

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

**Our ref:** NO/2025/116896/01-L01  
**Your ref:** 4/25/2236/0F1  
**Date:** 29 July 2025

Dear Kerry,

**CONSTRUCTION OF A 465SQM EXTENSION TO AN EXISTING AGRICULTURAL BUILDING TO PROVIDE A GENERAL PURPOSE & COVERED MANURE STORE.**

**LOW SHAW FARM, THE GREEN**

Thank you for consulting us on the above application, received 10 July 2025.

**Environment Agency position**

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

**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 181, footnote 63) 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 flood 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 us

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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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>

Yours sincerely,

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

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)