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	Draft for planning determination / discharge of statutory Biodiversity Gain condition
Date	16 June 2026

Document status: This document has been prepared as a project-specific Biodiversity Gain Plan based on the submitted PEA, DAS, CEMP, Arboricultural Impact Assessment and Method Statement, Nocturnal Bat Survey, drainage information and planning drawings. It should be submitted with the completed statutory biodiversity metric / small sites metric calculation and pre- and post-development habitat plans. Where the LPA requires the statutory template, this document can be used either as the completed narrative plan or as supporting information to the GOV.UK template.

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

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, semi-improved grassland, ruderal vegetation, hardstanding, built form, boundary scrub and retained trees / woodland along the eastern and southern boundaries.

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 applicant position, as set out in the submitted PEA, DAS and ecology response letter, is that the DEFRA Small Sites Biodiversity Metric demonstrates a measurable biodiversity uplift exceeding the statutory 10% requirement for both habitat and hedgerow units. The completed metric workbook should be submitted alongside this Biodiversity Gain Plan for formal approval.

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 plan sets out how the biodiversity gain objective of at least 10% will be achieved for this development.

The plan is structured to provide the information required by the statutory BNG process, including the pre-development biodiversity value, the post-development biodiversity value, the on-site habitat delivery strategy, management and monitoring arrangements, and confirmation that no off-site units or statutory credits are relied upon.

3. Source Documents

Document	Relevance to Biodiversity Gain Plan
Design and Access Statement Rev A	Confirms site context, development description, retained wooded area, ecological enhancement strategy, drainage strategy and BNG position.
Preliminary Ecological Appraisal Rev A, 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.

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, garden / grassland, disturbed ground, ruderal vegetation and boundary scrub / trees.
- 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.

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
Semi-improved / improved grassland	Garden and open plot areas	Low to moderate depending condition	Grassland category per metric / site plan
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.

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	Approximately 20 native trees, approximately 15m native hedgerow, native landscaping, bat and bird boxes and hedgehog gaps are incorporated.	Provides measurable on-site biodiversity uplift.
Compensate	No off-site compensation is proposed or required on the basis that the on-site proposals exceed the 10% BNG requirement.	All biodiversity gain is delivered on-site.

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	Approximately 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	Approximately 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	At least one integrated bat brick / bat box or crevice-style feature, positioned away from direct illumination.	Before occupation	Applicant / Contractor
Bird nesting feature	New dwelling / retained or new boundary vegetation	At least one integrated bird nesting box; wider strategy may include additional bird boxes / sparrow terrace where agreed.	Before occupation	Applicant / Contractor
Hedgehog permeability	Suitable boundary fencing	Approximately 130mm x 130mm gaps or proprietary hedgehog access points where boundary treatment allows.	At fencing installation	Applicant / Contractor

8. Biodiversity Metric Summary

The development has been assessed using the DEFRA Small Sites Biodiversity Metric / statutory metric approach. The submitted PEA, DAS and ecology response letter record that the metric demonstrates a measurable biodiversity net gain exceeding the statutory 10% requirement for both habitat and hedgerow units.

Metric component	Baseline value	Post-development value	Net gain position
Habitat units	Refer to completed metric workbook	Refer to completed metric workbook	>10% net gain as set out in submitted documents
Hedgerow units	Refer to completed metric workbook	Refer to completed metric workbook	>10% net gain as set out in submitted documents
Watercourse units	Not applicable - no watercourse habitat relied upon	Not applicable	N/A
Off-site units	None	None	Not relied upon
Statutory credits	None	None	Not relied upon

Action for formal submission: attach the completed DEFRA Small Sites Metric / statutory metric calculation workbook and ensure the unit outputs above match the final spreadsheet.

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

The principal biodiversity gains are delivered on-site through retained woodland / boundary habitat, new native trees, native hedgerow and species enhancements.

These are embedded in the design and will be secured through the approved drawings, this Biodiversity Gain Plan, the CEMP and any planning condition / BNG approval issued by the Local Planning Authority.

The 30-year management and monitoring period will run from practical completion of the relevant habitat creation / enhancement works. The applicant / landowner will remain responsible for implementation unless responsibility is transferred to a successor in title or a management company.

10. Habitat Management and Monitoring Plan

This section provides the project-specific Habitat Management and Monitoring Plan for the on-site biodiversity gain measures. It is proportionate to the scale of development and the low baseline ecological value of the site.

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
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

Year	Monitoring requirement	Evidence	Submitted to LPA?
0 / completion	Confirm planting, bat / bird features, hedgehog gaps and retained habitat protection delivered.	Completion photographs and short statement	Yes, if requested / required by condition
1	Check establishment of trees, hedgerow and grass areas; check enhancement features remain present.	Photographs and brief note	Retain on file; submit if requested
2	Repeat establishment inspection; replace failed plants in next suitable season.	Photographs / replacement record	Retain on file; submit if requested
3	Check survival and condition of planting; adjust management if required.	Inspection note	Retain on file; submit if requested
5	Formal establishment review of trees, hedgerow and enhancement features.	5-year monitoring note	Yes, if required by LPA / BNG approval
10	Long-term condition check of retained and created habitats.	Monitoring note / photographs	Yes, if required
20	Long-term condition check and remedial action review.	Monitoring note / photographs	Yes, if required
30	Final 30-year management review confirming delivery of retained / enhanced habitat.	Final monitoring note	Yes, if required

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

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 records that submitted documents state the metric exceeds 10% for habitat and hedgerow units.	Metric workbook, PEA, DAS
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

15. Implementation Checklist

Action	Responsible party	Timing	Evidence
Submit completed BGP and metric calculation to LPA after grant of permission / as agreed with LPA.	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

16. Declaration

This Biodiversity Gain Plan confirms that the proposed development will deliver the on-site habitat retention, creation, enhancement, management and monitoring measures set out above. The plan is based on the submitted planning documents and should be read with the completed biodiversity metric calculation and approved drawings.

Prepared by	Daniel Sowerby
Company	EDS Design Cumbria Ltd
Applicant / Landowner	Mr & Mrs Bradburn
Signature	S Bradburn
Date	16 June 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

AMS / Tree Protection Plan TE-SB-008

AMS / Tree Protection Plan TE-SB-008

Appendix B - Reference Documents

- Construction Environmental Management Plan, Twin Elms, 16 June 2026.
- Preliminary Ecological Appraisal Rev A, Twin Elms, Survey Date 15 February 2026.
- Design and Access Statement Rev A, 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.