

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

**Our ref:** NO/2023/115369/01-L01  
**Your ref:** 4/23/2167/0F1  
**Date:** 10 July 2023

Dear Ms Unsworth

**ERECT MILKING PARLOUR/DAIRY BUILDING; INSTALL BULK FEED TOWER;  
REMOVE PART OLD BYRE AND RECONCRETE AREA.**

**LOW SHAW FARM, THE GREEN**

Thank you for consulting us on the above planning application.

### **Environment Agency position**

We have no objection to the proposed milking parlour/ dairy building. With reference to the National Planning Policy Framework Annex 3- Flood Risk Vulnerability Classification, the development proposals would be classified as 'Less Vulnerable'.

With reference to the Environment Agency Flood Map for Planning, this application lies within tidal Flood Zone 3, which is land defined by the planning practice guidance (PPG) as having a high probability of flooding.

The site does however benefit from the presence of raised tidal embankment and therefore is a Reduction in Risk of Flooding from Rivers and Sea from High to Low due to Defences.

A basic Flood Risk Assessment (FRA) is submitted with the application. We have reviewed the submitted FRA in so far as it relates to our remit and we consider that it is appropriate to the nature and scale of the change of use. 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.

### **Signing up for flood warnings – advice to applicant**

The applicant/future occupants should phone Floodline on 0345 988 1188 to register for

Environment Agency  
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings>.

By getting an advanced warning it will allow protection measures to be implemented as well as evacuating people off site.

Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan.

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>.

### **Biodiversity Net Gain (BNG) – advice to applicant**

Applicants are encouraged to include biodiversity net gain (BNG) within their proposals. Paragraphs 174 and 179 of the National Planning Policy Framework (NPPF) recognise that the planning system should provide net gains for biodiversity. By November 2023, providing a minimum 10% biodiversity net gain in new development will be a legal requirement due to provisions within the Environment Act 2021. Applicants should have regard to the [latest planning practice guidance](#) on BNG in new development proposals.

Yours sincerely

**Hui Zhang**  
**Planning Advisor - Sustainable Places**  
e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)