Westwood
LANDSCAPE DESIGN

OLD BANK ST GEORGE ROAD MILLOM

BIODIVERSITY MANAGEMENT PLAN

CUMBERLAND COUNCIL
MILLOM ARTS AND ENTERPRISE HUB

Revision B 11 06 26

Chartered Member of the Landscape Institute

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CONTENTS

APPENDICES

1.0 Introduction

1.1 This report has been prepared to accompany a Planning Application to Cumberland Council for a proposed extension and refurbishment development of The Old Bank, St George Road, Millom LA184JA.

1.2 The report will detail the Biodiversity and Landscape Management requirements and incorporate measures to protect the existing trees and shrubs during the construction and maintenance phases.

1.3 Westwood Landscape, Chartered Landscape Architects were appointed by Day Cummins Architects on behalf of the client Cumberland Council to provide a Biodiversity Management Plan (BMP)which fully complies with the Planning requirements.

1.4 The proposal is for a refurbishment and westerly extension of the existing building with associated external work re-design for biodiversity enhancement and amenity value. The location is illustrated on the plans below.

1.5 Refer also to the BNG Assessment provided by SEED Arboriculture Consultants dated 09.08.23.

1.6 Revision A of this report accommodates client feedback comments with an updated programme.

1.7 Revision B of this report dated 11.06.26 responds to a request from Cumberland Council to include provision for the protection of birds and small mammals during the Construction Phase.

1.8 The description and evaluation of landscape features to be managed will be recorded in order to provide a measurable net gain in biodiversity value in accordance with the submitted Statutory Biodiversity Metric version 4 dated 06.11.23. This will record:

- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward.
- Details of the body or organisation responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.
- Any new habitat created on site and why and how it will benefit biodiversity

1.9 The BMP will also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan, for at least 30 years, will be secured by the developer with the management body responsible for its delivery. The plan will also set out (where the results from monitoring show that conservation aims and objectives of the BMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

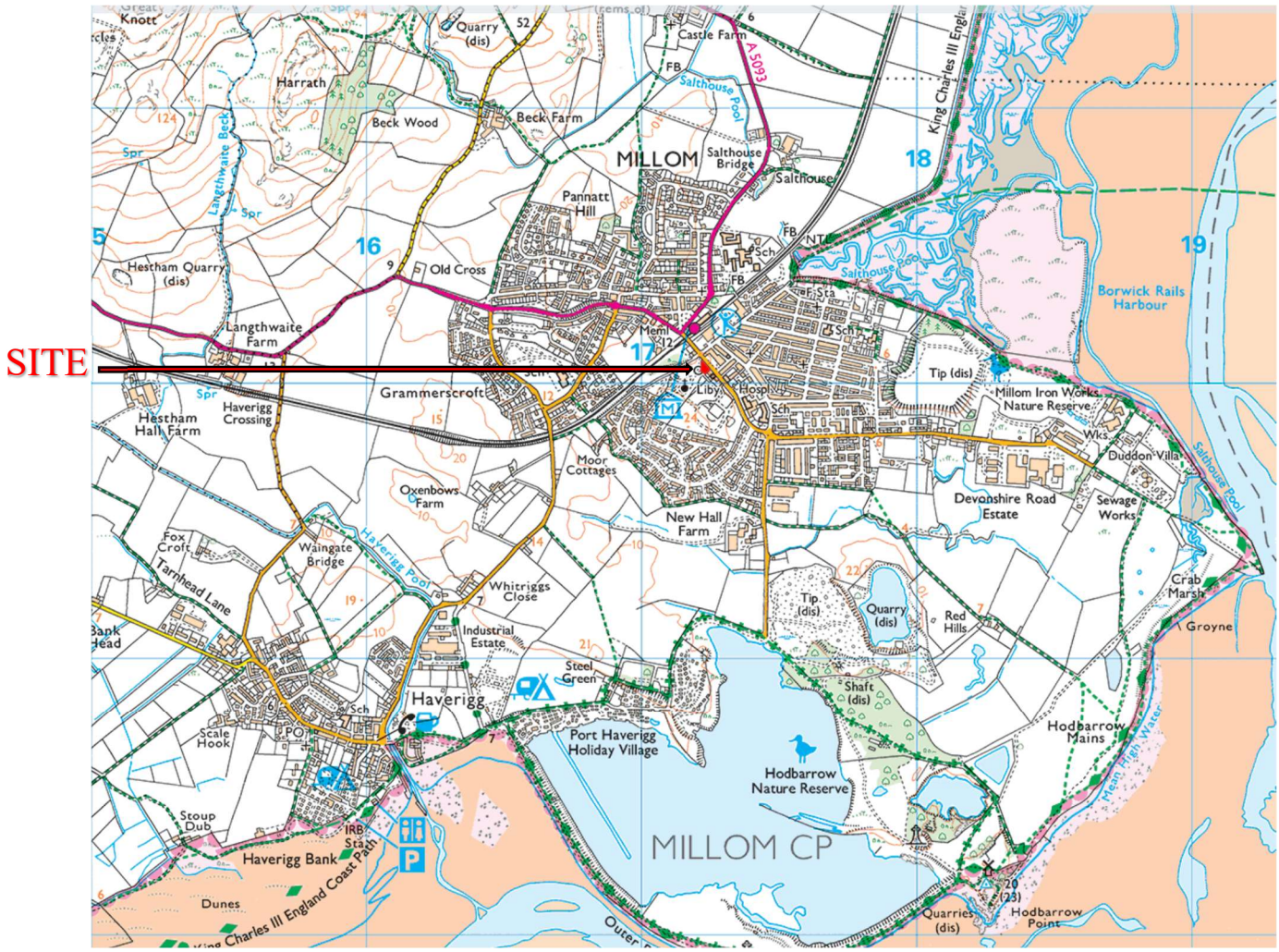


Figure 1. Site location plan showing the context of the Application Site relative to Millom and the coast.

SITE

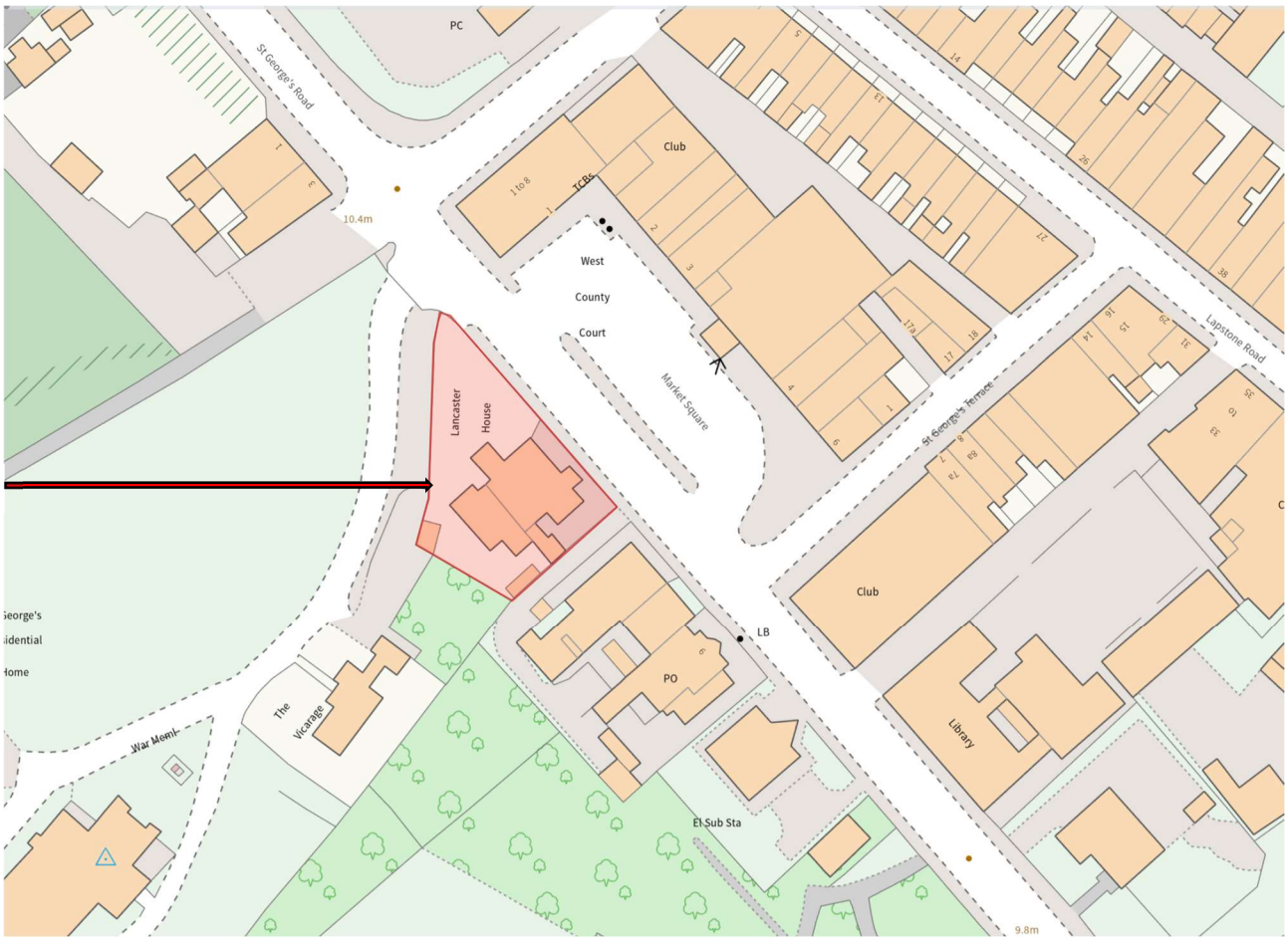


Figure 2 Site location plan showing the context of the adjacent buildings and trees.

Westwood Landscape Design Ltd Ordnance Survey Licence Number AC0000830021

SITE

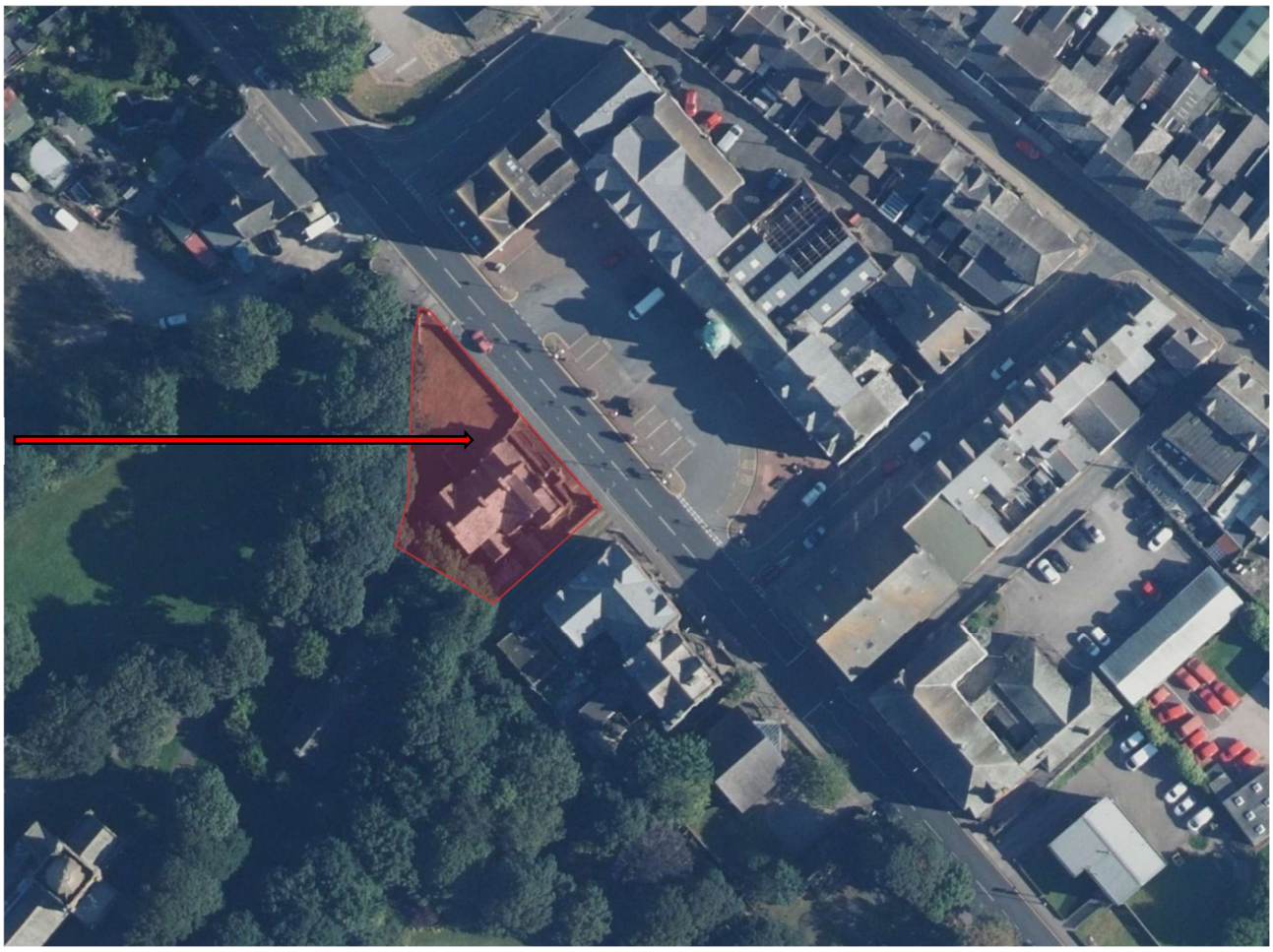


Figure 3 Site aerial image showing the context of the adjacent buildings and trees.
Westwood Landscape Design Ltd Ordnance Survey Licence Number AC0000830021

2.0 Biodiversity and Landscape Management Plan Objectives

The biodiversity and landscape management strategy will ensure that the design objectives are realised and sustained in the long term. The landscape and ecological objectives can be summarised as:

- Enhance the local biodiversity and promote species diversity. Create new habitats including species rich grass, native trees and native scrub to achieve the biodiversity gain.
- Develop a flexible management regime that is able to respond to the development of habitats and features on site;
- Provide appropriate, on-going management which enables retained and new features to develop into a mature, sustainable landscape.
- Optimise the nature conservation value of the site.
- Maximise the contribution of the site to the general visual amenity of the location.
- Achieve the anticipated BNG levels as calculated at planning submission.
- Ensure that the visual appearance and ecological character of the site supports the nature of the surrounding area;

- Comply with good arboricultural and silvicultural practice, whilst maximising the ecological potential of the site through habitat conservation and creation.
- Protect the existing trees on and adjacent to the Application Site and accommodate the tree root protection areas to ensure that the long- term health and vitality of the trees is maintained.
- Protection of birds and small mammals and their habitat.
- Create and sustain a high- quality attractive landscape setting and environment for the benefit of staff and visitors whilst being sensitive to the existing landscape character and setting.
- Accommodate the requirements of the service statutory authorities keeping access and easements clear.
- Ensure that the maintenance requirements for the landscape areas are minimised through design and specification of high quality, robust materials from sustainable, energy efficient sources and appropriate plant species.

3.0 Planned Management Activities in Construction Phase

3.1. Proposed habitat retention and creation (includes design principles in response to ecological assessment)

3.1.1. The existing habitats comprise:

- Modified grassland
- Trees (overhanging canopy from adjacent land only)
- Artificial unvegetated unsealed surface
- Developed land sealed surface

Refer to the SEED Ecological Assessment for baseline conditions which range from poor to moderate for the grassland and moderate to good for the hedges and trees. The ditch is in poor condition.

3.1.2. The enhanced and created target habitats can be summarized as:

- Modified grassland
- Neutral grassland
- Native scrub
- Non-native shrubs
- Trees
- Bird breeding boxes

3.2. Precautionary Method of Works for Breeding birds and small mammals

3.2.1. Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

3.2.2. Small Mammals

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

3.3 Proposed planting and ecological enhancement

3.3.1 The planting design includes species-rich native scrub areas to the southern garden margins with trees which will enhance the local biodiversity and act as a buffer and extension to the adjacent tree group habitat.
3.3.2 Species-rich wildflower grass meadow area to the margins of the path to the west will further diversify the local habitat, complimented by the raised bed of ornamental grasses just to the north.
3.3.3 Ornamental shrubs and smaller canopy trees to the front garden areas combine to enhance the amenity and ecological value. Espalier fruit trees adjacent to the wall extend these habitats and provision for birds and invertebrates in particular.
3.3.4 The plant schedule on drawing 6027/25 provides details of the trees and shrubs proposed. Species have been selected which are appropriate to the site conditions, topsoil and situation.
3.3.5 Bird nesting boxes (6) secured to the building walls to encourage bird breeding.

3.4. Quality and Control of Contractors and Products

3.4.1. All operations will be carried out by suitable qualified professionals. Ecologists will be competent and hold appropriate licenses when working with protected species. Workmanship, materials and practices will follow the design and specification. Materials should be supplied by the original manufacture and in accordance with the specification. Workmanship, materials and practices will follow recommendations and guidance provided by the relevant current versions of British Standards, including but not limited to:

• BS7370-2 Grounds maintenance: Recommendations for maintenance of hard areas

• BS7370-3 Grounds maintenance: Recommendations for maintenance of amenity and functional turf (other than sports turf)

• BS7370-4 Grounds maintenance: Recommendations for the maintenance of soft landscape (other than amenity turf)

• BS3882 Specification for topsoil

• BS8601 Specification for subsoil

• BS8545 Trees: from nursery to independence in the landscape

• BS3998 Tree work. Recommendations

• BS3936 Nursery stock: Specification for trees and shrubs

4.0 Specification for landscape Maintenance and Management works
In addition to the implementation specification highlighted in the schedule above the following specification should be followed for the maintenance works:

4.1 **TOPSOIL CULTIVATION** In accordance with BS 3882. Apply glyphosate herbicide prior cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable tilth for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting.
Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

4.2 **PLANTING** Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber tree belting nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belting with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/ sq.m. to planting areas and 250g per tree. Thoroughly water planting.

4.3 **TREE ROOT BARRIER** At locations where root restriction is required adjacent to service positions as directed by the Landscape Architect Greentech Ltd root barrier 600mm to be installed in accordance with manufacturers guidelines.

4.4 **TREE RABBIT GUARDS** If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

4.5 **MULCH** Spread 50mm layer of general purpose bark mulch free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

4.6. **SEEDING AMENITY GRASS** Following cultivation preparation specified above apply the scheduled flowering lawn mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

4.7. **TURFING** Prepare as for seeding and supply and lay Rolawn Hallstone quality turf or approved similar supplier in stagger bond working from timber boards to ensure a smooth flowing surface profile is retained. Dress joints with fine sand as required lightly roll with a ballast roller and thoroughly water. Protect turf from disturbance until well rooted. Any defective patches of turf encountered to be rejected and replaced with good quality dense uniform sward turf.

4.8 **SEEDING WILDFLOWER GRASS** Prepare as for amenity grass and sow 5 g/ sq.m. of Mix BS1M mix supplied by Boston Seeds and mix EM1 supplied by Emorsgate Seeds applied in accordance with the supplier recommendations.

5.0 Protection of existing trees within or close to site boundary
Note: trees within adjacent property require protection as RPA and canopy extend into the site.

5.1 These measures will be required throughout the Construction Phase and in the Operational Phase if maintenance tasks are within the RPA of the existing trees. It is noted that the RPA of the mature trees to the south pf the site will extend within the site boundary. The RPA can be measured as a radius from the trunk of 12 times the trunk diameter at 1.5m above ground level. Trees to be protected in accordance with British Standard 5837:2005 Trees in Relation to Construction. Signs should be erected on the fencing to say 'CONSTRUCTION EXCLUSION ZONE FOR TREE PROTECTION'. The fencing shall be retained for the duration of any approved works. Refer to detailed fencing drawing Appendix 1.

5.2 Protective fencing must remain intact and in place, and protection procedures must be adhered to throughout the construction period. Removal of protective fencing should be the last job carried out on completion of the project.

5.3 No mechanical traffic should be allowed within the tree RPA, since this could cause compaction and damage roots. No excavations of any kind to take place within the root zone area of protected trees. No materials should be stored within the RPA or any ground level increase. No fires to be lit within the RPA.

5.4 In certain circumstances it is possible to accommodate construction activities within the distances recommended by the B.S. 5837:2005 calculation. This may be unavoidable for the viability of the project but will not necessarily lead to tree damage. Such intrusive work within the RPA should be restricted to one side of the tree and the protection zone extended on the other sides to compensate. In these circumstances sympathetic construction methods must be implemented. Any unavoidable alterations required to the surface above the root zones within the fenced off Root Protection Area should only be carried out after having first produced specific method statements for these activities without the use of mechanical excavators i.e. all works within this zone should be carried out by hand. These should be submitted by the contractor to the Chartered Landscape Architect or Arboriculture Consultant for approval.

5.5 Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to commencement of the approved works, to allow inspection and approval of the protection fencing and signage.

6.0 Management Tasks

The following tasks should apply and can be summarised as:

YEAR 1

- **Existing trees** and shrubs within site and adjacent to boundary. Arboricultural monitoring survey at the end of the first year to check for signs of deterioration. Action any recommendations arising. Pruning to achieve a uniform lower height for the shrubs, maintain healthy growth and treatment of any pest and disease occurrence. For trees remove any storm

damage or deadwood and prune to maintain a balanced crown with suitable ground clearance in public areas to maintain safety. Pruning to proceed in September to December to avoid bird nesting season and wildlife disturbance.

- **Proposed Trees**. Check stakes and ties 12 times, straightening, re-firming and tie adjustment as required to ensure that the trees are firmly supported but not restricted by the ties. Prune once to remove deadwood and damaged stems and to encourage good canopy form. Fertilise once with Osmocote 17-9-10+2MgO+TE slow release fertiliser, water as required. Replace failed trees within the tree planting season with the same size, species and variety unless an alternative variety is approved by the LA and LPA. Replace the stakes and crossbars if damaged. All trees to be monitored for health and appropriate pruning and pest & disease control adopted. Pruning to remove dead, diseased, crossed or dangerous branches. Treat for pest and disease emergence as required to maintain healthy growth. Apply glyphosate herbicide or hand weed to maintain weed-free area around the tree base and top up the bark mulch to maintain a uniform 50mm layer in a neat circle to the tree base. For trees in grass keep a 1m diameter circle closely cut to 75mm. For smaller native trees mulch mats can be used.

- **Ornamental shrubs**. Apply herbicide 6 times, selective hand weed 6 times, re-firm plants 12 times, check canes and guards 12 times, prune once, fertilise once, water as required. Treat for pest and disease emergence as required to maintain healthy growth. Replace failed plants. Top up mulch to maintain uniform cover. For new hedges pruning will be to control overhanging branches and maintain healthy growth for the first year until the target hedge height is exceeded when a uniform height and width cut will be required. Keep hedges at 1.2m high (0.75m for *Prunus lusitanica*).

- **Wild flower grassland** species rich grassland areas will be maintained in order to prevent ecological succession and to maintain a healthy structural diversity. A cut should be undertaken once in year 1 in late September to ensure that all the species have seeded. The sward should be cut down to a minimum of 8 cm to maximise the value of the retained sward for invertebrates. In addition, 10% of the area should be retained as a refuge each year to provide habitat for invertebrates, however these areas should be rotated so that each refuge area is cut at every second rotation. All arisings should be left in situ for a week to allow invertebrates to move into the retained areas and then removed. Spot herbicide to control invasive species and prevent establishment of seeded tree species such as *Salix spp, Prunus spinosa* and *Acer spp* which will quickly establish and change the habitat and character of the area. Monitor the spread of Dock, Nettle and check for signs of Himalayan Balsam and Japanese Knotweed. Apply Glyphosate herbicide repeatedly to control spread. Monitor species diversity and percentage cover of each species. Mow grass at paved edges 6 times (90cm width) to prevent obstruction to walkers and untidy edge. Replace failed areas.

- **Invasive Weeds**. Monitor regularly at each herbicide inspection for noxious invasive weeds registered in Schedule 9 of the Wildlife and Countryside Act updated 2013 including in particular Japanese Knotweed *Fallopia japonica,* Himalayan Balsam *Impatiens glandulifera* or Giant Hogweed *Heracleum mantegazzianum.* Government guidance states that it is an offence to allow such weeds to spread to other areas and therefore prompt treatment to eradicate them is advised.

YEARS 2 – 10 and on-going annual maintenance

- As for year 1 with reduction in herbicide and hand weeding as ground cover foliage extends. Anticipated 30% reduction in year 2 and further 30% in year 3. Application of fertiliser as required.

- Remove tree guards where applicable at end of year 3 and stakes from year 4 onwards when trees are showing evidence of adequate support. Remove all stakes before year 5. Replace any failed plants within the 5- year defects period specified by the Local Planning Authority.

- Pruning to maintain healthy growth and appropriate target habit for each species with balanced crown and suitable clearance above ground level to prevent obstruction. Dead wood and main stem basal suckers to be removed.

- Monitoring of pests and diseases and application of appropriate pesticides, fungicides and herbicides as required. DEFRA to be contacted if pests observed which have been identified as significant risk of spreading. Planting maintenance standards in accordance with BS4043 BS 7370-4 (pruning) and BS 3998 (tree work).

- The wild flower grassland will continue to require an annual cut in September to selective areas as required with approximately 50% areas being left undisturbed and spot application of Glyphosate herbicide to prevent the spread of invasive species or the succession to scrub and woodland. All as described for Year 1. The annual cut will prevent the establishment of new trees and shrubs but spot application of some herbicide may also be required to prevent new tree seedlings becoming established.

- For new hedges pruning will be to control overhanging branches and maintain healthy growth for the first 2-3 years until the target hedge height is exceeded when a uniform height and width cut will be required. For established hedges cut back to the previous years' pruning line to maintain a uniform height and width. Remove all arisings.

- Fencing: remove temporary Chestnut pale fencing around planting beds once the threat of shortcuts through beds or damage from vehicles is reduced. Check stock fencing is intact.

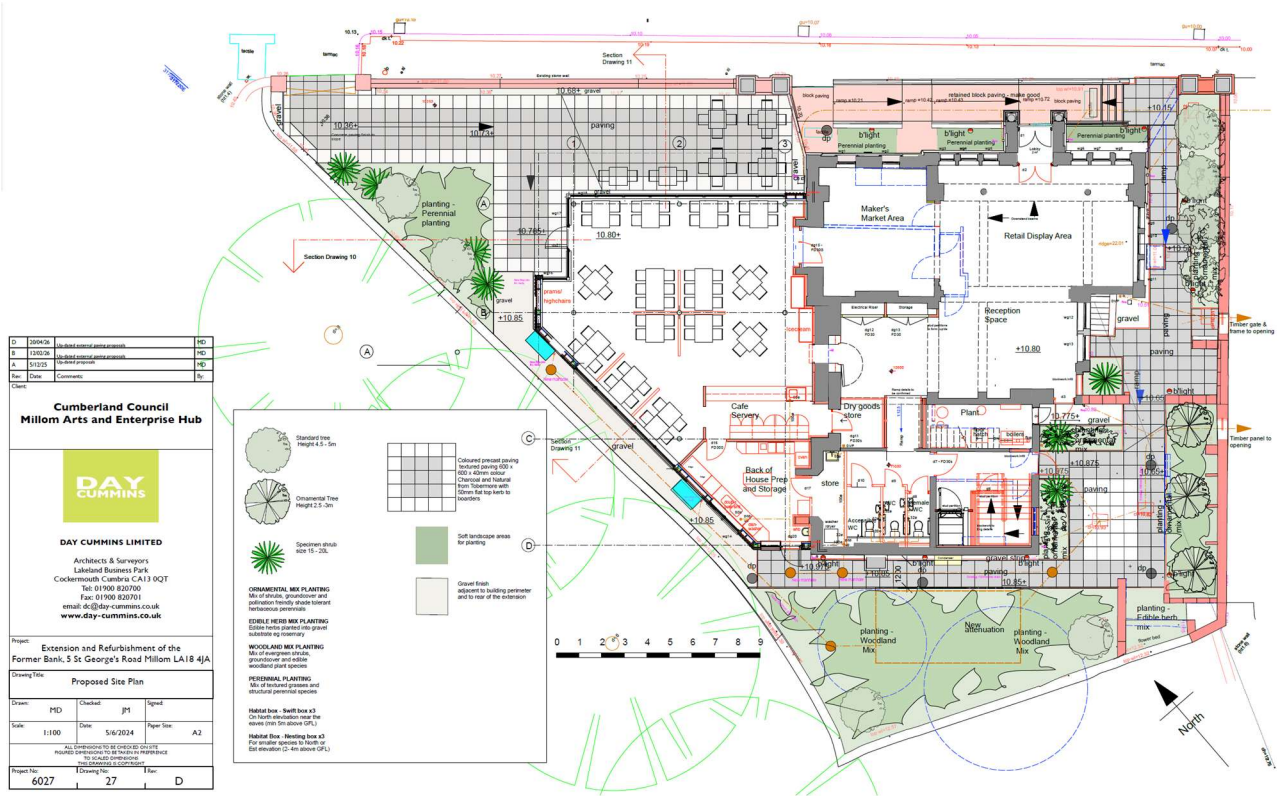
7.0 Responsibility and Programme for Management Tasks

Cumberland Council will be responsible for implementing the Biodiversity and Landscape Management tasks including replacement of defective planting during the Defect Liability Period.

The programme for the Management Company maintenance tasks is indicated on the Landscape Management Scheduled Tasks in Appendix 4 and should commence on completion of the Contract Phase Works to the satisfaction of the LPA.

The nominated landscape management contractor appointed by the client must set up a system which identifies the precise areas to be maintained and the particular specifications which are appropriate for the landscape type. Clear instructions and guidance for an operative should be included on a pro- forma for each area which records the date the operation is carried out and by which operative and the fact that the operations were undertaken satisfactorily. This facilitates verification of the work by representatives from Cumberland Council or from the LPA.

APPENDIX 1
Landscape Plan drawing no. 6027/27 Rev D



D	20/04/26	Up-dated external paving proposals	MD
B	13/02/26	Up-dated external paving proposals	MD
A	5/12/25	Re-dated proposals	MD
Rev:	Date:	Comments:	By:

Client:

Cumberland Council
Millom Arts and Enterprise Hub

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Project:
Extension and Refurbishment of the Former Bank, 5 St George's Road Millom LA18 4JA

Drawing Title:
Proposed Site Plan

Drawn:	Checked:	Signed:
MD	JH	

Scale:	Date:	Paper Size:
1:100	5/6/2024	A2

ALL DIMENSIONS TO BE CHECKED ON SITE
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS
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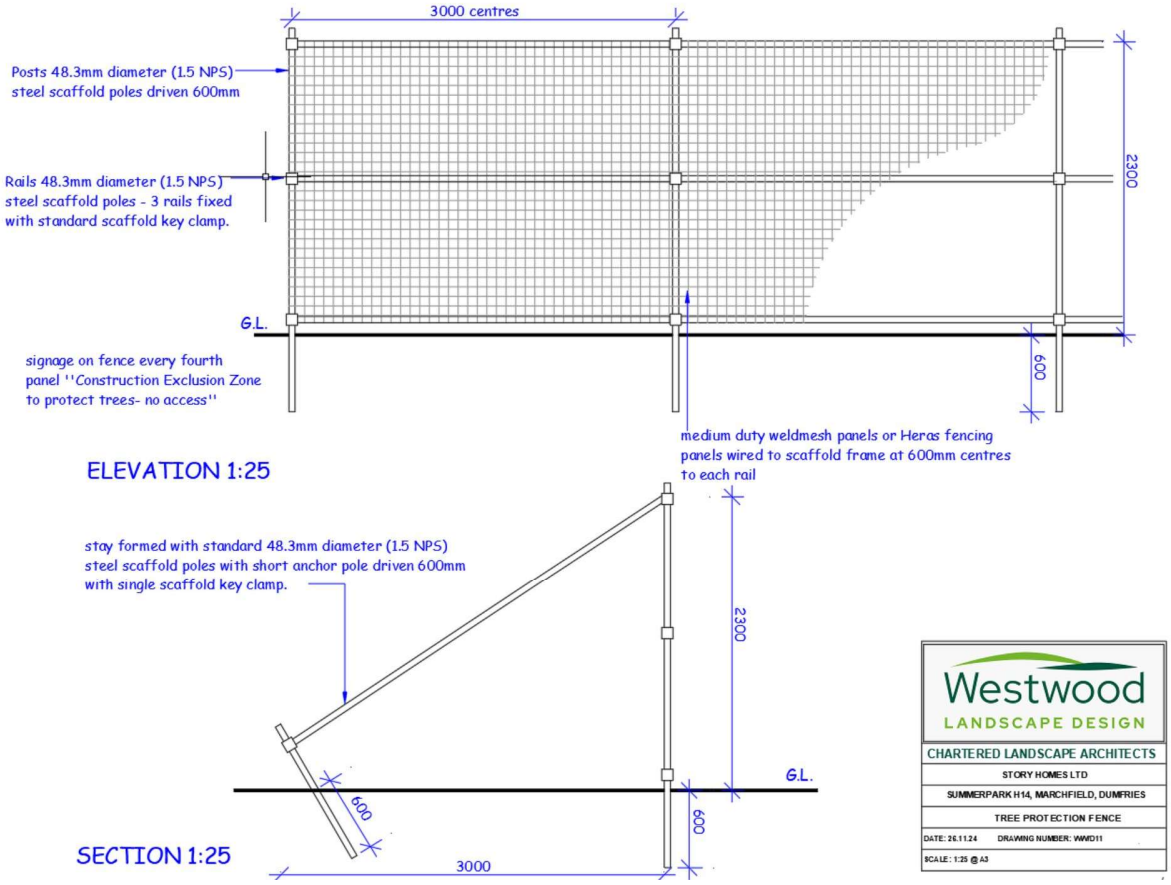
Project No:	Drawing No:	Rev:
6027	27	D

APPENDIX 2

TREE PROTECTION FENCE DETAIL



APPENDIX 3

LANDSCAPE MANAGEMENT SCHEDULED TASKS

Westwood
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OLD BANK MILLOM
LANDSCAPE MANAGEMENT SCHEDULED TASKS Revision A 24.04.26

TASK	DATE																																							
	YR 1	2026														YR 2	2027												YRS 3-5 ONWARD	2028-29											
		FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
							Completion																																	
EXISTING TREES AND SHRUBS																																							
(tress in adjacent land- overhang canopy only)																																							
Prune to maintain healthy growth																																							
Action requirements of Tree Report																																							
Trim native hedges- avoiding bird breeding season																																							
Check for pests and diseases- as required																																							
TREES																																							
Prune to maintain healthy growth																																							
(note prune damaged branches as required)																																							
Check for pests and diseases- as required																																							
Check stakes and ties																																							
Fertilise																																							
Water as required																																							
Plant replacements																																							
Remove stakes																													Leave stakes a further 1 year if trees not stable											
SHRUBS & HEDGES																																							
Prune to maintain healthy growth																																							
(prune to maintain natural habit)																																							
Trim evergreen hedges																																							
Check for pests and diseases- as required																																							
Re-firm plants as required																																							
Check guards and canes on native shrubs																																							
Fertilise																																							
Water as required																																							
Plant replacements																																							
Apply glyphosate herbicide																																							
Hand weed																																							
Top up mulch																																							
remove guards																																					Year 4		
AMENITY GRASS																																							
Mow grass and trim edges																																							
Spring fertiliser																																							
Selective herbicide and moss killer																																							
water as required																																							
scarify and aerate as required																																							
WILDFLOWER GRASS																																							
Cut grass and trim edges																																							
Selective herbicide as required																																							
water as required																																							
NEST BOXES																																							
Inspection to check for damage or loose fixing																																							
PAVED SURFACES/ PATHS																																							
Collect litter																																							
Apply glyphosate herbicide																																							

APPENDIX 4

LANDSCAPE IMPLEMETATION PROGRAMME

Westwood
LANDSCAPE DESIGN

CUMBERLAND COUNCIL
OLD BANK MILLOM — Revision A 24 04 26
BIODIVERSITY AND LANDSCAPE IMPLEMENTATION PROGRAMME

DATE		TASK					
		Tree planting	Native shrub planting	Grass Seeding	Wildflower seeding	Grass turfing	Shrub planting
2026							
FEBRUARY	Commencement						
MARCH							
APRIL							
MAY							
JUNE						Assumed single landscape sub-contact in July 2026	
JULY	Completion						
AUGUST							
SEPTEMBER							
OCTOBER		Post-contact planting within planting season					
NOVEMBER							
DECEMBER							
		Work could extend to December if nursery stock not ready to lift in time November					
2027							
JANUARY							
FEBRUARY							
MARCH							
APRIL							
MAY							
JUNE							
JULY							
AUGUST							
SEPTEMBER							
OCTOBER							
NOVEMBER							
DECEMBER							

APPENDIX 5

HABITAT CONDITION AND TARGET

(Sample schedule to be completed by Management Company)

Baseline Habitat Type	Target Habitat Type	Area	Baseline Condition	Target Condition	Period to target	Condition assessment Targets	Comments
Modified Grassland		Garden	Poor to Moderate	Moderate	3 years	70% of target species present Less than 2% of other invasive species. Seed mix Boston BS1M 5 gms/ sq.m.	

APPENDIX 6

HABITAT CREATION AND MANAGEMENT- RISK REGISTER AND REMEDIAL MEASURES

(Examples shown. Management Contractor to adapt in response to monitoring reports)

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
	Modified Grassland	Newly sown areas fail to establish	Patches in years 1-2	Prepare ground and over-seed
		Invasive species established	Extent exceeds 2% cover	Selective spot herbicide