
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 9 October 2023

Your reference: 4/23/2249/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2249/0F1
Site Address: LAND AT HODBARROW NATURE RESERVE, MILLOM
Proposal: ERECTION OF WELCOME BUILDING WITH CAFÉ, RETAIL SPACE, STAFF FACILITIES AND CAR PARK, INSTALLATION OF AIR SOURCE HEAT PUMPS, REPAIR AND STABILISATION WORKS AND INSTALLATION OF SUSPENDED PERISCOPE MIRRORS AT HODBARROW BEACON, REPAIR AND STABILISATION WORKS AND INSTALLATION OF CAMERA OBSCURA STRUCTURE AT TOWSEY HOLE WINDMILL, INSTALLATION OF CLADDING AND NEW LIVING ROOF TO EXISTING BIRD HIDE, ERECTION OF NEW BIRD HIDES AND VIEWING PLATFORMS, CREATION OF NEW MULTI-USE PATHWAYS WITH SIGNAGE, GATEWAY FEATURES AND STREET FURNITURE, MAKING GOOD OF EXISTING BYWAY (BOAT) ALONG SEA WALL, ENHANCEMENT OF WILDLIFE HABITATS, AND ASSOCIATED ACCESS, LANDSCAPING AND DRAINAGE INFRASTRUCTURE.

Thank you for your consultation on 21 September 2023 regarding the above Planning Application.

Cumberland Council as the Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

Lead Local Flood Authority Interim Response:

The outline design is satisfactory to demonstrate that a compliant strategy can be delivered. It is lacking in detail and further information on ground investigations (infiltration testing), exceedance flow diagram and a maintenance plan as well as a full detailed design is required in due course. These can be provided by way of a condition.

However, there appears to be a discrepancy in the design description (in the Drainage Strategy Report) where it states that the system to the north (onto the quarry) is pumped



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via a rising main. However, the drawing does not reflect this and shows a gravity system for both surface water systems and the foul.

The LLFA / would not support a surface water pumped solution, this appears to be unnecessary and would lead to significant additional operational and whole-life costs, introduces increased risk of failure and localised flooding if the pump fails.

This matter therefore needs to be clarified before we can issue a more comprehensive and fully informed response.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management