

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

Our ref: NO/2025/117209/01-L01
Your ref: 4/25/2411/0F1
Date: 31 December 2025

Dear Sir/Madam

FULL PLANNING PERMISSION FOR THE ERECTION OF 2NO. BUILDINGS FOR B2 GENERAL INDUSTRIAL AND ANCILLARY OFFICE USE, COMPRISING 6,356SQM GEA FLOORSPACE, ASSOCIATED CAR PARKING, HARD AND SOFT LANDSCAPING, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING AND BIODIVERSITY ENHANCEMENTS ACROSS THE WIDER LECONFIELD ESTATE

PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Thank you for consulting us on the above planning application.

Environment Agency position

We have no objection to the proposed development but we wish to make the following comments:-

Flood risk

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Billinghurst George & Partners, referenced; LUF-BGP-09-XX-T-C-0002 version P07 and dated 28/11/2025.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Surface Water Management

Amendments to the Development Management Procedure Order (DMPO) came into effect on 15th April 2015. As a result, we are no longer a statutory consultee on the surface water aspects of development proposals. Providing detailed comments on the drainage strategy is not within our remit and we are not resourced to provide this service as part of our Flood and Coastal Risk Management function.

Cumberland Council in their role as the Lead Local Flood Authority (LLFA) and as Local Planning Authority, will need to consider if surface water has the potential to impact third parties because of the proposed development under their responsibilities of the Floods and Water Management Act 2010.

Notwithstanding the above, if it is apparent, or later becomes apparent that there is potential for surface water to have an impact, we could raise this with you as part of our strategic overview role to Local Planning authorities.

Nor Beck Main River

We add the following comments in relation to designated main rivers on the site. Section 3.2. of the FRA- Fluvial Flood Risk, identifies the nearest named watercourse is Nor Beck, which, where open, is located 100m north of the site. Through CCTV investigation it is evident that it is culverted at a point northwest of site and runs southwest into Leconfield Industrial Estate and through to Leconfield Street. Nor Beck culvert continues southwest through Norbeck Park and adjacent fields ultimately converging with the River Keekle.

This application as we understand it is for the construction of two new industrial start up units for business accommodation on the brownfield site that previously comprised an industrial unit, this is now demolished with the existing floor slab remaining insitu. The adjacent parcel of greenfield of land is located to the southeast of the existing slab. The site Area to be developed as part of this proposal is 1.487 Ha and is not in proximity to Nor Beck channel or culvert.

However, it is noted that the red line boundary includes a parcel of land of 1.8335 ha to the west of the current site. This land is bisected by Nor Beck culvert which is a third party owned and maintained asset. Notwithstanding this, the culvert is a designated statutory main river and Flood Risk Activity Permitting regulations would apply.

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.

Contaminated Land

The phase 1 desk study and phase 2 ground investigation and risk assessment reference S240720 has been reviewed. We agree with the results and conclusions derived from risk assessment that development should not cause unacceptable risk of pollution or detriment to water quality.

Yours faithfully

Hui Zhang
Planning Advisor - Sustainable Places
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