

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

Reference: PA-0004687/02
Customer reference: 4/26/2154/0F1
22 June 2026

Amended plans 11.06.2026 - 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.

In our letter referenced PA-0004687/01 and dated 05 June 2026 we objected to the development as proposed pending the submission of and acceptable Flood Risk Assessment (FRA) in line with the requirements.

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by Unda Consulting Limited, referenced; 97300-Martin-BeckGreen V.01 and dated 22nd April 2026.

Environment Agency position

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the FRA more than meets the minimum requirements and address the points raised in our letter. We are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

We now therefore remove our holding objection to the development as proposed.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Environmental permit – Flood risk activities - advice to applicant

Distington Beck is a designated statutory main river.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit [Flood risk activities: environmental permits - GOV.UK](#) or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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