

Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2020/113177/06-L01
Your ref: 4/20/2472/0F1
Date: 19 June 2025

Dear Sir/Madam

REVISED FRA | RESIDENTIAL DEVELOPMENT FOR 115 DWELLINGS

LAND TO THE NORTH OF CLEATOR MILLS, CLEATOR. CA23 3AE

Thank you for re-consulting us on the above application, received 3 June 2025.

The planning application is currently subject to a standing flood risk objection, and the development has been the subject of many previous iterations and consultations, for which there is a long history.

We are currently consulted on a covering letter and a revised Flood Risk Assessment (FRA) to demonstrate a different approach to the proposed development with regards to the strategy regarding flood risk.

The letter from Simon Blacker of SRE Associates (Cumbria) Limited, dated 30 May 2025, states that, with regards to flood risk and layout, *"It is now proposed to only develop the area of the site that is within the Flood Zones 1 & 2 of the updated flood mapping"*, and that *"we are just looking to receive some indication that the proposed strategy in the attached document is potentially acceptable."* We have therefore reviewed the updated FRA submitted on this basis.

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by RWO Associates (referenced: 24294/FRADS/1, version 7; dated: 20 May 2025). We have reviewed the FRA based on the request above and in so far as it relates to our remit, and we would comment as follows:-

As previously discussed, the site has a long and complex planning history and likewise the flooding mechanisms are similarly complex with flooding possible by two fluvial sources, individually or in combination, as well as surface water complications, all of which have needed to be understood and considered in the different iteration of

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proposes layout.

As per the covering letter, the FRA concludes that as the developable area is now proposed to be within Flood Zone 1 & 2, with reference to updated Flood Map for Planning (March 2025 updates) it meets with national standards for proposed residential dwellings. Additionally, to afford the dwellings protection, it is proposed to raise the finished floor levels 600mm above the modelled flood level.

If the suggested approach, as outlined in the revised FRA and the covering letter, are taken forwards in further detailed FRA and design work, including a site layout plan, then it should in practice be possible to satisfactorily demonstrate that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures discussed in the FRA are implemented.

Please note that our objection still stands until such a time that we are re-consulted on a revised site layout and further detailed FRA, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere. Please also note that our objection on fisheries, biodiversity & geomorphology as outlined in our response dated 18 January 2021 (letter ref: NO/2020/113177/01-L03) still applies.

Yours faithfully,

Miss Soraya Moghaddam
Planning Advisor

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