

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

Reference: PA-0004687/01
Customer reference: 4/26/2154/0F1
05 June 2026

Change of use of agricultural land to a private, pre-booked dog exercise area (low-intensity leisure use), including reinforcement of existing boundary fencing, installation of secure pedestrian access gate, and provision of small customer parking area.

THE BARN BECK GREEN DISTINGTON CUMBERLAND CA14 5XW

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2154/0F1.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused. We do not consider the document titled '*Flood Warning & Evacuation Plan*' to be a considered an FRA as it does not meet the absolute minimum requirements.

Reasons

The application site lies predominantly 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.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere, the applicant should submit an FRA which is appropriate for the nature and scale of the development. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Guidance on how to prepare a flood risk assessment can be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

New national flood and coastal erosion risk information and FRA template

The Town and Country Planning Association (TCPA) working collaboration with the Environment Agency have produced updated guidance materials and tools for developers and Flood Risk Assessment (FRA) consultants.

This page hosts information about the Environment Agency's new flood and coastal erosion risk data:- <https://www.tcpa.org.uk/resources/new-national-flood-and-coastal-erosion-risk-information/>

In addition, to address frequent requests from Local Planning Authorities, the public and those involved in producing basic FRA's, but who are not flood risk professionals, we have worked with the TCPA to produce a [Flood Risk Assessment template \(v1\)](#).

We hope by providing access to a template that is consistent with the requirements of the PPG and NPPF, that this will help reduce the number of potentially unnecessary planning objections that are based on inadequate FRAs.

The template and guidance can be found here: - [Environment-Agency Flood-Risk-Assessment-Template.docx](#)
[Flood Risk Assessment Template - Guidance](#)

New national flood and coastal erosion risk information
A post on Town and Country Planning Association provided
by: <https://www.tcpa.org.uk>

FRA sources of information - advice to applicant

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available, for example a Product 4 data package to identify predicted fluvial flood levels/extents. Please email inforequests.cmbinc@environment-agency.gov.uk to submit a request for information. Further advice on the type of flood risk information we can provide can also be found at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

The local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information that can inform the FRA. Please contact your local planning authority to determine what information is available.

Further advice on what to include in an FRA can be found at <https://www.gov.uk/guidance/flood-risk-and-coastal-change#site-specific-flood-risk-assessment-all>.

The applicant should be aware of the benefit of flood warnings. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

To register for a flood warning, please call Floodline on 0345 988 1188 or visit <https://www.gov.uk/sign-up-for-flood-warnings>. This is a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message and anyone can sign up.

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 do after a flood, visit <https://www.gov.uk/after-flood>.

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

Yours sincerely,

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