

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

**Our ref:** NO/2025/116665/01-L01  
**Your ref:** 4/25/2080/0F1  
**Date:** 24 March 2025

Dear Sarah,

**PROPOSED DEMOLITION OF EXISTING GARAGE & ERECTION OF SINGLE STOREY GARDEN ANNEX**

**BROOM CLOSE, BRAYSTONES, BECKERMET, CA21 2YL**

Thank you for consulting us on the above application, received 13 March 2025.

**Environment Agency position**

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

The red-edge boundary of the planning application includes an area that is located within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The National Planning Policy Framework (paragraph 167, footnote 55) states that an FRA must be submitted when development is proposed in such locations.

While the application boundary falls within Flood Zone 3, the proposed development is wholly within Flood Zone 1, which is land defined as having a low probability of flooding. As no development is proposed within Flood Zone 3, there are no tidal or fluvial flood risks that we would expect to be considered through a FRA.

The risk of flooding from other sources has not been considered. It will be for the Local Planning Authority to decide whether or not the application should be supported by a FRA to consider the risk of flooding from other sources in this instance.

Yours sincerely,

**Miss Soraya Moghaddam**

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
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[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)  
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