

Ecology Team Consultation Response	
Date:	30.06.2026
Planning Ref:	4/26/2063/0F1
Description:	Proposed demolition of existing house & construction of new three-bedroom self-build detached dormer bungalow.

The County Ecologist highlights that the Biodiversity Gain Plan and the metric must align before the informative can be discharged. Any changes to the HMMP therefore must be made prior to discharge.

Suggested Planning Conditions

BNG Informative

The effect of paragraph 13 of 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 on 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 break of planning control.