



Application for Approval of Details Reserved by Condition Supporting Statement

November 2025

22031 Residential Development, Griffin Close, Frizington

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

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INTRODUCTION

This document has been compiled to supplement an Application for Approval of Details Reserved by Condition relating to the Planning Application Approval Reference 4/24/2252/OF1 dated 04 April 2025.

1.1 PROJECT DESCRIPTION

Erection of 17 no. bedroom dwellings and associated external works. Land Between Griffin Close & Greenvale Court, Frizington.

1.2 SITE ADDRESS

Site Address:

Griffin Close, Frizington, CA26 6SH

Grid Reference:

X (Easting) 303361, Y (Northing) 517394



Approved Site Plan

2 | CONDITIONS

2.1 CONDITION 6

Drainage Management

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Information Provided

Operation & Maintenance Plan for Sustainable Drainage Systems (Rev A) dated 02/10/2024

3.1 BIODIVERSITY NET GAIN

The effect of paragraph 13 of Schedule 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 one 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 breach of planning control.

The template for the preparation of a Biodiversity Gain Plan can be accessed via this link: <https://www.gov.uk/government/publications/biodiversity-gain-plan>

Information Provided

Biodiversity Net Gain Report (Rev 2) dated 23/10/2025

Biodiversity Gain Plan

Bingfield Habitat Bank (NTH09)

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided
Grassland	Medium	2.29	Other neutral grassland	Medium	ALLD2301	LPA	Local	2.29
Individual trees	Medium	0.04	Lowland meadows	Very high	ALLD2301	LPA	Local	0.04
Net gain target habitat (10%)	N/A	0.17	Other neutral grassland	Medium	ALLD2301	LPA	Local	0.17
	TOTAL	2.50					TOTAL	2.50

Home Group have agreed to purchase credits through Environment back for enhancement works at Bingfield Habitat Bank (NYH09). See details of the credit breakdown above.



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