

Our Ref: 784-B072252

Your Ref: 4/25/2163/0F1

FAO: Louise White

06 August 2025

Dear Louise,

784-B072252 FLEMING HALL, GOSFORTH 4/25/2163/0F1 – FURTHER INFORMATION

Re: BNG Small Sites Metric

The applicant has provided the following additional documents:

- Fleming Hall Small_Sites_Metric__Statutory_Biodiversity_Metric__Calculation_Tool_24.07.24 (3)
- Fleming hall BNG Location plan
- Fleming Hall enhancement of modified grassland management plan

Comments BNG Location Plan and Metric.

1. We acknowledge that SSM and location plans supplied are representative of the development and shows the 384m² development area and the 395m² enhancement area.
2. We confirm that the metric and associated documents show that 384m² of modified grassland will be lost for a new barn extension and a 395m² area of modified grassland will be enhanced to good condition other neutral grassland generating a 10.14% BNG.
3. We acknowledge that the location of the BNG enhancement area has been relocated to exclude any hedges and trees from the boundary. Therefore, the habitats within the SSM are considered to be an accurate representation of the habitats present within the BNG enhancement area.

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Conclusion

Previous comments made by Tetra Tech on behalf of Cumberland Council (784-B072252 Fleming Hall, 22nd July 2025) have been addressed. It is recommended that this BNG is approved with appropriate conditions.

We suggest the following conditions:

- Prior to the commencement of development a Biodiversity Net Gain Plan ([Biodiversity gain plan - GOV.UK](#)) should be submitted to and approved in writing by the local planning authority.
- Monitoring results as programmed are to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.

Reason

To ensure delivery of the required biodiversity net gain in accordance with the provisions of Policy N3 of the Copeland Local Plan 2021-2039.

Should you have any questions, please get in touch via email.

Yours sincerely

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For and on behalf of Tetra Tech Limited

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Associate

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