

Ecology Team Consultation Response	
Date:	22.12.2025
Planning Ref:	4/25/2391/DOC
Description:	Discharge of Conditions 11 and 12 of planning application 4/22/2466/0f1 land adjacent to Border Yard, Coach Road, Whitehaven.

This response pertains to Condition 12.

Condition 12

Condition 12 states, “No development shall commence until a Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) have been submitted to and approved in writing by the Local Planning Authority.

- The BNGS shall detail proposals to redress loss of biodiversity and the mitigation strategy proposed shall include all on and off-site habitats required to deliver a net gain of at least ten percent. The BNGS shall use the Statutory Biodiversity Metric Calculation Tool associated with the Environment Act 2021.
- The PIP shall detail the delivery of ecological BNG mitigation and compensation, in accordance with the approved BNG strategy. The PIP shall include timescales for implementation, and an ongoing management and maintenance plan.
- The BNGS and PIP shall be implemented, managed and maintained in accordance with the approved details.

Reason

To ensure delivery of the required biodiversity net gain in accordance with the provisions of Policy N3PU of the emerging Copeland Local Plan 2017-2038.”

Council Response

The county ecologist accepts the Biodiversity Net Gain Strategy (BNGS) and a Project Implementation Plan (PIP) and has no further comments.