

Our Ref: 784-B072252

Your Ref: 4/26/2096/DOC

FAO: Christie Burns

06 May 2026

Dear Christie

## **784-B072252 LAND AT HODBARROW NATURE RESERVE, MILLOM 4/26/2096/DOC**

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The above application was granted permission on 24<sup>th</sup> March 2026 (4/25/2198/0F1) with a number of planning conditions which related to ecology. An application to discharge conditions pre-commencement conditions 3, 5, 6, 7 & 8 and the requirements of biodiversity net gain of planning approval was since submitted. Conditions 5-8 are ecological and the application to discharge these conditions has been reviewed against the documents provided:

- Construction Environmental Management Plan
- Landscape and Ecological Mitigation Plan
- Amphibian Mitigation and Management Plan
- Biodiversity Gain Plan
- Biodiversity Metric (Additional) Greengage and Environment Bank (provided 01/05/2026)

### **5. LEMP**

A LEMP has been produced (Greengage, March 2026) in order to discharge condition 5 of the planning permission. This document addresses ecological receptors on site satisfactorily and this condition can now be discharged.

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## **6. CEMP**

A CEMP (Greengage, March 2026) has been produced in order to discharge condition 6 of the planning permission. While this CEMP details methods to translocate Irish dandelion, no information is provided regarding future management and how this will be secured. However, it is noted that the CEMP only addresses works at the construction phase and that the LEMP refers to future management and method of securing such management. Therefore, Condition 6 can now be discharged.

## **7. Amphibian Mitigation and Management Plan**

An Amphibian Mitigation and Management Plan (AMMP) (Greengage, March 2026) has been produced to discharge condition 7 of the planning permission. The requirements of condition 7 have all been satisfactorily addressed within the AMMP and this condition can now be discharged.

## **8. Notable Plant Method Statement**

Condition 8 of the planning permission states:

“Prior to the commencement of development, a Notable Plants Method Statement that covers the protection of rare plants on-site, with detailed maps of the locations of plants and appropriate protection measures, must be submitted to and approved in writing by the Local Planning Authority.”

While it is noted that no bespoke method statement has been submitted in relation to notable plants, relevant methods for the protection and future management of these ecological features on site are provided within the CEMP and LEMP for this project. It is therefore considered that the requirements of condition 8 have been satisfactorily addressed and this condition can now be discharged.

## **BNG Informative**

The Biodiversity Gain Plan and the Biodiversity Metric do not align in the following sections of the Gain Plan:

Section 4.8

It is noted in Section 4.8 that information about significant on-site enhancements it to be included and there is reference to enhancement of the lowland calcareous grassland and mixed scrub on site. Further detail on the enhancement of these habitats is included in the LEMP.

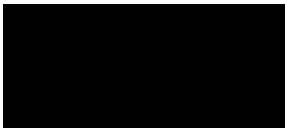
#### Section 7 Off-site habitat enhancements

There are some discrepancies in Section 7, which appear to stem from using combined on and off-site units rather than just offsite, and minor amendments are required to ensure consistency with the values in the BGP and metric :

- Off-site total baseline biodiversity value (Section 7.4) number of area habitat biodiversity units is 23.35, but this value in the headline results of the metric is 0.93; and
- Off-site total biodiversity value post-intervention (Section 7.5) number of area habitat biodiversity units is 25.85, but this value in the headline results of the metric is 1.91.

All other aspects of the BGP and metric align and are agreeable.

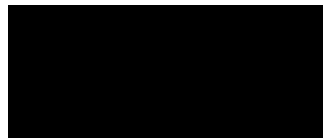
Yours sincerely



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For and on behalf of Tetra Tech Limited



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