

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 1 July 2025

Your reference: 4/20/2472/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/20/2472/0F1
Site Address: LAND TO NORTH OF CLEATOR MILLS, CLEATOR
Proposal: RESIDENTIAL DEVELOPMENT FOR 115 DWELLINGS

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that the response made previously regarding this site flooding issues should still apply. Please find below LLFA points raised on previous application.

Lead Local Flood Authority response:

The LLFA have reviewed the newly submitted plans and information and accept the site will now not be built within flood zone 3 as originally proposed, however the LLFA would still like the following points addressed before a final response can be submitted.

- We as the LLFA share concerns with the Environment agency regarding the un-named watercourse to the north of Main Street and its flood risk has not been assessed nor have any exceedance flow routes been considered, The LLFA would like further investigation into this watercourse including overland flood modelling.
- The applicant has proposed to use infiltration as a drainage option to which the LLFA have no objection as this follows the drainage Hierarchy, but to achieve infiltration on this site the following needs to be considered and results submitted to the LPA,
 - We suggest, BRE365 infiltration testing (at representative depths of proposed soakaway base) is carried out within the wetter winter months for a more robust assessment.
 - The LLFA request 12-month ground water monitoring to be carried out before any permission is granted to establish typical groundwater levels which will influence the

effectiveness of the proposed soakaways (as per the recommendation in the GI report),

- The LLFA have concerns regarding the location of the soakaways as the redesign of the site is congested and has left very little space to accommodate the necessary soakaways. Please indicate the proposed locations.

Conclusion:

- Address concerns regarding un-named water course.
- A number of points raised regarding drainage infiltration needs answered with results being submitted to the LPA.

In light to the above comments additional details are required from the applicant. Upon receipt of the information requested I shall be better placed to provide full response, otherwise I will have no other alternative as to recommend objection as these points have been raised numerous times with no response.

Yours sincerely

Paul Telford
Development Management Officer