



Habitat Management and Monitoring Plan

Site Name:	New House Farm, Drigg, Cumberland. CA19 1XD.
Date:	07/05/2026
Version:	26-049

Author:



Client:

Nuclear
Decommissioning
Authority (NDA)

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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
A	Submitted	Peter Allan 07/05/2026	

Document Details

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Authorship Details
Prepared By: Peter Allan Bsc (Hons.) MSc MCIWEM C.WEM C.Env Waterway Drainage Engineering Ltd Brampton Cumberland CA8 1AG [Redacted] [Redacted]

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	New House Farm, Drigg, Cumberland. CA19 1XD.
BNG Project Name and Address	Same as above
Author Organisation	Waterway Drainage Engineering Ltd
Landowner	Nuclear Decommissioning Authority (NDA)
Land Manager	n/a
Responsible person/organisation for creating or enhancing the habitat	Nuclear Decommissioning Authority (NDA)
Period covered by this management plan	30 years
Planning authority	Cumberland Council
Planning reference (if applicable)	4/24/2281/001 and 4/25/2033/DOC
BNG register reference (if applicable)	n/a
Central OS grid reference	
Metric revision/title	Statutory biodiversity metric downloaded August 2025
Are any Irreplaceable Habitats present onsite	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

Other Neutral Grassland (0.197 ha)

Modified Grassland (0.182 ha)

Species Rich Native Hedgerow (0.065 km)

Timescales for Actions PB-B03

According to the BNG statutory metric version 1.0.4, other neutral grassland creation will take 2 years to reach target condition; with the modified grassland to take 1 year.

It is also noted that the species rich native hedgerow will take 5 years to reach target condition.

The habitats will then be managed and maintained in moderate / poor condition for the following 29 years for the modified grassland, 28 years for the other neutral grassland and 25 years for the species rich native hedgerow.

Monitoring Requirements PB-B04

Monitoring should be carried out annually for the first 5 years of the agreement, and thereafter at a frequency of every 5 years, depending on outcome of monitoring surveys.

Required Consents and Licences PB-B05

We are not aware of consents and licences required as a part of this HMMP. The local planning authority should be consulted for any additional advice.

Funding PB-B06

Delivery of this HMMP will be funded by the Nuclear Decommissioning Authority (NDA)

Legal Agreement PB-B07

TBC



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08 Yes: No:

Phase 1: Habitat Creation and Enhancement 1 – 5 Years

- Other Neutral Grassland Creation – Planting ryegrass species to create grassland
- Modified Grassland – Planting Rye-grass *Lolium spp*, and White Clover *Trifolium repens*
- Species Rich Native Hedgerow – Planting of the total requirement with 50% Quickthorn – *Crataegus Monogyna*, 25% with Blackthorn (Sloe) – *Prunus Spinosa*; and the remaining 25% is selected from the following species:
 - Common Alder – *Alnus Glutinosa*,
 - Common Dogwood – *Cornus Sanguinea*,
 - Hornbeam – *Carpinus betulus*,
 - Field maple – *Acer Campestre*,

Phase 2: Monitoring and adaptive management, years 6 - 30

- Monitoring of habitats to assess condition. Resulting information will inform adaptive management e.g. supplementary planting, or changes to management to achieve desired habitat condition.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials	Peter Allan		
Organisation	Waterway Drainage Engineering Ltd		
Responsibility	Start Date:	End Date:	
Under instruction from RH Irving Construction Ltd, on behalf of the NDA, I (Peter Allan) am responsible for producing this HMMP and the guidance detailed within it.			
Statement of Competency			
Peter Allan is a Chartered Water and Environmental Manager with CIWEM and a Chartered Environmentalist with the Society for the Environment and has over 15 years' experience of working within the environmental sector including providing habitat surveying and condition assessments.			

Landowner or Land Manager PB-B10

Name or Initials	Nuclear Decommissioning Authority (NDA)		
Organisation	n/a		
Responsibility	Start Date:	End Date:	
As the landowner, it is the responsibility of the Nuclear Decommissioning Authority (NDA) to implement the management set out in this HMMP, and to employ a suitably qualified organisation or person to carry out monitoring.			
Statement of Competency			
The Nuclear Decommissioning Authority (NDA) are the land owners and have full management control over this land.			

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials	n/a		
Organisation			
Responsibility	Start Date:	End Date:	
Statement of Competency			

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials	n/a		
Organisation			
Responsibility	Start Date:	End Date:	

Land Use Summary

Overview of Baseline Site Use PB-B13

At the time of the baseline survey, the land New House Farm, Drigg was classified as a poor condition modified grassland with a predominant cover of ryegrass along with abundant growth of clover, buttercups, daisies, dock and dandelions. The grassland has been managed primarily by sheep grazing.

Overview of Proposed Site Use PB-B14

The modified grassland will be reduced to 0.182 ha along with the creation of 0.197 ha of other neutral grassland and 0.065 km of species rich native hedgerow.

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices



Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	<input type="checkbox"/>	This proposal will not affect any designated site.
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	<input type="checkbox"/>	Grassland holds no protected or notable species providing constraints or opportunities.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		None known
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	<input type="checkbox"/>	There are no designated sites or specific species on or near the site.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	<input checked="" type="checkbox"/>	Result of baseline survey are included in the BNG Assessment
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	<input type="checkbox"/>	No public access
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	<input checked="" type="checkbox"/>	Included in this HMMP.
Geology and Topography	Any geological or topographical constraints or opportunities?	<input type="checkbox"/>	There are no geological or topographical constraints or opportunities.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	<input type="checkbox"/>	This land is classified as Grade 3 according to the agricultural land classification of England.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	<input type="checkbox"/>	No
Contaminated Land	If there is any contaminated land, will this present any constraints?	<input type="checkbox"/>	There is no contaminated land we are aware of which will affect the proposal.
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	<input type="checkbox"/>	N/A
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	<input type="checkbox"/>	N/A
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	<input type="checkbox"/>	No, the proposed habitats will be characteristic of the local landscape.
Historic Land Use	Does the historic land use present any constraints or opportunities?	<input type="checkbox"/>	Historic land use does not present any constraints or opportunities.
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	<input type="checkbox"/>	There are no historic environment designations on the site.
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	<input type="checkbox"/>	None



2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

Aims

- To create 0.197 ha of other neutral grassland in poor condition.
- To retain 0.182 ha of modified grassland in poor condition.
- To create 0.065 km of species rich native hedgerow in moderate condition.

Objectives

- Plant a diversity of native grassland species and native hedgerow species.
- Monitor establishment of species annually during summer for the first 5 years.
- If species have not established well by year 1, carry out additional planting.
- Following outcomes of monitoring visits, implement adaptive management to achieve moderate condition for the other neutral grassland by year 2 and maintain thereafter.
- For the species rich native hedgerow, following the outcomes of monitoring visits, implement adaptive management to achieve good condition by year 5 and maintain thereafter.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The environmental design was guided by the baseline survey. In cases where enhancement is impractical due to management challenges, we have recommended alternative habitats that are well-suited to complement the surrounding environment.

Other neutral grassland was selected as the most environmentally beneficial, and practical habitat to create to offset this development. The area of proposed other neutral grassland is connected to a network of hedges, which may act as corridors for animals to move between the proposed grassland and other areas of scrub and woodland.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets
Modified grassland	Other neutral grassland	Red Line Boundary	Poor	Moderate	2 years	<ul style="list-style-type: none"> • Within the first year grass seeds will be sown in early April / May. Once sown these will be rolled over to ensure that they are pressed down firmly. • After 6 months, 1 years and 2 years of sowing the grassland will be reviewed to see if any areas have failed to establish. If so then re-seeding will occur in the next appropriate seeding period. • To control any flush of annual weeds and ensure a varied sward height, the grassland will be cut 2 – 3 times within the first year of development. • Within the first 2 – 3 years the grassland will be reviewed for any areas of pernicious weeds, these will be controlled by the spot-application to target herbicides. This will be undertaken in the early summer months. • In years 2 – 30, the sward will be cut to the desired length 2 or 3 times per year.
Modified Grassland	Modified Grassland	Red Line Boundary	Poor	Poor	1 year	<ul style="list-style-type: none"> • Greater than 6-8 vascular plant species per square meter • At least 20% of the grass area is shorter than 7 cm, and at least 20% is taller than 7 cm, providing microclimates. • Cover of bare ground should be 1-5% of the total area. • Within the first 2 – 3 years the grassland will be reviewed for any areas of pernicious weeds, these will be controlled by the spot-application to target herbicides. This will be undertaken in the early summer months. • In years 2 – 30, the sward will be cut to the desired length 2 or 3 times per year. • Less than 5% cover of signs from excessive poaching, machinery use, or other damaging management practices

Species Rich Native Hedgerow	Species Rich Native Hedgerow	Red Line Boundary	Moderate	Good	5 years	<p>Structural Characteristics:</p> <ul style="list-style-type: none"> Woody Species Diversity: Targets aim for the number of woody species defined within the phasing strategy. Aiming for a significant portion of the hedgerow to be covered by native shrub species less than 5m tall. The presence of new seedlings, saplings, and young shrubs mixed with more mature specimens indicates good condition. <p>Flora and Invasives:</p> <ul style="list-style-type: none"> Basal Herbaceous Flora: An assessment of the richness of plants growing at the base of the hedge. Targets restrict invasive non-native species (like those on Schedule 9 of the Wildlife and Countryside Act) to less than 5% ground cover. <p>Management and Health:</p> <ul style="list-style-type: none"> Signs of natural regeneration, including a mix of age ranges within the shrub community, are targeted. Generally, no single species should dominate more than 75% of the total area, with exceptions like Hazel scrub.
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Creation, Enhancement and Management Targets and Prescriptions

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
07/05/2026	Other Neutral Grassland	Grass fails to establish	When reviewed after 6 months of initially seeding if noticeable areas have failed to establish, this may be noticed through bare areas. This will then be reviewed at the end of year 1 and year 2 to ensure there is no failed establishment.	Re-seed area which has not established to maintain a varied sward height.
07/05/2026	Other Neutral Grassland	Large areas of pernicious weeds	When monitoring large areas of pernicious weeds may be seen.	These will be controlled early summer before flowering by the spot- application of target herbicides.
07/05/2026	Species Rich Native Hedgerows	Health	No single species should dominate more than 75% of the total area	Remove majority of dominating species and re-plant selected species.
07/05/2026	Species Rich Native Hedgerows	Invasive Species	5% of ground cover is of invasive species	Remove any invasive species and plant in selected species.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Monitoring should be carried out every year for the first 5 years in summer months. If monitoring finds that the grassland and native hedgerow has established well, frequency of monitoring visits can be reviewed and may thereafter be carried out every 5 years. During monitoring surveys, BNG condition assessments should be performed, and site photos should be taken at standard points to enable comparisons between years e.g. from the corners of the habitats or in clearings. The list of species planted alongside dates planted should be kept enabling success of establishment to be monitored.

If monitoring finds habitats are not at desired condition, remediation measures will be followed.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Other Neutral Grassland	A zig-zag transect will be walked through the grassland areas to carry out the BNG condition assessment. A full species list should be recorded to enable comparison to the species planted. During the transect walk, a BNG condition assessment sheet must be completed with particular attention being paid to the criteria prioritised in this HMMP.	Monitoring should be carried out every year for the first 5 years in summer months. If monitoring finds that the grassland has established well, frequency of monitoring visits can be reviewed and may thereafter be carried out every 5 years. Monitoring should ideally be carried out in summer.
Species Rich Native Hedgerow	Species-rich native hedgerow monitoring involves a seasonal survey of woody plant species in a 30-meter section of hedgerow to determine if it meets the definition of species-rich, typically including at least five native woody species.	The survey should be conducted when the hedges are in leaf, between April and October.

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The 'Monitoring Report Template' can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Nuclear Decommissioning Authority (NDA)	Cumberland Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y2	September	October	Report on results of initial grassland and species rich native hedgerow creation measures.
Y3	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y4	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y5	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y10	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y15	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y20	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y25	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.
Y29	September	October	Report on success of establishment of other neutral grassland and any additional remedial measures if needed.