

Ecology Team Consultation Response	
Date:	07.05.2025
Planning Ref:	4/25/2135/DOC – Condition 4
Description:	LAND AT NETHERTOWN ROAD, ST BEES

Condition 4 reads as follows:

Biodiversity Net Gain

4. Prior to the commencement of development a Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) shall be submitted to and approved in writing by the Local Planning Authority. The BNGS shall detail proposals to redress loss of biodiversity and the mitigation strategy proposed shall include all on and off-site habitats required to deliver a net gain of at least ten percent. The BNGS shall use the Statutory Biodiversity Metric Calculation Tool associated with the Environment Act 2021.

The PIP shall detail the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan.

The BNGS and PIP shall be implemented, managed and maintained in accordance with the approved details for a period of 30 years.

Reason

To ensure delivery of the required biodiversity net gain in accordance with the provisions of Policy N3 of the Copeland Local Plan 2021-2039.

Response

The county ecologist approves the Biodiversity Net Gain report and the respective Statutory Metric. However, the applicant needs to provide a Project Implementation Plan (PIP), detailing the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy submitted within the BNG report produced by Waterway Drainage Engineering in March 2025. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan to be followed for a period of 30 years.

Therefore, there can be a partial discharge of Condition 4.