



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

Green Swallow North Limited
c/o Mitchells Land Agency
Lakeland Livestock Centre
Cockermouth
CA13 0QQ
FAO: Mr Stuart Woodall

Please Contact: Christie M Burns
Senior Planning Officer
Officer Tel No: 01946 598422
My Ref: 4/25/2423/DOC
Date: 9 January 2026

Dear Mr Woodall,

RE: DISCHARGE OF CONDITIONS APPLICATION 4/25/2423/DOC - DISCHARGE OF CONDITION 3 AND THE REQUIREMENTS OF BIODIVERSITY NET GAIN OF PLANNING APPROVAL 4/25/2163/0F1
AT: FLEMING HALL, GOSFORTH

I write with reference to the above application seeking the discharge of condition 3 and the requirements of biodiversity net gain of planning approval reference 4/25/2163/0F1.

The information submitted in support of the application comprises the following:

- Application Form, received by the Local Planning Authority on the 17th December 2025.
- BNG Habitat Monitoring Report, Prepared by Mitchells Farm & Environmental Advisory, received by the Local Planning Authority on the 17th December 2025.
- Habitat Management and Monitoring Plan, Prepared by Mitchells Farm & Environmental Advisory, received by the Local Planning Authority on the 17th December 2025.
- Biodiversity Gain Plan, received by the Local Planning Authority on the 17th December 2025.
- Small Sites Metric Statutory Biodiversity Metric Calculation Tool (Amended), received by the Local Planning Authority on the 7th January 2026.

Decision of Council

Pursuant to the above, it is confirmed that the requirements of planning condition 3 and the requirements of biodiversity net gain of planning approval reference 4/25/2163/0F1 are

formally discharged. Please however note that these conditions require continued compliance.

I trust the above is both clear and acceptable. However, if you have any queries please do not hesitate to contact the Development Management team.

Yours sincerely



Nick Hayhurst
Head of Planning and Place
Thriving Places