

Our Ref: 784-B072252

Your Ref: 4/25/2212/DOC

FAO: Louise White

06 August 2025

Dear Louise

784-B072252 HALLSENN 4/25/2090/0F1 – CONDITION DISCHARGE (BIODIVERSITY NET GAIN)

The project is located at Perfectly Planted, Hallsenna, Gosforth, CA19 1YB. The Proposed Development is in relation to a proposed erection of a steel frame agricultural type shed for storage of implements and equipment - this would act as an extension to existing sheds. Retrospective approval for retention of an open sided shed to the rear is also considered.

The application was considered by Cumberland Council on the 20th May 2025 and permission was granted subject to conditions (Application No: 4/25/2090/0F1). Conditions 4-8 pertain to Biodiversity Net Gain (BNG), however only Condition 4 is a pre-commencement condition. The other conditions, although not dischargeable per se preconstruction, have elements which require consideration within the Habitat Management and Monitoring Plan (HMMP) (which is itself required pre-construction).

Condition 4:

4. Prior to the commencement of development, 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.*

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- v *Details of monitoring methods and a monitoring reporting schedule.*
- vi *Details of adaptive management approaches.*

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

A HMMP (habitat_management_and_monitoring_plan-perfectly_planted_gosforth June 2025)¹ has been submitted and was reviewed against the above Condition 4 criteria:

- i. A detailed scheme of habitat creation and habitat enhancement works demonstrates the delivery of 12.87 % net gain on-site over a 30-year period, in accordance with the referenced Biodiversity Net Gain Report (biodiversity_net_gain-perfectly_planted_gosforth_r2), verified by Tetra Tech.
- ii. Planned management and habitat creation activities are detailed on pages 6 – 13 of the Habitat Management and Monitoring Plan¹. These activities involve creation of a poor condition modified grassland, and planting 10 new individual trees with an intended moderate condition. The aims and objectives are outlined well.
- iii. The persons / organisation(s) responsible for delivery of the HMMP is listed as the existing site owner with input from Envirotech NW. The level of detail provided on responsible parties is considered appropriate to the scale of the application.
- iv. Habitat condition targets are detailed for the trees with clearly set out criteria needed to achieve the desired moderate condition within 30 years. The modified grassland has a poor target condition and therefore does not have a management plan; this is considered sufficient.
- v. The monitoring methods and reporting schedule are mentioned with a detailed table indicating desired management requirements and brief text explaining the monitoring and reporting frequencies. The HMMP states (page 8) that monitoring and reporting starts in Year 2. However, starting in Year 1 and commencing annually up to Year 5 before continuing with year's 7, 10, 20 and 30 is required as per Condition 8,

¹ Envirotech NW (2025) Habitat Management and Monitoring Plan (HMMP) Planning Consent 4/25/2090/0F1

which states that monitoring reports must be submitted to the Council in Years 2, 5, 7, 10, 20, 25 and post completion.

- vi. Details of adaptive approaches are listed in 'Remediation and Reinstatement Methodology' on pages 12 and 13 of the HMMP¹. This is detailed and is sufficient.

The information presented in the HMMP is considered appropriate to discharge Condition 4.

Conditions 5-8

Conditions 5-8 relate to the implementation of the Habitat Management and Monitoring Plans (HMMP). These conditions cannot be met at this time until habitat management and creation activities have been completed.

Conclusion

Providing that the monitoring schedule is amended to align with the monitoring schedule presented in Condition 8, we can confirm that pre-commencement Condition 4 for this development which relates to BNG has been met and can therefore be discharged.

Conditions 5-8 relating to implementation of the mitigation measures and HMMP are outstanding.

Yours sincerely

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