

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

Our ref: NO/2025/116875/03-L01
Your ref: 4/25/2198/0F1
Date: 31 December 2025

Dear Sir/Madam

ERECTION OF VISITOR CENTRE WITH CAFÉ/SHOP, GROUP ROOM, STAFF/VOLUNTEER, TOILET FACILITIES AND CAR PARK; CONSOLIDATION, REPAIR AND INSTALLATION OF INTERPRETIVE SCULPTURE TO TOWSEY HOLE WINDMILL; REFURBISHMENT OF EXISTING TERN HIDE; NEW BIRD HIDES/VIEWING SCREENS, PATHWAYS, GATEWAY FEATURES, STREET FURNITURE AND DEMARCATION OF SPACES AT EXISTING CAR PARK; ENHANCEMENT OF WILDLIFE HABITATS; ASSOCIATED LANDSCAPING AND DRAINAGE INFRASTRUCTURE; AND MAINTENANCE OF BYWAY WITH RESTRICTED VEHICULAR ACCESS (THE IRON LINE PROJECT)

LAND AT HODBARROW NATURE RESERVE, MILLOM

Thank you for re-consulting us on the above planning application on 17 December 2025.

Environment Agency position

In our initial response dated 15 July 2025 (ref: NO/2025/116875/01-L01), we recommended 2 planning conditions relating to:

- Groundwater and Contaminated Land, and
- Fisheries, Biodiversity and Geomorphology.

The condition relating to Groundwater and Contaminated Land was subsequently withdrawn in our response dated 30 October 2025 (ref: NO/2025/116875/02-L01).

The current re-consultation includes the following additional documents, which we have reviewed:

- Construction Environmental Management Plan,
- Landscape and Ecological Management Plan,
- Habitat Management and Monitoring Plan.

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

Cont/d..

Having considered the submitted information, we are satisfied that our remaining concerns have been addressed and sufficiently resolved. We therefore confirm that the condition relating to Fisheries, Biodiversity and Geomorphology is no longer required.

Yours faithfully

Hui Zhang
Planning Advisor - Sustainable Places
e-mail clplanning@environment-agency.gov.uk