

Cumberland Council
The Market Hall
Market Place
Whitehaven
Cumbria
CA28 7JG

Our ref: NO/2020/113111/03-L01
Your ref: 4/20/2432/0F1
Date: 29 June 2023

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT OF 114 DWELLINGS
HOW BANK FARM HOW BANK, EGREMONT, CA22 2QJ.**

Thank you for consulting us on the above planning application following the submission of additional information.

Environment Agency position

In our letter referenced NO/2020/113111/02-L01 and dated 01 March 2023, we confirmed that we were minded to maintain our objection to the development as proposed, pending further drawing, sections and reporting clearly showing the relationship between the as built Lower Whangs Beck flood storage reservoir details and the proposed access road details for the How Bank Site.

Additionally, in relation to the Orgill School Site we requested dimensioned sections through the site showing the relative positions of the developed site levels, finished floor levels, subsurface position of the Main River culvert(s) and the "exceedance flow route through the easement" to enable a clearer understanding of the proposal and associated flood risk.

Subsequently, a meeting with the Developer and their agent and consulting engineers on the 19th April 2023 to discuss the scheme(s), in particular the How Bank Farm development scheme, and its relationship with the Environment Agency's Whangs Beck improvement scheme.

During the meeting, the scope and nature of additional details required to be submitted for approval and to facilitate the removal of our objection were discussed.

The details as submitted have been reviewed and agreed by the Environment Agency and therefore we are satisfied that **we can now remove our objection the development(s)** as proposed.

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

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The comment in our letter referenced NO/2020/113111/02-L01 and dated 1 March 2023 in relation to Flood warning and emergency response (includes proposals for evacuation / safe refuge), remain relevant.

Environmental permit - advice to applicant

The below comments relate to the Orgill School Site only.

Skirting Beck is designated statutory main river. 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.

Signing up for flood warnings – advice to applicant

The applicant/future occupants should phone Floodline on 0345 988 1188 to register for 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 to do after a flood, visit <https://www.gov.uk/after-flood>.

Yours faithfully

Hui Zhang
Planning Advisor - Sustainable Places
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