

Arlecdon Farm,
Arlecdon,
Frizington,
Cumbria.
CA26 3UW.
7th October 2026

FAO.

Sarah Papaleo
Senior Planning Officer
Development Management
Cumberland Council

Ref: Application Number: 4/26/2301/DOC

Arlecdon Farm Barn Compliance with Planning Condition No. 5

Consultee Response - Highways Authority and the Lead Local Flood Authority 05-10-2026

Dear Sarah,

In reply to the above-named Consultee Response.

First of all, my apologies for over using the terminology 'new', maybe in hindsight, terminology such as 'replacement' or 'upgrade' with regard to modern pipework would have been more appropriate.

In the original document, the word 'new' was referring only to the upgrade to 110mm plastic pipes not to 'new routing' or 'new surface run offs'.

'New' would though, be applicable to the additional Manholes & Bottle Gulley Rodding Points.

To Confirm:

1. There are no additional new roof surfaces or hardstanding area run offs to be accommodated within the planning application at Arlecdon Farm.
2. All existing roof surface water from the Farmhouse, two barns and cowsheds have always exited the farm via the existing silt trap & soakaway systems.
3. To the rear of the Farmhouse, all heavily soiled & silted clay pipes will be replaced by modern 110mm plastic pipework.
4. All pipe run lines to existing silt trap & soakaways will remain unchanged.
5. All existing silt trap & soakaways will remain unchanged.

In conclusion, new modern pipework will replace old silted up clay pipes, continued maintenance access points will be added, all using the same routing to existing silt trap & soakaways that have been utilised by the Farm for very many years.

It is not a 'new' system but more of an internal upgrade without any additional flood risk.

If there are any questions or if I can be of further assistance, please feel free to give me a call on the number shown below.

Yours Sincerely


Barry Parsons
Mob. 