

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

**Our ref:** NO/2023/115666/01-L01  
**Your ref:** 4/23/2319/0F1  
**Date:** 30 November 2023

Dear Sir/Madam

## **CHANGE OF USE TO RESIDENTIAL PROPERTY.**

### **4 DRYDEN WAY, EGREMONT**

Thank you for consulting us on the above planning application.

#### **Environment Agency position**

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused. We do not consider the document '*Flood Risk Assessment – 4 Dryden Way, Egremont, CA22 2HA*' to be an FRA as it does not meet the absolute minimum requirements.

#### Reasons

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

#### Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult

Environment Agency  
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

### **FRA sources of information - advice to applicant**

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available, for example a Product 4 data package to identify predicted fluvial flood levels/extents. Please email [inforequests.cmbinc@environment-agency.gov.uk](mailto:inforequests.cmbinc@environment-agency.gov.uk) to submit a request for information. Further advice on the type of flood risk information we can provide can also be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

The local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information that can inform the FRA. Please contact your local planning authority to determine what information is available.

Further advice on what to include in an FRA can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change#site-specific-flood-risk-assessment-all>.

The applicant should be aware of the benefit of flood warnings. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

To register for a flood warning, please call Floodline on 0345 988 1188 or visit <https://www.gov.uk/sign-up-for-flood-warnings>. This is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message and anyone can sign up.

For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding>.

To get help during a flood, visit <https://www.gov.uk/help-during-flood>.

For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

### **Informative**

The FRA should be appropriately referenced whereby it contains a unique title, reference number and date.

### **Informative**

It should be acknowledged that Egremont Flood Risk Management Scheme has been constructed by the Environment Agency to reduce flood risk from Skirting and Whangs Beck. This can be accessed here: [Egremont-Flood-Risk-Management-booklet.pdf \(thefloodhub.co.uk\)](https://www.thefloodhub.co.uk/Egremont-Flood-Risk-Management-booklet.pdf).

Yours faithfully

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