

Biodiversity Gain Plan (BGP)

Document	Biodiversity Gain Plan
Site	Twin Elms, Loop Road, Distington, Cumbria, CA15 6LS
Applicant / Client	Mr & Mrs Bradburn
Agent	EDS Design Cumbria Ltd
Planning reference	4/26/2063/0F1
Development	Demolition of existing house and construction of new three-bedroom self-build detached dormer bungalow
Issue	Rev C – Final Biodiversity Gain Plan for approval under the statutory Biodiversity Gain condition, updated following Ecology Team Consultation Response V7 dated 30 June 2026.
Date	1 July 2026

Document status: *This Biodiversity Gain Plan has been prepared as the project-specific Biodiversity Gain Plan for the proposed development and is submitted to demonstrate how the statutory biodiversity gain objective will be achieved.*

This Biodiversity Gain Plan is to be read alongside the completed statutory biodiversity metric / small sites metric workbook, final pre-development and post-development habitat plans, the Habitat Management and Monitoring Plan, Construction Environmental Management Plan, Preliminary Ecological Appraisal, Nocturnal Bat Survey Report, Arboricultural Impact Assessment and Method Statement, drainage information and approved planning drawings.

The completed biodiversity metric workbook is the controlling document for the numerical biodiversity unit values. This Biodiversity Gain Plan, the completed metric workbook, the approved habitat plans and the Habitat Management and Monitoring Plan have been reviewed together to ensure that the habitat types, habitat areas, habitat lengths, target conditions, delivery triggers, management prescriptions, monitoring years and reporting requirements are aligned.

Where any amendment is required by the Local Planning Authority or County Ecologist before approval of the Biodiversity Gain Plan, this Biodiversity Gain Plan, the completed metric workbook, the approved habitat plans and the Habitat Management and Monitoring Plan shall be reviewed and updated as necessary so that the final approved documents remain fully aligned and continue to demonstrate at least 10% biodiversity net gain.

Document Control

Revision	Date	Purpose / Description	Prepared by
BGP-001	16/06/2026	First issue prepared to bring together the on-site biodiversity gain, habitat enhancement, management and monitoring measures for the proposed replacement dwelling.	EDS Design Cumbria Ltd
BGP-001 –	28/06/2026	Updated following Ecology Team Consultation Response V6 and HMMP Rev B dated 28 June 2026. Amendments made to confirm final BNG / metric / HMMP alignment, programmed monitoring, Year 0 submission evidence, legal security and removal of unnecessary duplicate ecology discharge requirements.	EDS Design Cumbria Ltd
BGP-003	01/07/2027	Amended following Ecology Team Consultation Response V7 dated 30 June 2026.	EDS Design Cumbria Ltd

1. Executive Summary

This Biodiversity Gain Plan has been prepared for the proposed demolition of the existing dwelling at Twin Elms and construction of a replacement self-build detached dormer bungalow. The development site is an established residential plot of approximately 0.26 hectares.

The existing habitats comprise a mixture of previously developed land, overgrown former hardstanding / disturbed garden land, ruderal vegetation, hardstanding, built form, boundary scrub and retained trees / woodland along the eastern and southern boundaries. For Biodiversity Net Gain metric purposes, the affected open baseline area has been classified within the Small Sites Metric as sparsely vegetated land, rather than as a separate baseline grassland habitat. Proposed landscaped garden / grassed areas are therefore treated in the metric as created modified grassland.

The submitted Preliminary Ecological Appraisal identifies the site as being of generally low ecological value within a local context, subject to protection of retained boundary habitats and implementation of proportionate mitigation and enhancement measures.

The scheme achieves biodiversity net gain through retention of existing woodland / boundary vegetation, creation and management of landscaped grass areas, enhancement of native hedgerow, planting of approximately 20 additional native trees within / adjacent to the retained woodland belt, and provision of built-in ecological enhancements including bat boxes, bird nesting features and hedgehog access gaps.

The completed statutory biodiversity metric / small sites metric workbook is submitted alongside this Biodiversity Gain Plan for formal approval. The metric demonstrates a measurable biodiversity uplift exceeding the statutory 10% requirement for both habitat units and hedgerow units. The Biodiversity Gain Plan, metric workbook, pre-development and post-development habitat plans and HMMP Rev B have been aligned to provide a complete BNG approval package.

2. Statutory Biodiversity Gain Condition and Purpose of this Plan

The statutory Biodiversity Gain condition requires a Biodiversity Gain Plan to be submitted to and approved by the Local Planning Authority before development commences where the development is in scope for Biodiversity Net Gain.

This Biodiversity Gain Plan sets out how the development will achieve the biodiversity gain objective of at least 10% for both area habitat units and hedgerow units. It identifies the pre-development biodiversity value, post-development biodiversity value, on-site habitat retention, habitat creation, habitat enhancement, management and monitoring arrangements, legal security, and confirmation that no off-site biodiversity units or statutory credits are relied upon.

This plan is submitted with the completed biodiversity metric workbook, pre-development habitat plan, post-development habitat plan and HMMP. Together, these documents are intended to provide a complete BNG approval package and to avoid the need for any additional biodiversity, ecology or habitat management pre-commencement condition beyond the statutory Biodiversity Gain approval process.

For clarity, the applicant accepts that development must not commence until the Biodiversity Gain Plan and completed biodiversity metric calculation have been approved in writing by the Local Planning Authority. Once approved, the biodiversity gain, habitat management, monitoring, reporting and remedial measures shall be implemented in accordance with the approved Biodiversity Gain Plan, metric workbook, habitat plans and HMMP.

3. Source Documents

Document	Relevance to Biodiversity Gain Plan
Design and Access Statement	Confirms site context, development description, retained wooded area, ecological enhancement strategy, drainage strategy and BNG position.
Preliminary Ecological Appraisal survey date 15 February 2026	Identifies baseline habitats, ecological value, protected species constraints, mitigation measures and biodiversity enhancement proposals.
Nocturnal Bat Survey Report, Collington Winter Environmental Ltd, June 2026	Confirms bat survey findings and informs the bat-sensitive lighting and enhancement approach.
Construction Environmental Management Plan, 16 June 2026	Sets out construction-phase habitat protection, species safeguards, lighting controls, enhancement delivery and BNG / HMMP alignment.
Arboricultural Impact Assessment and Method Statement, 17 April 2026	Confirms no tree removal, negligible arboricultural impact, tree protection requirements and additional woodland / hedgerow enhancement.
TE-SB-001 Proposed Site and Block Plans	Shows site boundary, proposed layout, grassed areas, hardstanding and retained wooded area.
TE-SB-004 Proposed and Existing Drainage Plans / United Utilities response note	Confirms drainage strategy, attenuation, flow restriction and drainage betterment.
TE-SB-007 PEA Plan	Shows baseline habitat areas, retained trees, existing tall ruderal / grassland areas, hardstanding and additional tree planting.

TE-SB-008 AMS Plan	Shows retained trees, proposed additional trees and BS5837 tree protection fencing.
Ecology Team Consultation Response, 10 March 2026	Confirms BNG is in scope and requires plant production / nursery areas to be treated as Urban - Unsealed Surface.
Ecology Team Consultation Response / matters addressed by CEMP, 16 June 2026	Confirms ecology matters to be addressed, including HMMP, species safeguards, sensitive lighting and enhancements.
Ecology Team Consultation Response V6, 25 June 2026	Confirms the CEMP condition can be removed and that the HMMP is required to legally secure the BNG works.
Habitat Management and Monitoring Plan, 28 June 2026	Provides the legally secure 30-year management, monitoring, reporting, remedial action, ownership transfer and BNG alignment framework for the on-site biodiversity measures.
Completed statutory biodiversity metric / small sites metric workbook	Controls the numerical biodiversity unit values, habitat areas, habitat lengths, target conditions, trading rules and percentage net gain calculations.
Final pre-development and post-development habitat plans	Identify the baseline and proposed habitat types, areas, retained features, created habitats and enhancement locations relied upon in the metric.

4. Development Description and Site Context

The proposal comprises demolition of the existing dwelling and construction of a replacement self-build detached dormer bungalow within the existing residential plot known as Twin Elms. The site lies within Distington and is surrounded by existing residential development, gardens, boundary vegetation and a wooded / scrub belt to the eastern boundary.

- Application site area: approximately 0.26 hectares.
- Existing land use: residential plot with existing dwelling, hardstanding, disturbed garden land / overgrown former hardstanding, ruderal vegetation and boundary scrub / trees. For BNG metric purposes, the affected open baseline area is recorded as sparsely vegetated land in accordance with the submitted Small Sites Metric, with proposed reinstated garden / grassed areas recorded as created modified grassland. Proposed land use: single replacement dwelling, retained access / hardstanding, landscaped garden areas, retained boundary vegetation and biodiversity enhancement planting.
- No tree removal is proposed as part of the submitted arboricultural strategy.
- The development is not a phased development for the purposes of this plan.

5. Pre-Development Biodiversity Value

The pre-development biodiversity value is based on the PEA, the site and block plan, the PEA habitat plan and the DEFRA Small Sites Biodiversity Metric / statutory metric calculation.

The existing habitats are typical of a previously disturbed residential plot and are considered to be of limited ecological value within a local context.

To ensure consistency with the completed Small Sites Metric, the affected open baseline area has been entered in the metric as sparsely vegetated land / overgrown former hardstanding / disturbed garden land, rather than as a separate baseline grassland habitat. Any references in

the supporting ecological narrative to garden / grassed areas should therefore be read as descriptive site context only and not as a separate baseline grassland entry in the metric.

Baseline habitat / feature	Indicative location	Ecological value / condition	BNG treatment
Existing dwelling and built form	Central / existing house plot	Negligible habitat value	Built development / sealed surface as applicable in metric
Existing hardstanding / driveway / access	Existing access and around dwelling	Low ecological value	Urban sealed / developed surface as applicable
Overgrown former hardstanding / disturbed garden land / sparsely vegetated open area	Overgrown former hardstanding / disturbed garden land / sparsely vegetated open area	Overgrown former hardstanding / disturbed garden land / sparsely vegetated open area	Overgrown former hardstanding / disturbed garden land / sparsely vegetated open area
Tall ruderal vegetation / disturbed ground	Eastern / unmanaged parts of site	Low ecological value but provides limited refugia potential	Tall ruderal / other neutral or urban unsealed surface where appropriate
Plant production / nursery use areas	Where present in baseline	Variable due to production use	Urban - Unsealed Surface in line with County Ecologist advice
Boundary scrub / hedgerow / trees	Northern, eastern and southern boundaries	Local habitat connectivity value	Retained and enhanced where practicable
Eastern woodland / scrub belt	Eastern boundary / rear wooded area	Primary retained habitat feature	Retained and strengthened through additional native tree planting

Note: The completed metric workbook remains the controlling document for unit values. This narrative plan records the habitat logic and delivery commitments supporting the submitted metric.

Metric alignment clarification:

The Small Sites Metric is the controlling document for the numerical biodiversity value. The baseline metric does not include a separate grassland baseline entry. The open area affected by the development has been entered as sparsely vegetated land, reflecting its overgrown former hardstanding / disturbed garden character.

The proposed post-development landscaped garden / grassed areas are entered as created modified grassland. This clarification is included to ensure the Biodiversity Gain Plan, HMMP, habitat plans and completed Small Sites Metric are fully aligned.

6. Biodiversity Gain Hierarchy and Design Response

The development has followed the biodiversity gain hierarchy by avoiding and minimising impact before relying on habitat creation and enhancement.

Hierarchy stage	Project response	Outcome
Avoid	The dwelling is located within the established residential plot and defined development zone. Boundary trees, the eastern woodland / scrub belt and southern boundary vegetation are retained.	Avoids unnecessary loss of the highest value site features.
Minimise	The CEMP and AMS restrict works to defined areas, protect retained vegetation, control pollution / dust and prevent storage or plant movement within RPAs.	Reduces construction-stage ecological and arboricultural risk.
Enhance	Minimum 20 native trees, minimum 15m native hedgerow, native landscaping, bat and bird features, hedgehog permeability and sensitive lighting controls are incorporated.	Provides measurable on-site biodiversity uplift and aligns with the completed metric workbook, BGP and HMMP.
Compensate	No off-site compensation, off-site biodiversity units or statutory credits are proposed or required on the basis that the on-site proposals exceed the 10% BNG requirement.	All biodiversity gain is delivered on-site within the application site boundary

7. Post-Development Biodiversity Value and Habitat Delivery

The post-development strategy retains the existing boundary habitat framework and improves the ecological structure of the site through native planting and built-in species enhancements. The on-site habitat delivery is summarised below.

Habitat / enhancement	Location	Specification	Delivery trigger	Responsible party
Retained woodland / scrub belt	Eastern boundary / rear wooded area	Retain and protect during construction. No storage, mixing, refuelling or plant movement within protected areas.	Protected before and throughout construction	Applicant / Principal Contractor
Additional native trees	Within / adjacent to retained eastern woodland area	Minimum 20 native trees. Suitable species to include hawthorn, hazel, field maple, blackthorn, rowan and dog rose / locally appropriate alternatives.	First suitable planting season after main construction or earlier if practicable	Applicant
Native hedgerow	Northern / eastern boundaries where shown on landscape / ecological information	Minimum 15m new native hedgerow using locally appropriate native species.	First suitable planting season	Applicant

Landscaped grass / garden areas	Front and rear garden / retained open areas	Establish grassed areas and maintain without unnecessary chemical use. Avoid intensive management of all margins where biodiversity benefit can be retained.	Upon completion of groundworks / landscaping	Applicant
Integrated bat feature	New dwelling / suitable elevation	Minimum one integrated bat brick / bat box or equivalent crevice-style bat feature or crevice-style feature, positioned away from direct illumination.	Before occupation	Applicant / Contractor
Bird nesting feature	New dwelling / retained or new boundary vegetation	Minimum one integrated bird nesting feature, with additional features where shown on the approved BNG / ecological enhancement plan; wider strategy may include additional bird boxes / sparrow terrace where agreed.	Before occupation	Applicant / Contractor
Hedgehog permeability	Suitable boundary fencing	Approximately 130mm x 130mm Hedgehog gaps where boundary treatment allows, unless otherwise agreed in writing with the Local Planning Authority.	At fencing installation	Applicant / Contractor

8. Biodiversity Metric Summary

The development has been assessed using the completed statutory biodiversity metric / small sites metric workbook. The metric workbook is the controlling document for the numerical biodiversity unit values. The Biodiversity Gain Plan, completed metric workbook and Habitat Management and Monitoring Plan have been checked against each other to ensure the habitat types, areas, lengths, target conditions, management assumptions and monitoring commitments are aligned.

Metric component	Baseline value	Post-development value	Required target value	Net gain / change	Position
Habitat units	1.540138	1.696493	1.694152	+0.156355 units / +10.15%	Minimum 10% biodiversity net gain achieved. Target met.

Hedgerow units	0.800000	0.884034	0.880000	+0.084034 units / +10.50%	Minimum 10% biodiversity net gain achieved. Target met.
Watercourse units	Zero units baseline	0.000000	Not applicable	Not applicable	No watercourse habitat is relied upon.
Off-site biodiversity units	None	None	Not applicable	Not applicable	No off-site biodiversity units are relied upon.
Statutory biodiversity credits	None	None	Not applicable	Not applicable	No statutory biodiversity credits are relied upon.

The metric currently demonstrates a net gain of 10.15% for area habitat units and 10.50% for hedgerow units. The applicant acknowledges that the approved biodiversity gain objective must remain at or above 10%. If any amendment to the metric workbook, habitat areas, habitat lengths, habitat categories or target conditions is required by the Local Planning Authority before approval, the on-site habitat creation and enhancement proposals shall be adjusted as necessary to retain a minimum 10% biodiversity net gain and to satisfy the relevant metric trading rules.

The completed metric confirms that the biodiversity gain targets are met for both area habitat units and hedgerow units. The headline results also confirm that the trading rules are satisfied.

The principal on-site biodiversity gains are delivered through the retention and protection of existing boundary habitat, strengthening of the eastern woodland / scrub belt, planting of approximately 20 native trees, creation of approximately 15 metres of native hedgerow, management of landscaped grass / garden areas, installation of integrated bat and bird features, hedgehog permeability and sensitive lighting controls.

If the completed metric workbook is amended before approval of the Biodiversity Gain Plan, this Biodiversity Gain Plan and the Habitat Management and Monitoring Plan shall be reviewed and updated where necessary so that all three documents remain aligned.

9. Significant On-Site Gains, Legal Security and 30-Year Management

The significant on-site biodiversity gains are delivered through retained woodland / boundary habitat, minimum 20 native trees, minimum 15m native hedgerow, landscaped grass / garden habitat, bat and bird features, hedgehog permeability and sensitive lighting controls.

These biodiversity measures are secured through the approved drawings, this Biodiversity Gain Plan, the completed biodiversity metric workbook, the final pre-development and post-

development habitat plans, the Construction Environmental Management Plan and the Habitat Management and Monitoring Plan.

The 30-year management and monitoring period will run from practical completion of the relevant habitat creation and enhancement works. The applicant / landowner will be responsible for implementation, management, monitoring, maintenance, reporting and remedial action for the full 30-year period unless responsibility is formally transferred to a successor in title, management company or other responsible party.

Any successor in title or future landowner shall be responsible for continuing the management, monitoring, maintenance, remedial action and reporting requirements for the remainder of the 30-year management period. The applicant / landowner shall ensure that any future owner or responsible party is made aware of the requirements of the approved Biodiversity Gain Plan and HMMP.

10. Habitat Management and Monitoring Plan

The detailed 30-year habitat management, monitoring, reporting and remedial action framework is set out in the submitted Habitat Management and Monitoring Plan.

The HMMP is the controlling document for the management prescriptions, monitoring programme, reporting years, success indicators, remedial action triggers, corrective actions and future landowner responsibilities. This Biodiversity Gain Plan summarises the management and monitoring approach only and shall be read in conjunction with the HMMP.

Where there is any inconsistency between this summary section and the approved HMMP, the approved HMMP shall take precedence for the purposes of habitat management, monitoring, reporting and remedial action.

10.1 Management Objectives

- Protect and retain existing eastern woodland / scrub belt and southern boundary vegetation.
- Establish approximately 20 additional native trees and maintain them to successful establishment.
- Establish approximately 15m native hedgerow and manage it to provide habitat structure, connectivity and foraging / nesting value.
- Maintain landscaped grass areas in a manner that avoids unnecessary ecological degradation.
- Ensure bat, bird and hedgehog enhancement features remain in place and functional.
- Maintain dark corridors along retained boundary vegetation through sensitive lighting control.

10.2 Management Prescriptions

Feature	Management prescription	Years 1-5	Years 6-30	Success indicator
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Retained trees / woodland	Protect from damage, compaction and storage. Remove only dangerous limbs where necessary. Avoid unnecessary clearance of understorey.	Annual visual check	Every 5 years or after significant storm events	Retained canopy and boundary habitat connectivity
New native trees	Plant in suitable season; water during dry periods; maintain mulch / weed-free area; replace failures in next planting season.	Annual check and replacement of failures	5-yearly condition check	Minimum 90% survival after establishment or replacement planting completed
Native hedgerow	Water / weed control during establishment; replace failures; allow hedge to thicken; trim outside bird nesting season.	Annual check; light formative pruning as required	Trim on 2-3 year rotation where practicable	Continuous native hedgerow line with dense base
Grass / garden habitat	Maintain grassed areas; avoid unnecessary herbicide / pesticide use; allow margins to be less intensively managed where compatible with residential use.	Seasonal management	Ongoing domestic management with biodiversity consideration	Stable grass / garden habitat with no avoidable degradation
Bat / bird boxes	Install before occupation. Keep clear of direct lighting and avoid disturbance.	Check presence / condition annually from ground level	Check every 5 years and replace if damaged	Features remain securely fixed and functional
Hedgehog gaps	Install in suitable fencing; keep gaps unobstructed.	Annual check	5-yearly check	Gaps remain open and available for use

10.3 Monitoring Schedule

Monitoring shall be undertaken in accordance with the approved Habitat Management and Monitoring Plan. Monitoring evidence shall be retained by the applicant / landowner and submitted to Cumberland Council in accordance with the programme below.

Monitoring stage	Timing	Monitoring requirement	Submission position
Year 0 / completion	On completion of habitat creation / enhancement works	Completion photographs, planting record, location record of bat / bird features, hedgehog gaps, retained habitat protection and sensitive lighting confirmation.	Submit to LPA
Year 1	First full growing season after completion	Establishment check of native trees, hedgerow, grass / garden habitat, retained boundary habitat and ecological enhancement features.	Submit to LPA.
Year 2	Second full growing season after	Repeat establishment inspection and identify failed planting, replacement	Submit to LPA.

	completion	requirements or management issues.	
Year 3	Third full growing season after completion	Review planting survival, hedgerow establishment, retained habitat condition, lighting impact and hedgehog permeability.	Submit to LPA.
Year 4	Fourth full growing season after completion	Annual establishment check and confirmation that any replacement planting has been completed.	Submit to LPA
Year 5	Fifth full growing season after completion	Formal establishment review of trees, hedgerow, retained habitat and ecological enhancement features.	Submit to LPA.
Year 10	Ten years after completion	Long-term condition review against HMMP success criteria.	Submit to LPA.
Year 15	Fifteen years after completion	Long-term condition review against HMMP success criteria.	Submit to LPA.
Year 20	Twenty years after completion	Long-term condition review against HMMP success criteria.	Submit to LPA.
Year 25	Twenty-five years after completion	Long-term condition review against HMMP success criteria.	Submit to LPA.
Year 30	Thirty years after completion	Final HMMP review against the approved success criteria and remedial measures.	Submit to LPA

11. Risks and Remedial Measures

Risk	Potential effect	Remedial measure	Trigger
Tree / hedge planting failure	Reduced habitat uplift and boundary connectivity	Replace failed trees / hedge plants with same or equivalent native species in next planting season.	More than 10% failure or visible gaps
Drought during establishment	Poor survival of new planting	Water during dry periods, maintain mulch and weed-free planting circles.	Dry periods in Years 1-3
Damage from construction activity	Loss or degradation of retained habitat	Apply CEMP and AMS controls; reinstate protection; replace damaged habitat where practicable.	Breach of protection area
Excessive lighting spill	Reduced functionality of bat / wildlife corridor	Fit hoods / baffles, lower output, redirect fitting or use PIR / timer controls.	Light spill onto retained boundary habitat
Obstruction of hedgehog gaps	Loss of wildlife permeability	Clear obstruction and mark / retain gaps in boundary maintenance.	Annual check identifies blockage
Invasive species / disease issue	Potential habitat degradation	Seek competent ecological / arboricultural advice and implement control measures.	Discovery during management or monitoring
BGP / metric / HMMP misalignment	Risk that approved habitat measures, unit values or management commitments do not align	Review and update the Biodiversity Gain Plan, completed metric workbook, habitat plans and HMMP as necessary to ensure all	Any LPA, Ecologist or applicant review identifies inconsistency before approval

		approved documents remain aligned and continue to demonstrate at least 10% biodiversity net gain	or during implementation
Net gain falls below 10% during approval review	Statutory biodiversity gain objective not met	Adjust on-site habitat creation or enhancement, including additional native planting, hedgerow creation or habitat management amendments, until the metric demonstrates at least 10% net gain and trading rules are satisfied	Any metric amendment reduces habitat or hedgerow net gain below 10%

12. Species Protection and Lighting Commitments

The BNG delivery strategy sits alongside the CEMP and PEA species protection measures. These measures protect retained ecological features during construction and ensure that biodiversity gains are not undermined by avoidable disturbance.

- Vegetation clearance will avoid March to August inclusive where practicable, or be preceded by a nesting bird check no more than 48 hours before works.
- Open excavations will be covered or ramped and checked before backfilling to reduce risk to hedgehogs and other small mammals.
- Long grass / ruderal vegetation will be cleared in a phased manner and loose materials will be stored off the ground where practicable.
- The nocturnal bat survey recorded no bat roosts; nevertheless, demolition will retain a precautionary stop-work approach if bats or roost evidence are discovered.
- External lighting will avoid unnecessary spill onto retained trees, the eastern woodland / scrub belt and boundary vegetation corridors. Warm, low-level, shielded, timer or PIR-controlled lighting will be used where practicable.

13. Off-Site Biodiversity Units, Statutory Credits and Irreplaceable Habitat

Matter	Position
Off-site biodiversity units	None proposed or relied upon. The required biodiversity gain is delivered on-site.
Statutory biodiversity credits	None proposed or relied upon.
Irreplaceable habitat	No irreplaceable habitat is identified as being affected by the development.
Phased development	Not applicable. The proposal is for a single replacement dwelling and is not a phased development.

14. Biodiversity Gain Plan Compliance Matrix

BGP requirement	How addressed	Supporting document / evidence
Description of development and site	Sections 1 and 4 describe the proposal and site context.	DAS, TE-SB-001

Pre-development biodiversity value	Section 5 summarises baseline habitats and BNG treatment.	PEA, TE-SB-007, Metric workbook
Post-development biodiversity value	Section 7 summarises retained and created habitats / enhancements.	DAS, PEA, CEMP, TE-SB-007
10% biodiversity gain objective	Section 8 confirms the completed metric achieves 10.15% habitat net gain and 10.50% hedgerow net gain. Section 8 also confirms that if any LPA-required amendment affects the metric, the proposals shall be adjusted to retain at least 10% BNG and satisfy trading rules.	Completed metric workbook, BGP, HMMP, pre/post-development habitat plans
Significant on-site gains	Sections 7, 9 and 10 identify delivery, management and monitoring.	CEMP, PEA, AMS
Off-site units / statutory credits	Section 13 confirms none are relied upon.	This BGP
Plans and location evidence	Appendix A includes site/block, habitat and AMS plan figures; full-size drawings should be submitted separately.	TE-SB-001, TE-SB-007, TE-SB-008
Legal security and 30-year management	Section 9 confirms applicant / landowner responsibility, successor in title obligations and 30-year management period.	HMMP, BGP
Programmed monitoring and reporting	Section 10 and HMMP provide monitoring submissions at Years 0, 1, 2, 3, 5, 10, 15, 20, 25 and 30.	HMMP
Avoidance of duplicate ecology conditions	Section 2 confirms the BGP, metric, habitat plans and HMMP are submitted as a complete BNG approval package to avoid additional biodiversity, ecology or habitat management pre-commencement conditions beyond the statutory BNG approval process.	BGP, metric workbook, HMMP, CEMP

15. Implementation Checklist

Action	Responsible party	Timing	Evidence
Submit completed Biodiversity Gain Plan, completed biodiversity metric workbook, final pre-development habitat plan, final post-development habitat plan and HMMP to the LPA for approval.	Applicant / Agent	Before commencement	Submission receipt / approval
Install and maintain tree protection fencing.	Principal Contractor	Before works	Photographs
Protect retained boundary vegetation throughout works.	Principal Contractor	Construction	Site diary / photographs
Install native tree and hedge planting.	Applicant / Contractor	First planting season	Completion photographs
Install bat / bird features.	Applicant / Contractor	Before occupation	Photographs
Install hedgehog access gaps where suitable.	Applicant / Contractor	At fencing stage	Photographs

Undertake monitoring and replacement planting if required.	Applicant / Landowner	Years 1-30	Monitoring notes
Confirm BGP, metric workbook, habitat plans and HMMP remain aligned.	Applicant	Before BNG approval and following any LPA-requested amendment	Updated document issue / alignment note

16. Declaration

This Biodiversity Gain Plan confirms that the proposed development will deliver the on-site habitat retention, creation, enhancement, management, monitoring, reporting and remedial measures set out within this plan and the accompanying HMMP dated 28 June 2026.

The Biodiversity Gain Plan has been reviewed against the completed biodiversity metric workbook, pre-development and post-development habitat plans and HMMP. The submitted package demonstrates that the development achieves at least 10% biodiversity net gain for both habitat units and hedgerow units, with no reliance on off-site biodiversity units or statutory biodiversity credits.

The applicant accepts that development must not commence until the Biodiversity Gain Plan and completed biodiversity metric calculation have been approved in writing by the Local Planning Authority. Once approved, the biodiversity gain measures shall be delivered, managed, monitored, maintained and, where necessary, remediated in accordance with the approved Biodiversity Gain Plan, completed metric workbook, approved habitat plans and HMMP for the full 30-year management period.

Prepared by	Daniel Sowerby
Company	EDS Design Cumbria Ltd
Applicant / Landowner	Mr & Mrs Bradburn
Signature	S Bradburn
Date	01 July 2026

Appendix A - Supporting Plans

The following figures are included for context. Full-size PDF drawings should be submitted separately alongside this Biodiversity Gain Plan and the completed metric workbook.

Site and Block Plan TE-SB-001



Site and Block Plan TE-SB-001

PEA Habitat Plan TE-SB-007



PEA Habitat Plan TE-SB-007

Appendix B - Reference Documents

- Construction Environmental Management Plan, Twin Elms, 16 June 2026.
- Preliminary Ecological Appraisal, Twin Elms, Survey Date 15 February 2026.
- Design and Access Statement, Twin Elms.
- Arboricultural Impact Assessment and Method Statement, Twin Elms, 17 April 2026.
- Nocturnal Bat Survey Report, Collington Winter Environmental Ltd, June 2026.
- Ecology Team Consultation Response, Cumberland Council, 10 March 2026.
- TE-SB-001 Proposed Site and Block Plans.
- TE-SB-004 Proposed and Existing Drainage Plans.
- TE-SB-007 PEA Plans.
- TE-SB-008 AMS Plans.
- GOV.UK Biodiversity Gain Plan and Biodiversity Net Gain guidance.