

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 15 September 2025

Your reference: 4/25/2048/0F1

Dear Sarah Papaleo

## **CONSULTATION ON PLANNING APPLICATION**

**Appn:** 4/25/2048/0F1  
**Site Address:** FORMER GROVE COURT HOTEL, CLEATOR  
**Proposal:** RESIDENTIAL DEVELOPMENT OF 6 DWELLINGS

Thank you for your consultation on the above Planning Application.

The Lead Local Flood Authority (LLFA) can confirm as follows :

### **Lead Local Flood Authority response:**

I have reviewed the revised drainage strategy documents and evidence and note that a 100% infiltration strategy is being proposed.

I am somewhat surprised by this proposal having reviewed the drainage strategy for a neighbouring site quite recently (Floss Meadows Application 4/25/2048/0F1). The Ground Infiltration Testing report for that site: ([https://www.copeland.gov.uk/sites/default/files/planning-applications/ground\\_infiltration\\_testing\\_-\\_amended\\_document\\_June\\_2022.pdf](https://www.copeland.gov.uk/sites/default/files/planning-applications/ground_infiltration_testing_-_amended_document_June_2022.pdf)), finds the following:

As noted earlier, superficial deposits comprise of soft - stiff clays with a low permeability. It is considered that utilisation of infiltration techniques will not be applicable for the proposed development.

**Conclusion:**

I note in the proposal the infiltration potential in the south of the site was considered to be 'good', but no evidence or records have been provided. Please provide the GI and infiltration testing reports to substantiate this.

Also, I will need to see the exceedance routes from the low point of the drainage network / infiltration crates (to be indicated on the plans), if this is not the infiltration crates and the lowest point is the top of the system (i.e. near to the houses as for the north sides of Plots 1,2 and 3) then these properties are at an increased flood risk. Exceedance routes need to show a managed route to a suitable area without increasing risk to the properties or elsewhere.

I require further information as detailed above before I can do a full detailed response and conclusion.

Yours sincerely

**Shamus Giles**

Lead Officer - Flood & Development Management