



## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | <b>Reference No:</b>                         | 4/26/2070/DOC  |
| 2. | <b>Proposed Development:</b>                 | APPROVAL OF THE REQUIREMENTS OF PLANNING CONDITION 3 (BNG – H.M.M.P.), 10 (CONSTRUCTION MANAGEMENT), 11 (CONSTRUCTION TRAFFIC), 12 (CONSTRUCTION SURFACE WATER) AND BIODIVERSITY GAIN PLAN CONDITION IMPOSED ON PLANNING APPLICATION REFERENCE 4/25/2241/0F1 |
| 3. | <b>Location:</b>                             | WOODLAND NURSERIES, STAMFORD HILL, LOWCA   |
| 4. | <b>Parish:</b>                               | Lowca  |
| 5. | <b>Constraints:</b>                          | ASC Adverts - ASC;Adverts,<br>Coal - Standing Advice - Data Subject To Change,<br>Coal - Development Referral Area - Data Subject to Change,<br>PROWs - Public Right of Way  |
| 6. | <b>Publicity Representations &amp;Policy</b> | N/A.   |
| 7. | <b>Report:</b>                               |  |
|    | <b>Site and Location:</b>                    |  |
|    |  | The Application Site comprises land to the north/west of Woodland Nurseries, Stamford Hill, Lowca.   |
|    |  | Woodland Nurseries comprises a commercial nursery supplying bedding plants on a wholesale basis to retailers nationwide.   |
|    |  | The existing nursery comprises c.7.8 ha of glasshouses with associated offices, living accommodation, storage areas, loading areas and parking areas.  |
|    |  | The Application Site comprises an area of agricultural land located to the north/west of the existing commercial nursery premises. The wider area of agricultural land slopes from north   |

to south and is both enclosed and in part sub-divided by a range of existing fences and hedgerows.

The Application Site is bounded by the following: an existing Public Right of Way (PRoW), National Cycleway 72 and the existing Woodland Nurseries to the south; agricultural land, a Public Right of Way (PRoW) and dwellings comprising part of the village of Lowca to the north; agricultural land and dwellings comprising part of the village of Lowca west; and, an existing glasshouse with associated infrastructure to the east.

There are no listed buildings on or directly adjacent to the Application Site.

The Application Site is located within Flood Zone 1, which is the lowest category of flood risk.

The access to the existing glasshouse and land proposed for habitat enhancement is identified as risk of surface water flooding.

Land to the north and land to the south of the Application Site are located in an area defined by the Mining Remediation Authority as high risk.

Land to the south of the Application Site is identified as potentially contaminated land.

Electricity Pylons cross the west of the Application Site.

**Proposal:**

This Application seeks approval of details reserved by Planning Conditions 3 (BNG – HMMP), 10 (Construction Management), 11 (Construction Traffic), 12 (Construction Surface water) and the Biodiversity Gain Plan all as imposed on planning application reference 4/25/2241/0F1.

*3. No development shall commence until a Habitat Management and Monitoring Plan has been 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.*

*10. No development shall commence until a Construction Environmental Management Plan*



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*(CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:*

- *Construction hours;*
- *Storage of plant and materials used in constructing the development;*
- *The erection and maintenance of security hoarding;*
- *Measures to control the emission of dust and dirt during construction;*
- *Measures to avoid and minimise the risk of a pollution event;*
- *A scheme for recycling/disposing of waste resulting from construction works;*
- *A procedure to mitigate noise and vibration from the construction as well as taking into account noise from vehicles, deliveries.*
- *Measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, and light pollution.*
- *A written procedure for dealing with complaints regarding the construction.*

*The development hereby approved shall be carried out in accordance with the approved CEMP.*

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

- *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.*

*The development hereby approved shall be carried out in accordance with the approved CTMP.*

*12. No development shall commence until a Construction Surface Water Management Plan (CSWMP) has been submitted to and approved in writing with the local planning authority. The development hereby approved shall be carried out in accordance with the approved CSWMP.*

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

Application Form

Biodiversity Net Gain - Woodlands Nurseries, Lowca – Report Ref. 9579

Biodiversity Gain Plan – Dated 19.02.2025

Biodiversity Net Gain - Blomfield's Woodland Nurseries Stamford Hill Lowca.xlsx

Habitat Management and Monitoring Plan (HMMP) - APPLICATION No: 4/25/2241/0F1 - Erection Of New Glasshouse For Plant Production Facility As An Extension To Existing Nursery, With Associated Drainage And Landscaping - Woodland Nurseries, Stamford Hill, Lowca

Construction Environmental Management Plan – Woodland Nurseries, Stamford Hill, Lowca, Whitehaven – February 2026

Construction Surface Water Management Plan – Woodland Nurseries, Stamford Hill, Lowca, Whitehaven – February 2026

Construction Traffic Management Plan – Woodland Nurseries, Stamford Hill, Lowca, Whitehaven – February 2026

| <b>Consultee:</b>                 | <b>Nature of Response:</b>  |
|-----------------------------------|---|
| Cumberland Council Ecologist      | <p><b>Planning Condition 3</b></p> <p>The county ecologist accepts the Habitat Management and Monitoring Plan.</p> <p>It must be understood that it is the responsibility of the applicant to achieve a net gain in biodiversity of 10% by Year 30, which must be evidenced at Year 30 to the council and accepted in writing. The first round of monitoring results is required to be submitted to the council within Year 2 after the commencement of development.</p> <p><b>Biodiversity Gain Plan</b></p> <p>The County Ecologist accepts the Biodiversity Gain Plan.</p> |
| Cumberland Council – LHA and LLFA | <p>Condition 3 - Biodiversity Net Gain<br/>No comment</p> <p>Condition 10 - Construction Environmental Management Plan<br/>No comment - the highway impacts and mitigation measures are covered in the CTMP</p> <p>Condition 11 - Construction Traffic Management Plan<br/>I am satisfied that the CTMP includes the necessary measures to address the requirements of this condition. I have no objection to this condition being discharged.</p> <p>Condition 12 - Construction Surface Water Management Plan</p>   |



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|                             | I am satisfied that the CSWMP includes the necessary measures to address the requirements of this condition. I have no objection to this condition being discharged.  |
| Environmental Health        | With regards to Condition 10 (Construction Environmental Management Plan), Environmental Health are satisfied with the document submitted and therefore we have no objections to this condition being discharged. |
| <b>Neighbour Responses:</b> |   |
| N/A.                        |   |

**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 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 5<sup>th</sup> November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

- Policy DS4: Design and Development Standards
- Policy DS8: Soils, Contamination and Land Stability
- Strategic Policy DS6: Reducing Flood Risk
- Policy DS7: Sustainable Drainage
- Policy DS8: Soils, Contamination and Land Stability
- Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N3: Biodiversity Net Gain
- Policy N5: Protection of Water Resources

Strategic Policy CO2: Priority for improving transport networks within Copeland

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF).  
Planning Practice Guidance (PPG).  
The Conservation of Habitats and Species Regulations 2017 (CHSR).  
Cumbria Development Design Guide (CDDG).

### **Assessment:**

#### *Planning Conditions 3 (BNG – HMMP)*

The Cumberland Council Ecologist has reviewed the HMMP and confirmed that the document is acceptable and provides suitable means/controls to secure the management/maintenance of the required habitat enhancement.

#### *Planning Condition 10 (Construction Management)*

Cumberland Council Environmental Health have reviewed the submitted CEMP and confirm that the measures within the document provide suitable controls to manage the impacts during construction.

#### *Planning Condition 11 (Construction Traffic)*

Cumberland Council – Highways has reviewed the submitted CTMP and confirmed that this includes the necessary measures to address the requirements of the planning condition.

#### *Planning Condition 12 (Construction Surface water)*

Cumberland Council – LLFA has reviewed the submitted CSWMP and confirmed that this includes the necessary measures to address the requirements of the planning condition.

#### *Biodiversity Gain Plan Condition*

The Cumberland Council Ecologist has reviewed the Biodiversity Gain Plan and accepts the conclusions of the Plan.

### **Conclusion**

Planning Conditions 3 (BNG – HMMP) – Approve requirements of planning condition.

Planning Condition 10 (Construction Management) – Approve requirements of planning condition.



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|   | <p>Planning Condition 11 (Construction Traffic) – Approve requirements of planning condition.</p> <p>Planning Condition 12 (Construction Surface water) – Approve requirements of planning condition.</p> <p>Biodiversity Gain Plan Condition – Approve requirements of planning condition.</p> |
| 8.  | <p><b>Recommendation:</b><br/>Approve</p>   |
| <b>Case Officer:</b> C. Harrison          | <b>Date :</b> 13.04.2026  |
| <b>Authorising Officer:</b> N.J. Hayhurst | <b>Date :</b> 14/04/2026  |
| <b>Dedicated responses to:-</b> N/A       |   |