

Ecology Team Consultation Response	
Date:	28.10.2026
Planning Ref:	4/26/2289/DOC
Description:	Discharge of conditions 10 & 11 of planning approval 4/25/2048/0F1.

Condition 10

Condition 10 states, "Within 30 days from the date of the decision, a certificate must be submitted to, and approved in writing by the Local Planning Authority, confirming the agreement of an Offsetting Provider with a registered/approved site to deliver any additional biodiversity units required to supplement those units provided onsite (and set out in the Biodiversity Net Gain Plan), to achieve no less than 10% biodiversity units overall above the baseline with management guaranteed for a minimum of 30 years.

Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021."

Condition 11

Condition 11 states, "Within 30 days from the date of the decision a Habitat Management and Monitoring Plan must be submitted to and approved in writing by the local planning authority. The Habitat Management and Monitoring Plan shall include the following:

- i. A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.
- ii. Planned management activities including details of site-wide aims and objectives.
- iii. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.
- iv. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.
- v. Details of monitoring methods and a monitoring reporting schedule.
- vi. Details of adaptive management approaches.

Reason: In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021."

Biodiversity Net Gain Informative

The informative states, “the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan because none of the statutory exemptions or transitional arrangements are considered to apply.

It is acknowledged that a Biodiversity Gain Plan was submitted with the application, and it is proposed to achieve the BNG 10% uplift by purchasing the necessary credits from a registered offsetting provider as set out in the BNG Plan.”

Council Response

The proof of unit purchase has been received by the council and aligns with the biodiversity metric and the Biodiversity Gain Plan. The HMMP also aligns with the biodiversity metric and the BGP. Therefore, Conditions 10 and 11, and the BNG Informative can be discharged.