

Mr D Law  
Principal Development Plans Officer  
South Lakeland District Council  
Development Control  
South Lakeland House  
Lowther Street  
Kendal  
Cumbria  
LA9 4DL

**Our ref:** NO/2007/100418/OR-  
06/IS1-L01  
**Your ref:**  
**Date:** 15 September 2017

Dear Damian

### **East of Milnthorpe Road, Holme Development Brief**

Thank you for your email requesting the Environment Agency's comments on a suitable boundary treatment for the 8 metre undeveloped buffer alongside Holme Beck.

We have no preference as to the form of boundary treatment although we would wish to see some form of demarcation to ensure this area remains in its natural undeveloped state to maximise biodiversity and does not for example, become part of an informal recreational space where the grass is mown on a regular basis.

#### **Additional comments**

The implementation of Sustainable Drainage Systems (SuDS) should be carefully considered. These techniques can provide a method for reducing runoff that could otherwise lead to flooding. They can also minimise pollution impacts, improve biodiversity and provide amenity areas.

If infiltration drainage is proposed then it must be demonstrated that it will not pose a risk to groundwater quality. We consider any infiltration SuDS greater than 2.0 m below ground level to be a deep system and generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base and peak seasonal groundwater levels. All need to meet the criteria set out in our Groundwater Protection: Principles and Practice (GP3) document. In addition, they must not be constructed in ground affected by contamination.

#### **Environmental Permitting for Flood Risk Activities**

Under the terms of the Environmental Permitting (England & Wales) Regulations 2010 as amended, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of

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)

Cont/d..

Holme Beck designated a 'main river'.

### **Guide for Developers**

We have produced a guide for developers which describes our role in development and how we can help the planning application process run smoothly. This document includes further information on environmental considerations for new developments and it is available at; <https://www.gov.uk/government/publications/planning-a-guide-for-developers>

We hope that this information is of assistance to you. If you have any further queries please do not hesitate to contact me.

Yours sincerely

**Jeremy Pickup**  
**Planning Advisor - Sustainable Places**