

Our Ref: 15C100104
Your Ref: PP-13841366



12 June 2025
Cumberland Council (Copeland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir / Madam,

APPLICATION TO DISCHARGE 10 OF NEW S73 OUTLINE PLANNING PERMISSION REFERENCE 4/25/2091/0B1 FOR THE HUB BUILDING AT LECONFIELD INDUSTRIAL ESTATE

Overview

Planning permission was granted on 23 May 2025 for application 4/25/2091/0B1:

"Application for the variation of condition 11 of planning permission 4/22/2184/001 - outline application for the erection of a new building up to 4000 square metres in floorspace, for various uses with associated access, car parking, landscaping and engineering works with full details of scale and access."

The original outline permission 4/22/2184/001 has been varied; first by the Section 73 approval 4/24/2300/0B1 and subsequently 4/25/2091/0B1. A previous discharge application was submitted and approved before the variation which granted discharge of Conditions 4, 6 and 7 of the original decision notice. More recently, Conditions 4, 5, 17 & 18 were formally discharged on 24 February 2025 under the second planning permission reference. This application seeks to discharge Condition 10 which relates to Biodiversity Net Gain.

Condition Wording

Condition 4 - Submission and Approval BNG Strategy

The site shall provide for a minimum of 10% Biodiversity Net Gain, details of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority before any development commences. The development shall be carried out in accordance with the approved scheme before the Hub building is occupied and maintained in perpetuity thereafter.

Forms and Documents

To assist in your formal consideration of this application, the following documentation has been submitted to the Council electronically via the Planning Portal:

- Biodiversity Net Gain Assessment: Hub Building, Leconfield (Ref: BIOC22-004 | V2.1) prepared by Biodiverse Consulting

The report concludes that the baseline habitats on site provide a total of 6.99 BU. The habitats on site post-development provide a total of 8.52 BU. This leads to a net change of 1.53 equating to 21.93% net gain in Habitat Units.

**Next Stages and Contact**

We look forward to discussing the details of this application further with the Council, following payment of the associated application fee via internal transfer.

Yours Sincerely

Chris Johnson
Associate Planner