

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/25/2145/0F1
2.	Proposed Development:	DEMOLITION OF VACANT FORMER TANNERY BUILDING & FORMATION OF STORAGE COMPOUNDS
3.	Location:	FORMER TANNERY BUILDING, HAVERIGG INDUSTRIAL ESTATE, HAVERIGG
4.	Parish:	Millom
5.	Constraints:	ASC Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
6.	Publicity Representations &Policy	See Report
7.	Report:	<p>SITE AND LOCATION</p> <p>The application site comprises a vacant former tannery building located within Haverigg Industrial Estate. The site is situated within an established employment area characterised by a mix of industrial and storage uses.</p> <p>The building is currently unused and in a deteriorating condition.</p> <p>PROPOSAL</p> <p>The proposal seeks planning permission for the demolition of the existing building and the formation of external storage compounds. The compounds would be used for storage purposes associated with the industrial estate.</p> <p>RELEVANT PLANNING APPLICATION HISTORY</p>

N/A

CONSULTATION RESPONSES

Town Council

Following a meeting of Millom Town Council councillors raised an issue with this application in regard to the Art-Deco frontage of the building being lost as a historic feature of the tannery. Millom Town Council, therefore, request a site visit to look at the structure before proceeding to give planning permission for its demolition.

Highways Authority/LLFA

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

1. The whole of the access areas bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason

In the interests of road safety.

2. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:-

- Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- Details of proposed crossings of the highway verge;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway

Details of proposed wheel washing facilities;

- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;



Cumberland Council

- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase

Reason:

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

3. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

Information:

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times

Environment Agency

No objections to the development.

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Geol Consultants Limited (referenced: GEOL24-6646; dated: 25/03/2025).

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

The end use of the proposed site as storage compounds is appropriate for this flood risk zone, therefore, we consider that the assessment and mitigation measures are acceptable to the nature and scale of the development. The applicant, as owners of the existing property, will be aware of the potential flood risk and frequency. The applicant should be satisfied that the impact of any flooding will not adversely affect their proposals.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 187 of the National Planning Policy Framework.

Conservation Officer

Initial Response -

Description:

This former tannery building dates from when the site was more extensively used for leather tanning in the 20th century.

Conclusion: Revision suggested

Assessment:

- This building has some heritage value architecturally as a modest example of the Art Deco style, and historically, being the location of one of the area's main employers for several decades.
- I would view this building as a non-designated heritage asset.
- It is apparent from the documentation that the building is in a poor condition, with structural defects.
- Justification for total removal is that the site can instead be modernised and used for another purpose.



Cumberland Council

- The vast majority of the building's remaining significance is architectural and lies in its frontage. Therefore, it is worth considering whether the site could be practically re-used as described, and the more problematic areas of the building removed, by retaining the frontage and sections of return and lateral walls for support, with some cleaning and fairly inexpensive repair such as crack stitching and repointing.
- This could in theory allow the heritage value the site possesses, which is notable even if not nationally, to be preserved and the site opened up to a new use. This could additionally allow the frontage to form an anchor point for construction in future.
- This would respond to the following aspects of policy (abridged here):
 - o NPPF 208: Local planning authorities should [identify and take into account significance] when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
 - o NPPF 210: In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
 - o NPPF 216: The total loss of the significance of this building should be taken into consideration, and a balanced judgement taken about the scale of this loss and the significance of the asset.
 - o Local Plan BE1: Support proposals that increase the enhancement, promotion and interpretation of Copeland's architectural resources.
 - o Local Plan BE4: Development should preserve or enhance heritage assets and their setting [...] Where the scale of the loss and the significance of the asset outweighs the benefits of the proposal, the development will be resisted.
 - o Where the loss is accepted, the developer should make a recording to an appropriate level, and deposit it in a suitable public record office.

Revised Response – 20/04/2026

Description: This former tannery building dates from when the site was more extensively used for leather tanning in the 20th century.

Conclusion: No objection

Assessment:

- Since my previous consultation response, questioning whether a scheme that retains the frontage of the tannery building would be possible, additional information has been received.
- This clarifies that demolition is the only feasible option, mainly due to the location of the frontage being in the middle of the site. This would present problems for the use and circulation of the site.
- The applicants commit to record the building through a photographic survey and deposit this with the Cumbria Historic Environment Record.
- I would view this as being a justifiable course of action given that the building has modest and degraded architectural value, is non-designated, and that retention of the frontage would compromise the future use of the site.

Historic England

Thank you for your consultation regarding the above application. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

Council Ecologist

The County Ecologist accepts the information submitted regarding the quote for biodiversity units and confirms that this consultation response remains unchanged.

Suggested Planning Conditions

Lighting Relating to Bats

During construction and operation, a sensitive lighting scheme is to be used for bats in the surrounding area. The following aspects must be considered (not limited to):

- Downward positioning of lighting to avoid unnecessary upward spill.
- Type of lighting: studies have shown that light sources emitting higher amounts of UV light have a greater impact to wildlife. Use of narrow-spectrum bulbs that avoid white and blue wavelengths are likely to reduce the number of species impacted by the lighting;
- Reduce the height of lighting columns to avoid unnecessary light spill.
- The lighting scheme should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

Breeding Birds

Any works such as vegetation clearance or demolition that will affect habitats suitable for use



Cumberland Council

by nesting birds must be scheduled to commence outside the bird nesting season, which runs from March to August (inclusive). Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist.

If breeding birds are detected the nest/s will be cordoned off with an exclusion zone until the young have fledged. It should be noted that nests are very difficult to find in bramble habitat, thereby making it more likely that an offence may be committed.

One house sparrow terrace nest box is to be installed at the eastern elevation of the off-site building to be retained (within the client's ownership).

Small Mammals

All development work should be carried out with care to avoid these small mammals such as hedgehogs.

Contractors should be briefed about the potential presence of hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals. Precautionary method of working should follow Section 5.2.8 of the Ecological Survey and Assessment Report by ERAP Ltd (2025).

Biodiversity Net Gain

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) the offsite habitat provision is accompanied by a Habitat Management and Monitoring Plan in place for 30 years and secured with a Section 106,
- d) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.

PLANNING POLICY

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001 2016.

The most relevant policies to this application are as follows:

Strategic Policy DS4 – Design and Development Standards

Strategic Policy DS6 – Reducing Flood Risk

Policy EC1 – Employment Land and Premises

Strategic Policy N1 – Conserving and Enhancing Biodiversity and Geodiversity

Policy N6 – Landscape Protection

Other Material Planning Considerations

National Planning Policy Framework

Wildlife and Countryside Act 1981

The Conservation of Habitats and Species Regulations 2017 (CHSR)

PLANNING ASSESSMENT

Principle of Development

The site is located within an established industrial estate and is currently occupied by a vacant building in a deteriorating condition.

Policy EC1 supports the retention and enhancement of employment land and premises. The proposed redevelopment of the site for storage use represents an appropriate employment-



Cumberland Council

generating use within this location.

The demolition of the redundant structure and its replacement with active use is therefore acceptable in principle.

Demolition and Regeneration Benefits

The removal of the vacant former tannery building would improve the visual appearance of the site, whilst remove a deteriorating and potentially unsafe structure. It would also enable the site to be brought back into beneficial use. This aligns with the regeneration objectives of the Local Plan and the NPPF.

Design, Layout and Visual Impact

The proposal involves the creation of open-storage compounds following demolition.

Whilst open storage can have visual impacts, the site is located within an industrial estate where such uses are typical. The proposal would not result in unacceptable harm to the character of the area and complies with Strategic Policies DS4 and N6.

Residential Amenity

The site is located within an industrial estate, with separation from residential receptors.

The proposed use is not expected to result in unacceptable impacts in terms of noise, disturbance or overlooking, subject to appropriate controls.

The proposal accords with Strategic Policy DS4.

Highway Safety

The site benefits from existing access arrangements suitable for industrial use. The proposed storage use is not expected to generate traffic levels beyond what could reasonably be associated with the lawful use of the site. No highway safety concerns are raised.

Land Contamination

Given the former tannery use, there is potential for land contamination. The proposal for demolition and groundwork requires appropriate consideration of contamination risks. Subject to the imposition of planning conditions requiring investigation and remediation (if necessary), the proposal is considered to comply with Strategic Policy N1 and Policy N5.

Ecology and Biodiversity Net Gain

The proposal involves demolition and the formation of hardstanding for storage. The development may be subject to Biodiversity Net Gain requirements under the Environment Act 2021. The applicant has indicated that they intend to meet the BNG requirements by securing off site credits. This can be controlled through a planning condition.

Given the nature of the site (previously developed land within an industrial estate), significant ecological impacts are not anticipated. The proposed biodiversity net gain has been assessed by the Council's Ecologist and has been accepted by them. It is therefore

considered acceptable.

Heritage Impacts

The application site contains a former tannery building which has been identified by the Council's Conservation and Design Officer as a non-designated heritage asset, with some architectural and historic value associated with its former industrial use.

The Conservation Officer has suggested that consideration be given to the retention of the building's frontage, with partial demolition and repair works to preserve elements of its significance. These comments are noted and given due consideration. However, it is acknowledged that: The building is in poor structural condition, with identified defects and that the proposal seeks complete demolition to facilitate redevelopment of the site for employment use. The retention of the frontage and partial structure would significantly constrain the layout, usability and viability of the proposed storage compounds.

The applicants Agent submitted further details to justify the demolition. In response to this the Conservation Officer has confirmed that demolition appears to be the only feasible option, mainly due to the location of the frontage being in the middle of the site. This would present problems for the use and circulation of the site.

He does note that the applicants have committed to record the building through a photographic survey and deposit this with the Cumbria Historic Environment Record.

Overall, he views this as being a justifiable course of action given that the building has modest and degraded architectural value, is non-designated, and that retention of the frontage would compromise the future use of the site.

Given the nature of the proposed development, namely the formation of open storage compounds within an industrial estate, the retention of part of the structure would not be practical or compatible with the intended use of the site.

On balance, whilst some harm would arise through the loss of a non-designated heritage asset, this harm is considered to be less than substantial and is outweighed by the benefits of removing a deteriorating and potentially unsafe structure, regenerating the site for active employment use, and improving the overall condition and functionality of the industrial estate

In accordance with the National Planning Policy Framework and relevant local plan policies, a balanced judgement has been undertaken, and the proposed demolition is considered acceptable in this instance.

Planning Balance

The proposed demolition of the vacant former tannery building and redevelopment of the site for storage compounds represents an appropriate and beneficial use of land within an established industrial estate.

Any impact on the non-designated heritage asset would be less than substantial and is



**Cumberland
Council**

	<p>outweighed by the benefits of the scheme.</p> <p>The proposal would improve the condition and usability of the site, would not give rise to unacceptable impacts on amenity, highway safety or the environment, and accords with the Copeland Local Plan 2021–2039 and the National Planning Policy Framework.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions: <u>Standard Conditions</u></p> <p>1. The development shall be begun not later than three years from the date of this permission.</p> <p>Reason To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).</p> <p>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-</p> <ul style="list-style-type: none">• Application form, received on 03rd December 2024• Site Location Plan, drawing number 2393-00-001, received on 03rd December 2024• Proposed Site Plan, drawing number 2393-00-100 Rev C, received on 09th April 2025• Site Plan with Downtakings, drawing number 2393-00-010, received on 03rd December 2024• Fence and Door Details, drawing number 2393-00-110 Rev A, received on 10th July 2025• Storage Container Details, drawing number 2393-00-020, received on 10th July 2025• Heritage Statement, prepared by Convery Prenty Shields Architetcs, dated 11 July 2025• Ecological Survey and Assessment, reference 2025-007, dated April 2025, prepared by ERAP. Ltd

- Preliminary Assessment of Biodiversity Net Gain, reference 2025-007b, dated April 2025, prepared by ERAP. Ltd
- Flood Risk Assessment, reference GEOL24-6646, dated 25th March 2025, prepared by GEOL Consultants Ltd
- Façade Retention Considerations, prepared by Convery Prenty Shields Architetcs, dated 18th August 2025

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre Commencement Conditions

3. No development (including demolition) shall commence until a site investigation and risk assessment has been carried out and submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination are minimised, in accordance with Strategic Policy N1 and Policy N5.

4. No development hereby permitted shall commence until:
 - a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
 - b) the planning authority has approved the plan in writing,
 - c) the offsite habitat provision is accompanied by a Habitat Management and Monitoring Plan in place for 30 years and secured with a Section 106,
 - d) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.



**Cumberland
Council**

Reason:

To ensure a biodiversity net gain on site

5. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of

- Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- Details of proposed crossings of the highway verge;
- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities; • The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway; • Construction vehicle routing; • The management of junctions to and crossings of the public highway and other public rights of way/footway; • Details of any proposed temporary access points (vehicular / pedestrian) • Surface water management proposals during the construction phase

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

6. Prior to the carrying out of any demolition or construction work the existing listed buildings affected by the proposed development must be recorded in accordance with a Level 2 Survey as described by Historic England's document Understanding Historic Buildings A Guide to Good Recording Practice, 2016. Within 2 months of the commencement of construction works a digital copy of the resultant Level 2 Survey report must be furnished

to the Local Planning Authority.

Reason

To ensure that a permanent record is made of the heritage assets of architectural and historic interest prior to their alteration as part of the proposed development and in accordance with Policies BE1 and BE2 of the Copeland Local Plan.

Other Conditions

7. No development (including demolition) shall commence until a site investigation and risk assessment has been carried out and submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination are minimised, in accordance with Strategic Policy N1 and Policy N5.

8. Where contamination is identified, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Any remediation must be implemented prior to the use of the site.

Reason:

To ensure the site is suitable for its intended use.

9. The site shall be used for storage purposes only and for no other use without prior written approval of the Local Planning Authority.

Reason:

To ensure the use remains appropriate within the industrial estate in accordance with Policy EC1.



**Cumberland
Council**

10. The whole of the access areas bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason:

In the interests of road safety.

11. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason:

In the interests of highway safety.

12. Prior to installation, full details including siting, make and model of any external lighting to be installed shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason:

In order to ensure that the impacts of the external lighting are acceptable given the open countryside nature of the site in accordance with Policies CC1 and DS4 of the Copeland Local Plan 2021-2039

14. The development shall be carried out in accordance with the mitigation measures set out in the Ecological Survey and Assessment Report reference 2025-007, dated April 2025, prepared by ERAP.

The mitigation measures shall be fully implemented and shall be retained thereafter for the lifetime of the development.

Reason:

To protect the ecological interests of the site and surrounding area in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

15. The development shall be carried out in accordance with the mitigation measures set out in the Flood Risk Assessment reference GEOL24-6646, dated 25th March 2025 prepared by GEOL Consultants Ltd.

The mitigation measures shall be fully implemented prior to the first use of the development and shall be retained thereafter for the lifetime of the development.

Reason:

To ensure that the development is safe from flooding and does not increase flood risk elsewhere, in accordance with the National Planning Policy Framework and Strategic Policy DS6 of the Copeland Local Plan 2021–2039.

Informative Notes

Highways

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times

Land contamination: risk management and good practice

The Environment Agency recommend that developers should:

1. Follow the risk management framework provided in 'Land contamination: risk management' when dealing with land affected by contamination
2. Refer to our Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
3. Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are



**Cumberland
Council**

appropriately managed

4. Refer to the contaminated land pages on gov.uk for more information

Advice to applicant – Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/ or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommends that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on gov.uk

Advice to applicant – Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005

'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If you receive (or reject) any hazardous waste, you must send a report to the Environment Agency. These are known as 'returns'. If you dispose of hazardous waste at the premises

where it's produced you may also need to send returns. You should follow the guidance provided here: <https://www.gov.uk/guidance/hazardous-waste-returns-supplementary-guidance>

Biodiversity Net Gain – Applicable

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 before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: D, Gibson

Date : 09/04/2026

Authorising Officer: N.J. Hayhurst

Date : 21/04/2026

Dedicated responses to:- N/A