

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

Our ref: NO/2025/117001/01-L01
Your ref: 4/25/2299/0F1
Date: 23 September 2025

Dear Sir/Madam

**CONVERSION OF EXISTING BARNs INTO SINGLE FOUR BEDROOM DWELLING
MILL FARM BARNs, THE GREEN, MILLOM, LA18 5HL**

Thank you for consulting us on the above application, received 3 September 2025.

Environment Agency position

We have no objections to the development as proposed, however we do wish to make the following informative comments:-

Flood Risk

Flood risk standing advice - advice to LPA

The proposed development falls within Flood Zone 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

Foul Drainage

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater and Water Quality \(paragraph 020 ID: 34-020-20140306\)](#) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do.](#)

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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