

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

Our ref: NO/2023/115031/02-L01
Your ref: 4/23/2009/0F1
Date: 9 December 2025

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT CONSISTING OF 64 DWELLINGS
LAND TO THE EAST OF JACKTREES ROAD, CLEATOR MOOR**

Thank you for re-consulting us on the above planning application on 2 December 2025.

Environment Agency position

We have reviewed the revised drainage details and the submitted ground investigation report, and would like to add the following additional comments:-

The ground investigation does not show favourable site conditions for infiltration. In the absence of soil leaching and groundwater testing, the Environment Agency would re-emphasise the objection to soakaway discharge.

Notably, the revised drainage scheme supports surface water discharge to the existing surface water system and this is acceptable with the attenuation basin on greenfield areas of the site. The drainage report suggests contamination will be present with reference to high risk areas that require control of pollution provided by pre-treatment, filter drains, permeable paving, road gully and an attenuation basin. The source of reference for a source of pollution and the impact to water quality from contamination is not included in any of the report and should be submitted with the application for risk assessment.

Further information is still required from supplementary ground investigations in the north-eastern corner of the site, where infill is 2.5m deep as recommended by the consultants in the report. Whilst this is primarily to establish the most appropriate foundation design, these extra investigations should include soil leaching and/or groundwater level and quality tests for the risk assess any piled design proposal. Confirmation of the contradictory statement is required to understand how the mining risk interacts with hydrogeology, because one source of information suggests no mining

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
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risk and another reports a groundwater strike from RH06 in infilled mine working at 29.5mbgl. This may have implications for the piling risk and hydrogeological assessment.

The Environment Agency disputes the comments in the Phase 2 report suggesting low risk because of the lack of leachable contamination and the absence of a laterally continuous water table. This assumption of low risk assessment cannot be justified in the absence of evidence.

No leaching data has been provided and there is insufficient hydrogeological data representative of varying conditions or seasonal fluctuation and no analysis of groundwater has been undertaken.

Yours faithfully

Hui Zhang
Planning Advisor - Sustainable Places
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