

Ms Christie Burns
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2025/116723/01-L01
Your ref: 4/25/2124/0B1
Date: 28 April 2025

Dear Ms Burns

APPLICATION UNDER SECTION 73 TO VARY CONDITIONS 2, 3, 5, 6, 7 & 10 TO REFLECT UPDATED DRAINAGE & HIGHWAY INFORMATION OF PLANNING APPLICATION 4/22/2042/0F1 - USE OF LAND FOR SITING OF FOUR GLAMPING PODS WITH SMALL DECKING AREA, CONSTRUCTION OF PARKING COMPRISING 4 SPACES, FOOTWAYS & ASSOCIATED DRAINAGE & MINOR EARTHWORKS TO REGRADE THE LAND LEVELS.

5 ELLERBECK BARNS, EGREMONT

Thank you for consulting us on the above section 73 application, received 3 April 2025.

In our previous responses to planning application 4/22/2042/0F1, we had no objections to the development as proposed, however we included informative comments in relation to foul drainage.

Environment Agency position

We have reviewed the information accompanying this application and we have no objections to the variation of the above conditions and wish to make the following informative comments, including changes to the extent of flood risk at the site:-

Foul drainage

In addition to planning permission, you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

A soakaway used to serve a non-mains drainage system must be sited no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

[Septic tanks and treatment plants: permits and general binding rules](#)

Flood risk

Publication of New National Flood and Coastal Erosion Risk Datasets

We would like to make you and the applicant aware that the extent of fluvial flood risk has increased at the site, following the updates to the Flood Map for Planning. The existing site entrance and proposed car parking area are now located in Flood Zones 2 and 3.

The Environment Agency is in the process of publishing new national flood and coastal erosion risk datasets. Some datasets have already been published with additional flood risk datasets, including updated Flood Zones and new climate change scenarios, due to be published on Flood Map for Planning on 25 March 2025.

In due course we expect to make further datasets available, including flood depth information for rivers, sea and surface water. More information about our new data can be found in this [Defra Data Services Platform announcement](#). Our planning advice will continue to be based on the best information available at the time. Further information is available on the Town and Country Planning Association website – [New national flood and coastal erosion risk information](#).

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

Direct e-mail clplanning@environment-agency.gov.uk