

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

Reference: PA-0003686/02  
Customer reference: 4/26/2132/0F1  
12 June 2026

**Additional information 01.06.2026 - FULL PLANNING PERMISSION FOR THE  
ERECTION OF A NEW BUILDING PRIMARILY FOR GENERAL INDUSTRIAL, OFFICE  
AND RESEARCH AND DEVELOPMENT (E(G)(I), (II) & (III)), INCLUDING ASSOCIATED  
CAR PARKING, HARD AND SOFT LANDSCAPING, ASSOCIATED INFRASTRUCTURE  
AND BIODIVERSITY ENHANCEMENTS**

**Leconfield Industrial Estate Cleator Moor CA25 5QB**

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2132/0F1.

**Environment Agency position**

We have reviewed the additional information. Our previous response still applies (ref: PA-0003686/01; dated 15 May 2026) and we wish to add the following informative comments:

**Advice to LPA**

Land contamination can harm human health, soils, ecosystems, property, drinking waters supplies, groundwater and surface water.

Land contamination is a material planning consideration. The planning decision should ensure that the site is suitable for its proposed use, considering any risks from contamination and any proposed land remediation.

The ground investigation confirms the variable thickness of made ground across the site predominantly consists of slag.

The risk assessment derived from site investigation data shows relatively low concentrations for presence of organic and inorganic contaminants of concern in soils. The leaching tests exhibit concentrations above the target values, but these values are still considered to be low. Soil and groundwater does not warrant remediation and would not benefit from further quantitative risk assessment given:

- a) the mitigation of impervious capping to reduce leaching impact and
- b) depth and sensitivity of the underlying aquifer.

The low risk implies the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. This approach is supported by paragraph 196 of the National Planning Policy Framework.

If you have any questions regarding our response, please contact [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk).

Yours sincerely,

**Hui Zhang**, Planning Advisor - Sustainable Places  
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