

Oliver Hoban

From: Environmental Health
Sent: 25 February 2026 12:53
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2024/0F1 - NOOK FARM, CLEATOR

Demolition of the existing farmhouse and associated agricultural buildings and erection of replacement farmhouse (self / custom build), detached car port building, implement shed and workshop plus formation of new flood lit outdoor horse arena

Thank you for the above planning consultation.

In terms of its remit, Environmental Health have considered the following matters:

Contaminated Land

The site is not marked on Council mapping as potentially contaminated in relation to Part II Environmental Protection Act 1990.

There are, however, numerous former iron ore pits in close proximity around Longlands Lake and Rowfoot ponds.

Environmental Health do not hold data on the extent of the iron ore workings.

As a former farm, the site is not deemed to be brownfield land but may have been subject to localised pollution sources like fuel oil spills, pesticides and herbicides etc.

A standard condition for unexpected contamination would suffice as a cover all in this regard.

Radon

The indicative Radon Map UK shows the site to be within a 1 km grid square of elevated radon potential, with a maximum radon potential of 10 – 30%. As such, full radon protection measures would be required in the build unless a site-specific radon test showed otherwise.

Demolition Method Statement

This is acceptable and may be conditioned as an approved document.

Construction Environmental Management Plan (CEMP)

This is acceptable and may be conditioned as an approved document.

Planners may wish to condition the working hours of demolition / construction separately.

Foul Drainage

The application confirms that the present septic tank is defective and a replacement package treatment plant (PTP) is proposed.

There are no further details on the PTP and where it will discharge to.

The applicants should confirm these details and a condition on this is suggested below.

They should also check with the Environment Agency as to whether the PTP may need an environmental permit to discharge.

External Artificial Light

The site is shown on the CPRE map of 'England's Light Pollution and Dark Skies' as being at the darker end of the artificial light emission spectrum –

[England's Light Pollution and Dark Skies](#)

Ordinarily, we would request a condition for artificial external light provision that followed the ILP GN01 / 21 guidance as a Zone E2 rural low district brightness lighting environment.

The provision of the illuminated outdoor equestrian arena is, however, at odds with this.

We accept the proposed lighting design for the arena as being suitable for its intended use but question whether it would be incongruous to this rural location, and whether it may harm local ecology and stand out against a normal dark/er environment for other residential dwellings that overlook the site. Alternatively, the applicants could consider if the arena could be used without artificial illumination or if the arena could be fully enclosed so that light pollution is avoided. A condition on this is suggested below.

At present, therefore, whilst Environmental Health have no issues with most of this application, we would object on the basis that the proposed illuminated outdoor arena would harm the local dark sky environment, landscape character, biodiversity and amenity.

The following conditions are suggested:

- Land affected by contamination – Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority. Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- External Artificial Lighting (general)

Artificial external lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for environmental zone E2 contained within The Institute of Light Engineers Guidance Note GN01/21 (dated 2021) for The Reduction of Obtrusive Light.

Reason: In order to safeguard the amenities of nearby residential occupiers and the area generally.

- External Artificial Lighting (outdoor equestrian arena)

Prior to the installation of external artificial lighting to the outdoor equestrian arena, a lighting assessment and plan, carried out by a suitably qualified lighting engineer, shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall include the following detail: i) baseline conditions (lighting lux levels) of the site and its immediate environs; ii) the need for the lighting including confirmation if it is for personal or commercial use and intended hours of use; iii) the colour temperature of the lighting; iv) a light spill (lux) diagram of the arena: v) predicted mock up pictures of the arena fully lit and how it will appear to receptors around the site.

Reason: To ensure the protection of local dark skies, landscape character, biodiversity and amenity of surrounding occupiers.

- Foul Drainage

Prior to the commencement of works details for the separate foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any dwelling house hereby approved.

Reason: To ensure a satisfactory standard of foul drainage.

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.30 – 18.00 and 08.00 – 13.00 on Saturday and at no time on Sunday or Bank Holiday.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development.

Regards

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