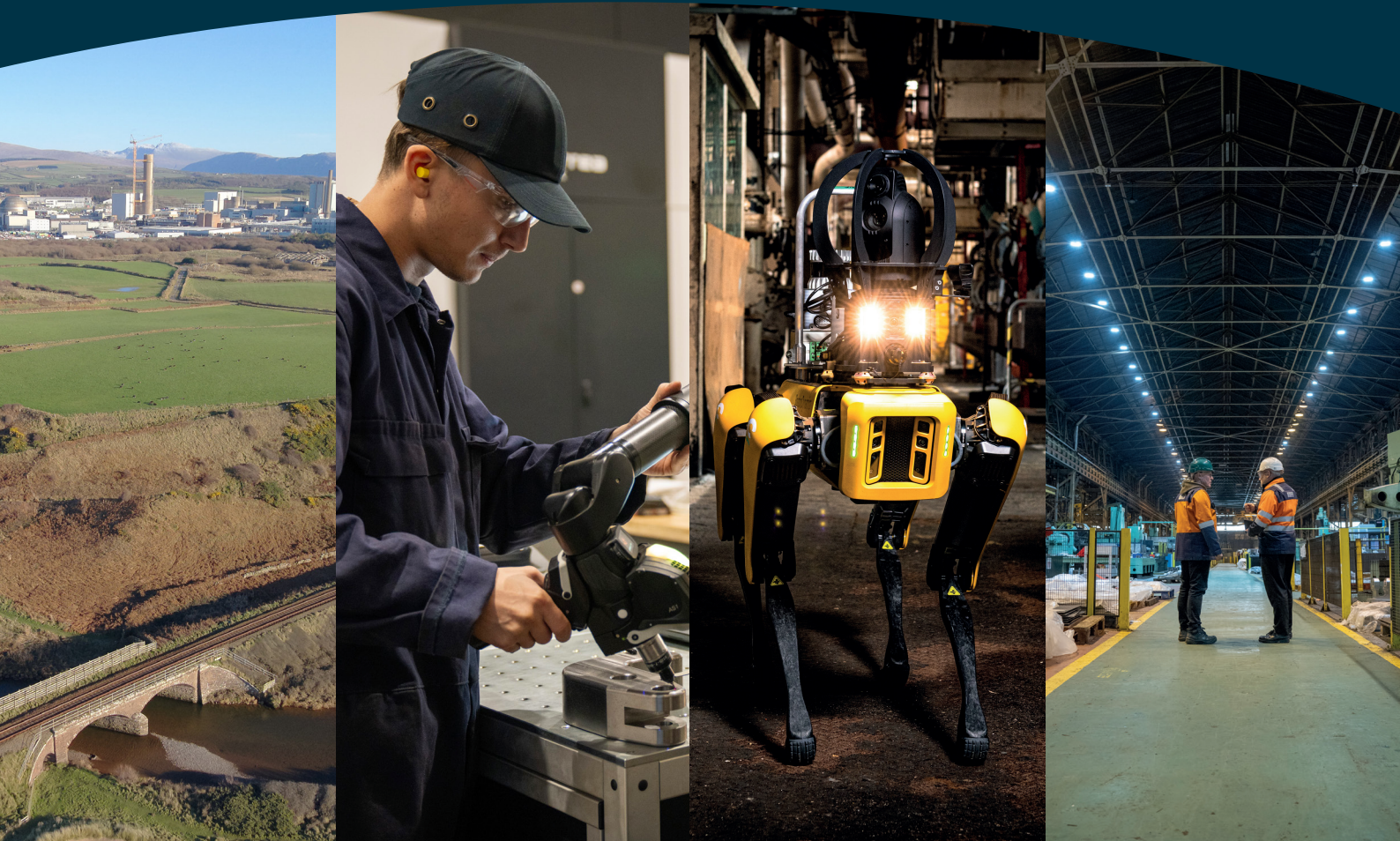




Pioneer Park, Cumberland Development Prospectus August 2025



1. Introduction

In June 2025, the Prime Minister, Chancellor of the Exchequer and Secretary of State for the Department for Energy Security and Net Zero (DESNZ), announced that hundreds of acres of land around the Sellafield site in West Cumbria will be explored for a clean energy development, including new nuclear power generation. This includes land that was part of the Moorside site, designated under EN6 as being suitable for nuclear generation.

To be known as Pioneer Park, the purpose of the development will be to diversify and strengthen the local economy in West Cumbria, which has historically been heavily reliant on the Sellafield nuclear site, located adjacent to Moorside.

2. Vision and Objectives

The overall vision associated with Pioneer Park is:

A prosperous and diverse economy in West Cumbria, built on the strengths of the nuclear industry.

This vision is supported by four primary objectives:

- To diversify the West Cumbrian economy away from over-reliance on nuclear decommissioning so that it is more vibrant and resilient.
- To regenerate towns in West Cumbria so that they are attractive places for people to live and to visit.
- To ensure that the nationally important mission of nuclear decommissioning has the people, skills, supply chain and infrastructure to succeed.
- To produce clean energy to support the local economy and community.

A team has been established from across the NDA, Sellafield Ltd, Cumberland Council and BEC, with representation from the Cumberland MPs' teams to deliver the objectives.

3. What We Are Looking For

The partners are seeking the views and proposals of clean energy generation technology vendors, clean energy generation developers and green industrial and technology-based organisations that would benefit from a dedicated clean energy power supply.

Through this market engagement process, we are seeking organisations that would be willing to invest in our community to help us to drive forward our aspirations.

Initial, targeted market engagement is being coordinated and managed by BEC. The purpose of this targeted market engagement is to engage with interested parties to further shape and define the scale, nature and community benefits of the planned development at Pioneer Park.

Interested parties are encouraged to contact BEC at pioneerpark@discoverbec.com

4. BEC

BEC is the trading name for Energy Coast West Cumbria Limited (ECWC), a private company limited by guarantee. ECWC has two Members, the NDA and Cumberland Council.

BEC's primary purpose is to deliver place-based economic development in West Cumbria. Working in partnership with local and national stakeholders it supports and delivers projects that bring sustained social and economic transformation across West Cumbria.

Through its three companies, BEC also owns and operates business parks and commercial premises across West Cumbria.

5. The Land Available for Exploration

All the land that is available to be explored is owned by the Nuclear Decommissioning Authority (NDA), an executive non-departmental public body, sponsored by DESNZ.

With the support of the Secretary of State for DESNZ, the NDA committed to working with Sellafield Ltd and Cumberland Council to consider what land might be made available for a clean energy development, enabling access and sharing information where it is able. Any plans for development will consider the requirements of existing major programmes at Sellafield, including plutonium disposition.

The Prime Minister, in June 2025, said: "Whether it becomes home to a fleet of SMRs or another major clean energy project, [Pioneer Park] will be led by a local development corporation – working with industry, unions, and the community to deliver jobs, growth, and energy security".

The NDA has now identified the land to be explored, as depicted in Figure 1 below. In total, this represents over 400 acres, being referred to as Pioneer Park. It should be noted that some of this may not be suitable for substantive development, though it may have alternative uses e.g. Biodiversity Net Gain.

The available land includes at least 170 acres of land (with the potential for more) that was designated for new nuclear power generation in the EN6 National Policy Statement for Nuclear Power Generation (EN6). A new approach to nuclear siting is being implemented, but the Government has recognised that sites nominated as part of the EN6 will retain inherent positive attributes that make them attractive for consideration within the new regime.

We are not limiting options to nuclear and engagement from other clean energy developers is welcome. However, the site is likely to retain inherent positive attributes for new nuclear development and the community of West Cumbria is very supportive of nuclear power. The key consideration will be the contribution the proposal makes to delivering the Vision and Objectives for Pioneer Park.



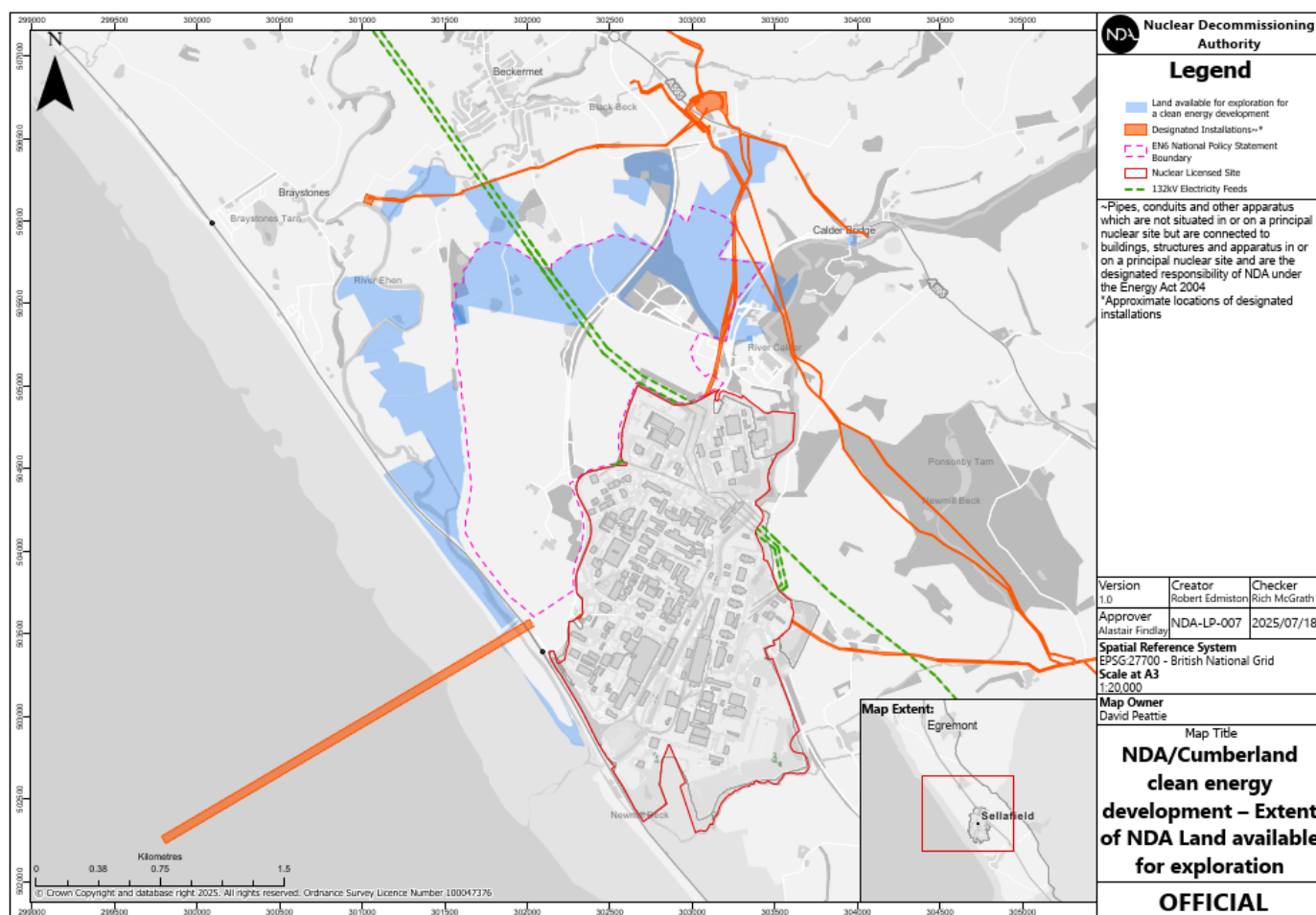


Figure 1 - Land Available for Exploration

The NDA holds significant information on the site, gained from previous studies, including Ecological and Environmental Assessments, Utilities & Transport Baseline Assessment, Planning Baseline Assessment, Land Baseline Assessment, Transport Baseline Assessment, Geological Information, Meteorological conditions (historical values, current figures, meteorological parameters) and site drainage characteristics. This information could be made available to credible interested parties by the NDA through Non-Disclosure Agreements.

Road and Rail Access

The land available for exploration is located off the A595 which is the main road through West Cumbria, linking the broader region from Carlisle in the north to Barrow in the south of Cumbria. It links to the A596 coastal road and the A66, which runs to the M6 motorway at Penrith.

The Cumbrian Coast Rail Line connects to the West Coast mainline at Carlisle and Lancaster and, in conjunction with the Furness Line, links the two cities via Workington, Whitehaven, Sellafield and Barrow-in-Furness. The rail line runs through the West of the available land site, providing a vital link to Sellafield and Pioneer Park.

An Outline Business Case for improvements to the Cumbrian Coast Line, known as the Energy Coast Rail Upgrade (ECRU), was submitted to the Department for Transport in 2022 and has since been refreshed and resubmitted. The Department for Transport and HM Treasury are engaging with Cumberland Council on the detail and a decision will be made shortly to progress it to Full Business Case.

NDA Developments on Land Outside the Sellafield Site Boundary

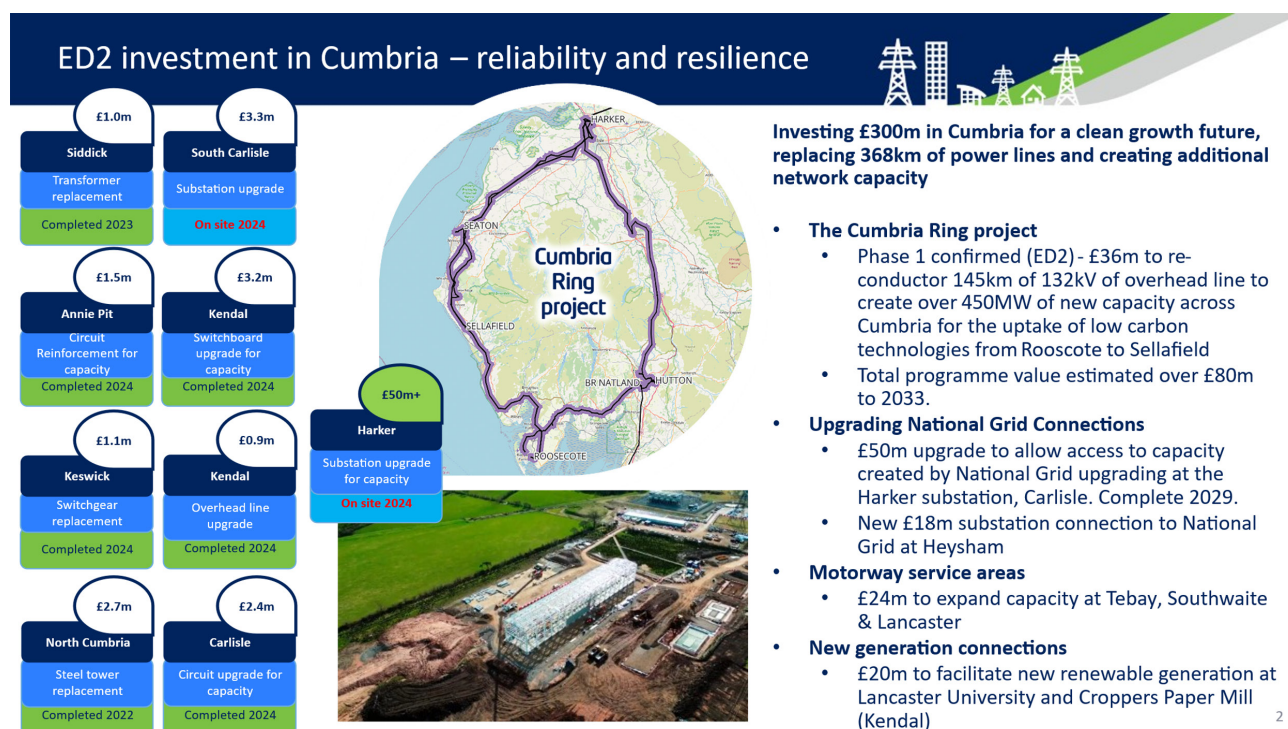
As part of its future construction requirements, the NDA is currently investigating potential infrastructure developments on the site that may be of interest to prospective Pioneer Park developers. Details will be made available through the market engagement process.

Electrical Distribution Network

Electricity North-West (ENW) is responsible for operating and maintaining over 57,000km of electrical network and thousands of substations across the North-West region, distributing electricity to 2.4 million homes and businesses.

Over the period April 2023 to March 2028, ENW is investing £2bn in the region's infrastructure to improve resilience and meet the increasing electrification needs to transition from fossil fuels.

As part of its ED2 investment, the improvements being delivered in Cumbria are aimed at increasing capacity, reliability and resilience as well as investing in innovation across the North-West. These plans include the Cumbria Ring and by 2033, ENW will create 450MW of new capacity across Cumbria for the uptake of low carbon technologies, including the proposed clean energy development at Pioneer Park.



Port of Workington

The Port of Workington is a strategically important intermodal port with a dedicated rail handling capability that provides direct access to the Cumbria Coast Rail Line. Access to the national road network is provided via the A596/A66 and onto the M6 Motorway. The Port is well equipped to handle a wide range of cargo types including timber, steel, aggregates and other construction materials. There has been significant recent investment in the port's infrastructure and a large area of land is available for development, including 20 Ha of allocated employment land immediately adjacent to the Port.

6. Current Clean Energy Industrial Developments in Cumbria

We already have experience of Low Carbon Energy developments in Cumbria, which is advancing a bold clean energy agenda, as outlined in its 2022 Clean Energy and 2024 Distributed Energy Strategies and further reinforced by the Going for Growth Strategy. These plans position the region as a testbed for renewable energy technologies and aim to establish Cumbria as a national hub for clean energy generation, storage, and innovation.

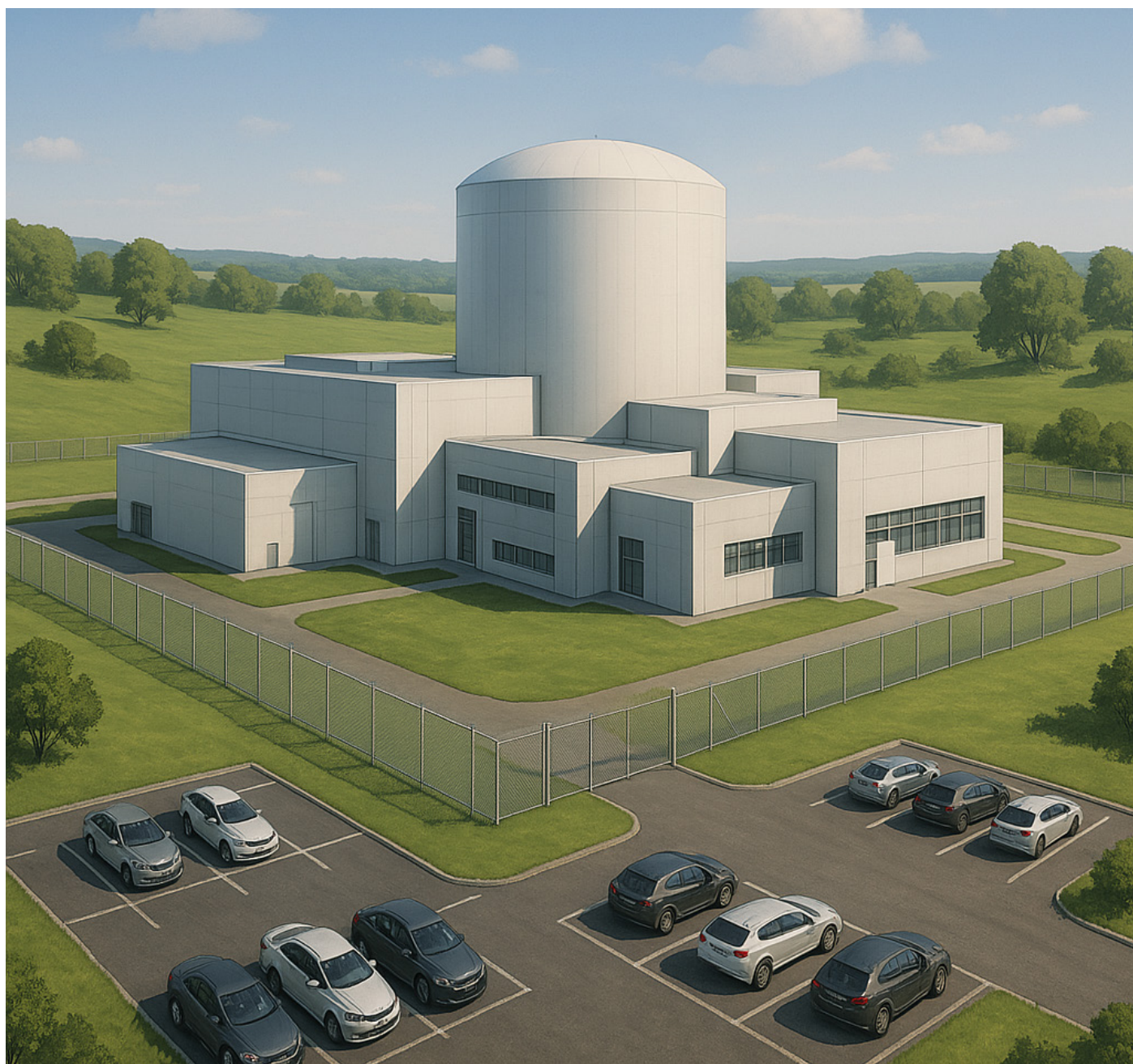
Central to this vision is the development of key energy hubs, including Pioneer Park, the Port of Workington Energy Hub (focused on hydrogen and offshore energy) and Barrow (a hub for hydrogen, carbon storage, and offshore wind). The strategy emphasises the importance of targeted investment and collaboration, particularly in maximising the role of the ports of Barrow, Workington, and Silloth to support energy logistics, manufacturing, and exports—anchoring the region’s Clean Energy Coast Cluster.

Offshore wind energy remains a cornerstone of Cumbria’s clean energy strategy. Flagship developments like the Walney Extension, West of Duddon Sands, and Barrow Offshore Wind Farms contribute significantly to the UK’s renewable energy mix and provide a strong foundation for local economic growth. These assets are being integrated into wider regional plans to expand local manufacturing, maintenance, and export capabilities, supported by infrastructure investments such as the proposed expansion of the Port of Workington. Cumbria is also exploring a Cumbria-Wide Rural Test Bed to foster innovation in hydro, tidal, bioenergy, and geothermal technologies—solutions tailored to the rural and coastal character of the county.



Hydrogen and nuclear energy are critical pillars in Cumbria's transition to a low-carbon economy. The Barrow Green Hydrogen project aims to produce 3,500 tonnes of green hydrogen annually, serving both industrial and transport needs. In parallel, the Morecambe Net Zero project is advancing plans for a major carbon capture and storage (CCS) facility, which will play a pivotal role in reducing emissions from regional industries while supporting the UK's wider decarbonisation targets. Cumbria's participation in the North West Industrial Cluster (NWIC)—a £207 billion investment initiative—further strengthens its role in national clean growth.

To underpin these developments, Cumbria is scaling up green skills training and workforce development. Institutions like Lakes College are delivering education in solar PV, battery storage, hydrogen systems, and advanced manufacturing, aligning local talent pipelines with industry needs. The region is working closely with NWIC partners to align training provision with key technical requirements, addressing skill shortages while creating high-quality employment opportunities. By investing in a skilled workforce and strategic energy infrastructure, Cumbria is well-positioned to lead the UK's clean energy transition while delivering lasting economic and environmental benefits to its communities.



7. Artificial Intelligence and Technology

Cumberland Council, supported by its partners, BEC, the NDA and Sellafield Ltd, has submitted a proposal to the Department for Science, Innovation and Technology (DSIT) to host an Artificial Intelligence (AI) Growth Zone. We are proposing to be the UK's first dedicated clean energy powered AI Growth Zone, based on the future development at Pioneer Park.



Whilst the proposed AI Growth Zones have a particular focus on “data”, the Government AI Opportunities Action Plan also references the importance of “embodied intelligence” (EI) to maximise UK ambition and deliver economically and strategically important capabilities.

Cumberland is ideally placed to exploit nationally critical EI development, deployment and commercialisation through the existing robotics and AI (RAI) expertise and need within the region. Substantial inherent end user pull from both Sellafield and BAE Systems for EI solutions is wholly evident given their ownership of complex and unstructured real-world environments that could also serve as national and international testbeds.

The demand for EI solutions will only continue to grow to support mission delivery, creating considerable additional market potential including cross-sector technology transfer into, for example, space, mining and subsea. This will ultimately position Cumberland to become a leading region for EI in challenging environments, further attracting and retaining talent whilst securing inward private investment.

8. Potential to Supply Power to Sellafield

The neighbouring Sellafield site is dependent upon a secure electricity and steam supply for its daily operations. Electricity is currently supplied by a resilient grid connection. Sellafield Ltd will provide details regarding its expected electricity needs going forward to credible interested parties, through suitable Non-Disclosure Agreements.

It may be possible for Sellafield Ltd to purchase power from any future operator at Pioneer Park through a Power Purchase Agreement, however such arrangements would clearly need to demonstrate Value for Money to the taxpayer and be in-line with Government procurement rules.

Next Steps

Once the initial targeted market engagement has been completed (expected to be in October 2025), BEC, with the NDA, Cumberland Council and its other partners will assess the information gained and create a site-masterplan. We expect that open market engagement, alongside local stakeholder consultation, will then be initiated in early 2026, with the ambition to move at pace to a preferred solution.

For further information, contact pioneerpark@discoverbec.com