

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

Reference: PA-0005386/02
Customer reference: 4/26/2166/0F1
12 August 2026

CONVERSION OF SECOND FLOOR TO FORM THREE RESIDENTIAL FLATS

74 MARKET PLACE WHITEHAVEN CA28 7JG

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2166/0F1.

Environment Agency Position

We withdraw our objection to the proposed development and wish to make the following comments:

In our letter dated 12th June 2026 and referenced 4/26/2166/0F1, we objected to the development as proposed due to the submission of an inadequate Flood Risk Assessment (FRA).

A revised FRA has now been submitted (author and date unknown).

We have reviewed the FRA in so far as it relates to our remit, and we consider that it is appropriate to the nature and scale of the development. We are therefore satisfied that the proposed development would be safe and that it would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.

The applicant, as owners of the existing property, will be aware of the potential flood risk and frequency. The applicant should be satisfied that the impact of any flooding will not adversely affect their proposals.

Advice to LPA

The Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. The Planning Practice Guidance to the National Planning Policy Framework states that those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your Emergency Planners and the Emergency Services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

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

Yours sincerely,

Hui Zhang, Planning Advisor - Sustainable Places

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