

Mr K Kerrigan
Head of Development Services
Allerdale Borough Council
Allerdale House
New Bridge Road
Workington
Cumbria
CA14 3YJ

Our ref: NO/2014/106583/03-L01
Your ref: 2/2014/0350
Date: 23 September 2014

Dear Sir

FULL PLANNING APPLICATION FOR M-SPORT EVALUATION CENTRE (MEC) INCORPORATING TEST AREA, AGRICULTURAL BUILDING AND DEMOLITION OF DERELICT SCHOOL HOUSE, HODGSON HOUSE AND HOWARD HOUSE; OUTLINE PLANNING APPLICATION FOR FOUR FURTHER LAND USES CONSISTING OF: FUTURE EXPANSION SPACE, OFFICES, 60 BED HOTEL AND 25 DWELLING HOUSING ESTATE. - FURTHER INFORMATION PROVIDED IN RELATION TO AN ENVIRONMENTAL STATEMENT WHICH HAS ALREADY BEEN PROVIDED; DOVENBY HALL, DOVENBY, COCKERMOUTH, CA13 0PN

Thank you for consulting us on the additional information relating to the above planning application which was received on 3 September 2014.

Foul drainage

The drainage strategy advises that foul drainage will be conveyed to the mains sewerage system and therefore we wish to withdraw our objection to the development as outlined in our consultation response dated 12 June 2014.

The following comments have been amended and supersede those provided in our previous response:

Land affected by past contaminative uses

We have reviewed the Contaminated Land Assessment document entitled 'M Sport Mixed Use Development at Dovenby - Phase 1' by Mott MacDonald, dated May 2014. We would agree with their conclusions and recommendations given in sections 7.1 and 7.2 of the report. The overall site is 45 Ha, and much of this has not been subject to contaminative uses or potential impacts. In this respect the following condition should be specific in its nature, and concentrate on areas where pollution by fuel tanks or other contaminative storage areas has been defined, especially if redevelopment is proposed.

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The report submitted satisfies part 1 of the following condition.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition

Prior to each phase of development approved by this planning permission no development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To protect the water environment.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The site is in the area underlain by Carboniferous Limestone Series designated as a Secondary A Aquifer. Most of the site is shown to be overlain by glacial till however alluvial sand and gravel deposit is present in vicinity of Brides Beck, in the south eastern part of the site. Alluvium is designated as a Secondary A Aquifer due to its permeable nature and may be in a hydraulic continuity with the river.

The submitted Drainage Strategy report, dated March 2014 indicates that infiltration would not be suitable in this location due to clay deposits and high levels of perched

groundwater. According to this document drainage infrastructure will need to include attenuation features in order to limit discharge rates to the existing green field rates for the undeveloped sites. It has been acknowledged that two stages of treatment, including petrol interceptors where necessary, will be required prior to discharge to the attenuation features.

For information

For storage of potentially polluting substances (including oil, diesel, fuel) we expect the operators to adopt appropriate engineering standards, meet the requirements of PPG 27 and have effective management system in place. More information regarding refuelling facilities and underground storage tanks (PPG 7 and PPG 27) can be found at www.gov.uk/oil storage or at www.gov.uk/oilstorage-regulations-and-safety

The applicant should also refer to pollution prevention guideline 3 (PPG3): Use and design of oil separators in surface water drainage systems, which is available to download from www.gov.uk/environment-agency

Flood risk and surface water management

We have had significant input with regards to the information provided pursuant to the production of the Flood Risk Assessment (FRA) in support of the application.

We are satisfied that the FRA covers the main points in line with the current guidance.

We have no objections in principle to the proposed development providing the findings of the FRA dated May 2014, referenced Revision C Produced by Mott McDonald and the Drainage Strategy (Appendix F of the FRA) dated 31 March 2014, referenced 48609- M Sport, Dovenby Hall, Cockermouth produced by Curtins Ltd are taken forward into further detailed design.

We would therefore make the following comments:

Environment Agency Position

The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

Condition

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Details of how the scheme shall be maintained and managed after completion.
- Confirmation of maximum discharge rates and means of flow control from any outfall structures compliant with the design criteria of 5l/s/ per hectare.

Reason

To prevent the increased risk of flooding, both on and off site.

Additional comments

The FRA mentions occupants of the development will sign up for flood warnings as part of their evacuation plan. We would advise that the development site is not within a Flood Warning Area and therefore this will not be possible.

Please contact me on the details below should you wish to discuss our comments further.

Yours faithfully

Jeremy Pickup
Planning Adviser - Sustainable Places

Direct dial 01768 215798

E-mail nwnorthplanning@environment-agency.gov.uk