

Demi Crawford
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2025/117108/01-L01
Your ref: 4/25/2362/0F1
Date: 12 November 2025

Dear Demi,

CONSTRUCTION OF A NEW 465SQM AGRICULTURAL BUILDING TO PROVIDE A COVERED SLURRY STORE.

LOW SHAW FARM, THE GREEN, MILLOM

Thank you for consulting us on the above application, received 23 October 2025.

Environment Agency position

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

Flood Risk

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Rubicon Project Consultancy Ltd (dated: 8 October 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.

SSAFO Regulations

The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010.

The applicant should also ensure the proposed development supports compliance with:

- The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 known as Farming Rules for Water (FRfW),
- The Environmental Permitting (England and Wales) Regulations 2016 (EPR)
- The Nitrate Pollution Prevention Regulations 2015 (NVZ)

Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to consider both the proposed development and existing on-farm slurry and manure storage to ensure compliance with the regulations (SSAFO, FRfW, EPR, NVZ).

As a condition of SSAFO, the applicant must notify the Environment Agency of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction.

If the applicant intends to apply for a grant under the Farming Investment Fund – Slurry Infrastructure grant the proposed development must also fully comply with the grant scheme rules, found at - [Slurry Infrastructure grant](#). In this case the SSAFO notification to the Environment Agency will be satisfied by the submission of the grant application form.

Further guidance:

[Storing silage, slurry and agricultural fuel oil](#)
[Protecting our water, soil and air](#)

Site selection, design and construction:

https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C759F&Category=F REEPUBS

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

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