

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

Our ref: NO/2025/117052/01-L01
Your ref: 4/25/2325/0F1
Date: 28 October 2025

Dear Sir/Madam

**ALTERATIONS, EXTENSION AND RENOVATIONS INCLUDING CHANGE OF USE
OF ATTACHED BUILDING**

WOODEND MILL, WOODEND, EGREMONT

Thank you for consulting us on the above application, received 30 September 2025.

Environment Agency position

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

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Geoffrey Wallace Limited (referenced: Woodend Mill Woodend Cleator Cumbria CA22 2TB).

We have reviewed the FRA and we consider that it is appropriate to the nature and scale of the development. We are therefore satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

The applicant, as owners of the existing property, will be aware of the potential flood risk and frequency. The applicant should be satisfied that the impact of any flooding will not adversely affect their proposals.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Advice to applicant – Signing up for flood warnings

The applicant should be aware of the benefit of flood warnings/alerts. Flood warnings/alerts 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/alerts can also save lives and enable the emergency services to prepare and help communities.

To register for a flood warning/alert, 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>.

Additional information – Advice to LPA

The application uses a flood risk standing advice proforma based on flood risk standing advice that the Environment Agency ceased publishing in 2011. The proforma which has been adopted and amended by Cumberland Council is not fit for purpose and should not be used or circulated for usage. We are not aware that Westmorland and Furness or any other Yorkshire, Lancashire or GMMC authorities are using or accepting this proforma. Any further consultations using this proforma will be met with a standard 'No FRA submitted' standard objection.

All the guidance and advice on producing flood risk assessment including following flood risk standing advice is available online here:- Flood risk and coastal change - GOV.UK (www.gov.uk) <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

Yours faithfully

Miss Soraya Moghaddam
Planning Advisor

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