

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

Reference: PA-0005373/01
Customer reference: 4/26/2161/0F1
05 June 2026

**ERECTION OF DETACHED GARAGE AND CREATION OF FORECOURT AND NEW
VEHICULAR ACCESS ONTO HIGHWAY**

LAND ADJOINING 37 MAIN STREET PARTON WHITEHAVEN CA28 6NY

Dear Demi Crawford,

Thank you for contacting us.

This is our response to your consultation 4/26/2161/0F1.

Environment Agency position

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in Flood Risk and Coastal Change planning practice guidance. See:

- [What is a site-specific flood risk assessment?](#)
- [What level of detail is needed in a site-specific flood risk assessment?](#)
- [Site-specific flood risk assessment: checklist](#)
- [Flood risk assessment: Flood Zones 1, 2, 3 and 3b – Environment Agency guidance](#)

The FRA does not therefore adequately assess the flood risks posed by the development.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA that complies with the requirements for site specific flood risk assessments.

Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Additional information – advice to LPA

Our objection above is based on the submitted plans which do not provide sufficient evidence to demonstrate that the proposed garage is located within the curtilage of an existing dwellinghouse.

Should it be confirmed that the proposed garage is situated within the curtilage of an existing dwellinghouse, the development would fall within the definition of 'minor development'. In such circumstances, the Environment Agency's Flood Risk Standing Advice (FRSA) would apply.

The Flood Risk Standing Advice provides standard guidance for local planning authorities and can be accessed here: [National flood risk standing advice for local planning authorities - GOV.UK](#)

If this is applicable, we recommend that the Local Planning Authority review and apply the standing advice in full before determining the application.

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

Yours sincerely,

Hui Zhang, Planning Advisor - Sustainable Places
National Contact Centre: 03708 506 506
clplanning@environment-agency.gov.uk
Ghyll Mount, 40 Business Park, Gillan Way, Penrith CA11 9BP