

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

**Our ref:** NO/2025/116876/01-L01  
**Your ref:** 4/25/2215/PIP  
**Date:** 14 July 2025

Dear Sir/Madam

**PERMISSION IN PRINCIPLE FOR THE DEMOLITION OF EXISTING BUNGALOW  
AND DEVELOPMENT OF UP TO 5 DWELLINGS**

**OAKLANDS, THE GREEN, MILLOM**

Thank you for consulting us on the above application received 26 June 2025.

**Environment Agency position**

We have no objections in principle to the application, however we do wish to make the following comments :-

*Flood Risk*

The application site lies within Flood Zone 1, with a small portion of the site located in Flood Zones 2 & 3 to the south-easterly corner. No illustrative site plan or Flood Risk Assessment (FRA) has been submitted with the application, however there is no evidence to suggest that the up to 5 dwellings could not be located in Flood Zone 1 within the red edge boundary of the site.

Please note that, if the Local Planning Authority are minded approve this Permission in Principle (PiP) application, sufficient subsequent information will be required under a Technical Details Consent (TDC) application to assess flood risk, including a site-specific FRA. The details provided would need to demonstrate that the development would be safe for its lifetime (including climate change impacts) without increasing risk elsewhere and, where possible, help to reduce flood risk overall.

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

We do not prepare or provide FRAs. However, our Customers and Engagement teams

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
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can provide any relevant flood risk information that we have available. Please email [Inforequests.cmbinc@environment-agency.gov.uk](mailto:Inforequests.cmbinc@environment-agency.gov.uk). Your local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your 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 in the planning practice guidance including a checklist: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para80>

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>.

### Foul Drainage

We note that the red edge boundary is located over 180m away from a mains sewer. As such, we wish to draw your attention to the following information comments:-

#### **Advice to applicant**

Government guidance contained within the national Planning Practice Guidance (Water supply, wastewater and water quality – considerations for planning applications, paragraph 020) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Package sewage treatment plant (adopted in due course by the sewerage company or owned and operated under a new appointment or variation)
3. Septic Tank

Foul drainage should be connected to the main sewer. Where this is not possible, under the Environmental Permitting Regulations 2010 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency, addition to planning permission. This applies to any discharge to inland freshwaters, coastal waters or relevant territorial waters.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential

increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

[Septic tanks and treatment plants: permits and general binding rules](#)

Yours faithfully,

**Miss Soraya Moghaddam**  
**Planning Advisor**

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