

Cumberland Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2022/114235/03-L01
Your ref: 4/22/2051/0F1
Date: 12 July 2023

Dear Sir/Madam

PHASED ALTERATIONS TO EXISTING 18 HOLE GOLF COURSE OVER A PERIOD OF 15 YEARS, INCLUDING ALTERATIONS TO GROUND LEVELS THROUGH IMPORTATION OF INERT MATERIAL AND SOILS, THE CREATION OF ADDITIONAL PLANTING AREAS, THE REPLACEMENT OF EXISTING PLANTING AREAS AND ALTERATIONS TO DRAINAGE; AND, 2. THE ALTERATION OF THE EXISTING SITE ACCESS AND ADJACENT LAYBY.

WHITEHAVEN GOLF CLUB, RED LONNING

Thank you for re-consulting us on the above application on 12 July 2023, following the submission of amended plans.

Environment Agency position

We have reviewed the additional information and we would like to add the following informative comments to our previous response on 2 March 2022, referenced NO/2022/114235/01-L01.

Biodiversity Net Gain (BNG) – advice to applicant

Applicants are encouraged to include biodiversity net gain (BNG) within their proposals. Paragraphs 174 and 179 of the National Planning Policy Framework (NPPF) recognise that the planning system should provide net gains for biodiversity. By November 2023, providing a minimum 10% biodiversity net gain in new development will be a legal requirement due to provisions within the Environment Act 2021. Applicants should have regard to the [latest planning practice guidance](#) on BNG in new development proposals.

Applicants can establish the pre-development and post-development biodiversity value of their proposals using the [DEFRA Biodiversity Metric](#). Where development proposals do not demonstrate a minimum 10% BNG, applicants should be encouraged to identify appropriate opportunities and enhancements to achieve it. Where an application site

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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includes ponds and other aquatic habitat features, we would recommend applicants retain these features wherever possible and consider whether they represent opportunities to provide biodiversity net gain through restoration and / or enhancement.

Yours faithfully

Hui Zhang
Planning Advisor – Sustainable Places
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