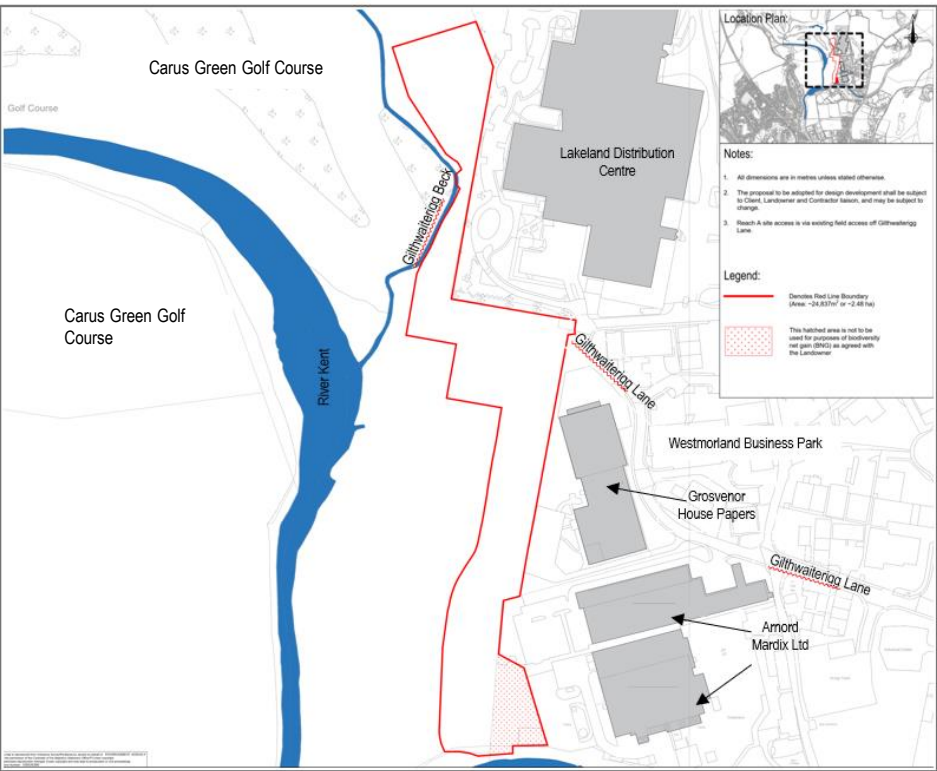


The Environment Agency is delivering a Flood Risk Management Scheme (FRMS) to better protect homes and businesses from flooding in the Kent Catchment, enhance the local environment and improve community amenities.

A revised planning application is being submitted to enhance the original design and provide a flood wall and embankment located in the vicinity of Lakeland Distribution Centre to Dale Farm, to improve flood resilience of the area and around this part of Kendal. This update provides a summary of the planning application due to be submitted Winter 2025.

Reach A – Lakeland to Dale Farm flood embankment and wall

The Environment Agency were originally granted planning consent to deliver a flood scheme in the area between Lakeland Distribution Centre to Dale Farm within Westmorland Business Park. Informed by updated information, the revised proposal will improve the original design which consists of a flood wall and embankment.



The red line boundary on the plan shows the extent of the area in which the flood walls and embankment will be built.

For information on how to view copies of the plans please refer to the end of this update.

Extract from drawing ENV0000489C-JAC-ZZ-3AA-DR-C-0001 – Current red Line Boundary.

We would like to inform you that the Environment Agency aim to submit a planning application to Westmorland and Furness Council (WFC) in Winter 2025. This application seeks to enhance the design of the approved flood defence wall and embankment located in the vicinity of Lakeland Distribution Centre to Dale Farm (Reach A), to the north of Kendal.

The proposed scheme

As part of our ongoing works to reduce flood risk in the area, the improved design includes:

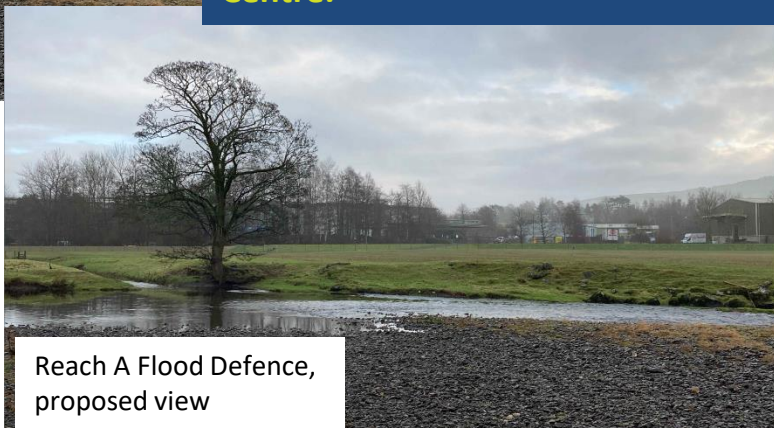
- **A new reinforced flood wall** (210m) constructed at the south west corner of Lakeland Distribution Centre, running north along the western boundary, tying into higher ground;
- **Flood embankment** (370m) tapering from existing defences at the Old Creamery site (Reach B), along the western edge of Westmorland Business Park, looping back to the southern boundary of Lakeland Distribution Centre;
- **Improved surface water drainage**, through the embankment via a series of piped culverts to support water flow and reduce pooling;
- **Reinstatement and improvement of the existing access track**, to ensure continued access for landowners, and maintenance teams can reach the area easily;
- **Biodiversity Net Gain (BNG)** will deliver benefits for local wildlife and habitats, with additional enhancements being explored. The BNG plan will be developed collaboratively with Westmorland and Furness Council and the landowner;
- **Landscaping** is being designed and agreed with landowners and Westmorland and Furness Council to minimise the visual impact and ensure access is maintained.

Following extensive modelling across the catchment, data indicates that the proposed scheme will reduce flood risk to businesses in Westmorland Business Park and will not increase flood risk to properties on the opposite side of the river.



Reach A Flood Defence,
existing view

View of the proposed flood wall and embankment (Reach A), taken from the public footpath at the confluence of the River Kent and Gilthwaiterigg Beck, looking towards Lakeland Distribution Centre.



Reach A Flood Defence,
proposed view

For information on how to view copies of the plans please refer to the end of this update.

Construction

Access to the proposed development site will be taken from the junction of Lakeland Distribution Centre and Gilthwaterigg Lane, via an existing farm gate. Construction materials will be delivered to the site compound on an as required basis using the preferred delivery route, as per the Construction Traffic Management Plan (CTMP). Works are expected to begin in Spring 2026.

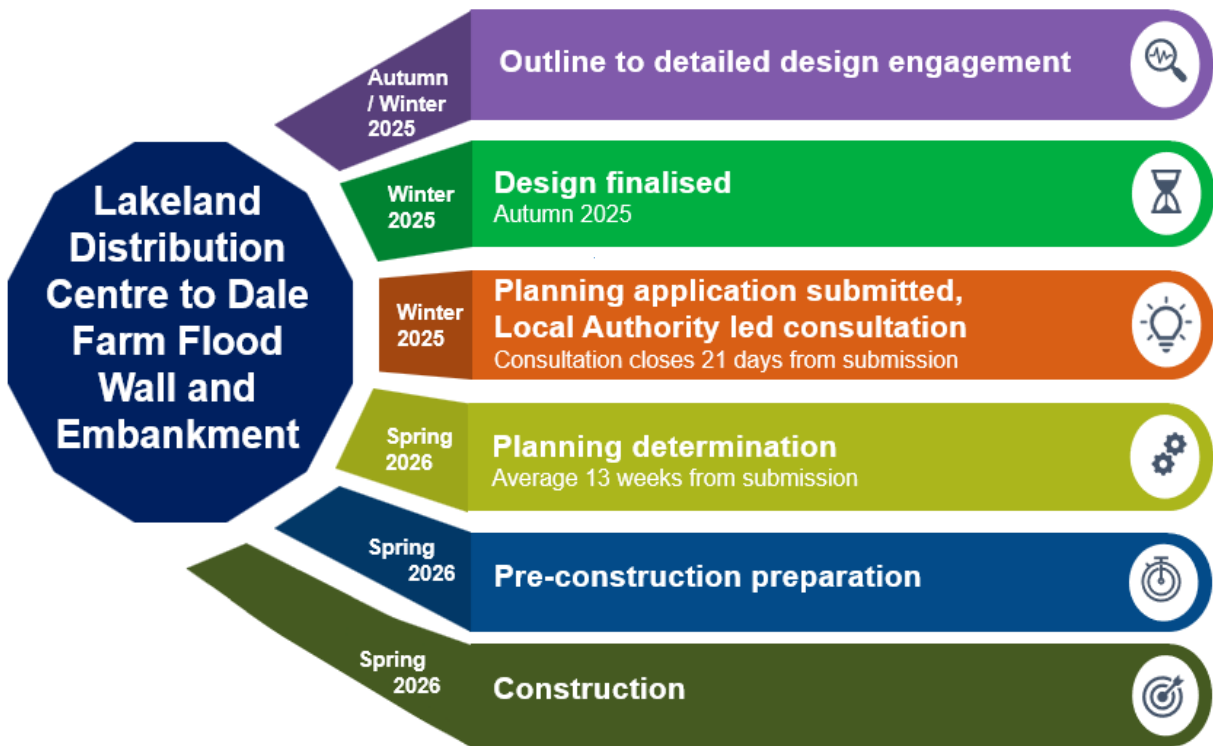
Landscaping and environment

The proposed development site is predominantly covered by pasture grassland, following construction the remaining land will be reinstated.

A Habitats Regulation Assessment (HRA), Biodiversity Protection Plan, a detailed Ecological Impact Assessment (ECIA) and species survey report(s) for bats, otters, badgers, great crested newts and aquatics, as well as a Flood Risk Assessment, have been prepared and accompany the planning application. As agreed with Westmorland and Furness Council, a further Environmental Impact Assessment (EIA) besides that already undertaken for the previously consented scheme is not required.

Following planning approval in Spring 2026, the proposed scheme has the potential to deliver beneficial effects for biodiversity following the implementation of Biodiversity Net Gain (BNG) and the adoption of any enhancement opportunities. This will inform a Biodiversity Net Gain Agreement.

Our proposed delivery programme



Engagement and consultation

Stakeholder engagement and consultation forms a critical component of decision-making in the development of the Kendal and Upper Kent Catchment Flood Risk Management Scheme (FRMS).

The Environment Agency are committed to continuous engagement and consultation from initial design and development of the proposed flood embankment and wall through to construction. Ongoing since 2024, we have continued to engage with landowners and businesses, key organisations and groups.

Consultation period

Following submission of the planning application for Reach A, Lakeland Distribution Centre to Dale Farm flood embankment and wall in **Winter 2025**, Westmorland and Furness Council will conduct a **period of statutory planning consultation** lasting 13 weeks. This is different to the early consultation and engagement carried out by the Environment Agency because comments are sent to Westmorland and Furness Council; they no longer go directly to the Environment Agency.

Where will we find further information?

- **The pre planning engagement pack** is available to view in the Flood Information Hub on Beezon Road. Alternatively, you can phone or email to request a paper copy using the details below. All feedback is required by **Thursday 15 January 2026, 11.59pm**.
- **Visit us** - Drop-in to the Flood Scheme Information Hub located at the back of the Lidl carpark, Beezon Road, Kendal, Cumbria LA9 6BW. We are open every Tuesday and Thursday 10am to 4.30pm

Contact us

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