

Cumberland Council - Development
Management
Market Place, Whitehaven, CA28 7JG

Reference: PA-0003354/01
Customer reference: 4/26/2129/0F1
15 May 2026

**PROPOSED CONVERSION AND UPGRADE OF DILAPIDATED COTTAGE AND TWO
STOREY REAR EXTENSION**

LOW WATH FARM TRUMPET ROAD CLEATOR CA23 3EB

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2129/0F1.

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 Unda Consulting Limited (ref: 95919-CalvaStds-TrumpetRd Issue V.1; dated 31 March 2026).

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.

Environmental permit – Flood risk activities - advice to applicant

The River Ehen is a designated statutory main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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.

Foul Drainage

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission

does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with [General Binding Rules](#) provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

Drainage fields and infiltration systems for use in wastewater treatment used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul infiltration system and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged.

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

If you have any questions regarding our response, please contact clplanning@environment-agency.gov.uk.

Yours sincerely,

Hui Zhang, Planning Advisor – Sustainable Places

National Contact Centre: 03708 506 506

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