

Ecology Team Consultation Response	
Date:	08.08.2024
Planning Ref:	4/24/2267/001
Description:	A single dwelling and detached garage with full details of access, layout, scale and landscaping with all other matters reserved.

Biodiversity Net Gain (BNG)

The county ecologist accepts the Biodiversity Net Gain information and considers the BNG provision to be 'significant onsite gains' due to the provision of medium distinctiveness habitats post-development.

Suggested Planning Condition(s)

BNG

The county ecologist confirms that Biodiversity Net Gain (BNG) is in scope for this development and approves the BNG documents submitted with the application.

Please note that if planning permission is granted this is a planning permission only, and the development will be subject to the biodiversity gain condition as set out below.

Subject to exemptions and transitional arrangements, the effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that every 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) The provision of trees, other neutral grassland and hedgerows is to be accompanied by monitoring results that are scheduled to be submitted to the council,
- b) the Biodiversity Gain Plan has been submitted to the planning authority, and
- c) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan would be Cumberland Council.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in your development becoming subject to enforcement action.

Birds

Any vegetation removal should be undertaken outside of the bird breeding season (the bird breeding season runs from March to August, inclusive). If these features are required to be altered during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than 24 hours before this process commences.

This is to ensure that no active nest site is illegally destroyed, due to the protection afforded to all active bird nests under the Wildlife and Countryside Act 1981. If an active nest is found by a site inspection, an exclusion zone around the nest will be necessary to preserve this feature until the chicks have fledged the nest.

Small Mammals

Care should be taken when moving/ lifting stored material or debris from site in case hedgehogs have taken refuge under it. Ensure that there are no open holes or trenches overnight which could trap small mammals (and holes should be kept covered and then checked first thing in the morning, and any wildlife carefully removed using gloves and put out of harm's way).