

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

**Our ref:** NO/2014/106583/04-L01  
**Your ref:** 2/2014/0350  
**Date:** 12 December 2014

Dear Sir

**AMENDED PLANS/DETAILS DATED 14.11.14 - 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; DOVENBY HALL, DOVENBY, COCKERMOUTH, CA13 0PN**

Thank you for referring the above amended plans/details which were received on 14 November 2014 apologies for the delay in replying.

We wish to make the following comments which are additional to those previously provided:

With reference to the latest version of flood map this 47.99 ha site is located in Flood Zone 1 which is defined as comprising of land having a 1 in 1000 annual probability of river flooding (<0.1%).

With reference to table 2 of the Technical Guidance to the National Planning Policy Framework the application would be classified as more vulnerable development in Flood Zone 1.

#### **Environment Agency position**

We consider that outline planning permission could be granted to the proposed development if the following planning condition is included as set out below.

#### **Condition**

No development approved by this planning permission shall take place until such time as a detailed drainage design which demonstrates how rainfall events up to 1 in 100

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](http://www.gov.uk/environment-agency)

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plus Climate Change are dealt with via on site storage.

The scheme shall be fully implemented and subsequently maintained, in accordance with the *timing / phasing* arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.

### **Reason**

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Dovenby Beck and Brides Beck are both classed as 'Ordinary Watercourse' and as a result of Commencement of Schedule 2 (Amendment of Other Acts), Flood and Water Management Act 2010 on the 6 April 2012, the Environment Agency are no longer involved with Consents for construction of outfalls for the disposal of surface water to 'Ordinary Watercourses'. Therefore you are advised to contact the Lead Local Flood Authority, Cumbria County Council, Park House Building, Kingmoor Park, Carlisle, CA6 4SJ. [lfrm@cumbria.gov.uk](mailto:lfrm@cumbria.gov.uk)

We have no objections to the Proposed Drainage Plan. Please confirm whether the attenuation ponds allow infiltration or only act as conveyance features.

### **Condition**

The development hereby permitted shall not be commenced until such time as a scheme to install underground tanks has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipe work and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

### **Reason**

To prevent pollution of the water environment and the underlying aquifer.

We ask to be consulted on the details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations.

The proposed surface water drainage to Dovenby Beck includes an open watercourse through existing woodland and into an existing pond. Excavation through established woodland has the potential to damage or kill existing trees, whilst putting the existing pond online may result in it silting up or being otherwise at increased risk of pollution.

We would recommend further assessment of the drainage strategy to Dovenby Beck in regard to its potential impact on existing habitats.

We have no additional comments regarding foul water drainage to those previously submitted.

### **Pollution Prevention Advice**

The Water Framework Directive requires the restoration and enhancement of water bodies, to prevent deterioration and promote recovery of water bodies and to conserve habitats and species that depend directly on water.

The National Planning Policy Framework paragraph 109 also 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.

To ensure adequate protection measures are in place to protect ground waters and surface waters, protection measures should comply with the Environment Agency Pollution Prevention Guidelines 5 Works and Maintenance in or Over Water <https://www.gov.uk/government/publications/works-in-near-or-over-watercourses-ppg5-prevent-pollution> and Pollution Prevention Guidelines 6 Working at Construction and Demolition Sites <https://www.gov.uk/government/publications/construction-and-demolition-sites-ppg6-prevent-pollution>

These and further guidance can be downloaded on our web pages which have moved to the .Gov Website. <https://www.gov.uk/environment-agency>

Additional measures such as maintaining vegetated buffer zones and silt fencing should also be considered to prevent silt and other contaminants entering surface water drains. To reduce the risk of pollution incidents occurring we would advise that PPG6 is used as part of site inductions to staff and contractors, so they are familiar with the pollution risks associated with their work on site and know how to reduce these risks.

### **Waste Advice**

On the 1st December 2013 there was no longer a legal requirement to produce a Site Waste Management Plan (SWMP) as these regulations were repealed. These regulations had required all new construction projects worth more than £300,000 to have a SWMP.

We would still recommend that sites voluntarily produce a SWMP as these are still considered best practice and a means of reducing waste and costs. Having a SWMP will also help you, in ensuring your business complies with the duty of care.

Further information can be found at:

<http://www.wrap.org.uk/content/site-waste-management-plans-1>

You must apply the waste hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal options. Government Guidance on the waste hierarchy in England can be downloaded at:

<http://www.defra.gov.uk/publications/files/pb13530-waste-hierarchy-guidance.pdf>

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations

If any waste is to be used on site, the applicant will be required to obtain the appropriate waste exemption or permit from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided. If waste is being considered to be used on site the applicant is advised to refer to our waste guidance on our website: <https://www.gov.uk/environment-agency> or contact the Enquiries Team at [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) or 03708 506 506.

Please send a copy of the decision notice to [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

Yours faithfully

**Jeremy Pickup**  
**Planning Adviser - Sustainable Places**

Direct dial 01768 215798

E-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)