Habitat Management and Monitoring Plan (HMMP)

Twin Elms, Loop Road, Distington, Cumbria, CA15 6LS

Item	Details
Document	Habitat Management and Monitoring 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	HMMP submission for planning determination / avoidance of separate pre-commencement HMMP condition
Date	18 June 2026

Document status and purpose

This Habitat Management and Monitoring Plan has been prepared to respond directly to the Ecology Team Consultation Response V4 dated 17 June 2026, which requests a 30-year HMMP and programmed submission of monitoring results to Cumberland Council.

The purpose of this HMMP is to set out, before determination / commencement, the habitat management, monitoring, reporting and remedial measures for the on-site biodiversity measures associated with the development. It is intended to allow the Local Planning Authority to approve the HMMP as part of the submitted planning information and avoid the need for a separate pre-commencement HMMP condition, or alternatively to allow such a condition to be treated as discharged by this submitted document.

This HMMP should be read alongside the submitted Biodiversity Gain Plan, Construction Environmental Management Plan, Preliminary Ecological Appraisal, Nocturnal Bat Survey Report, Arboricultural Impact Assessment and Method Statement, and drawings TE-SB-001, TE-SB-004, TE-SB-007 and TE-SB-008.

Revision	Date	Purpose / description	Prepared by
HMMP-001	18/06/2026	First issue prepared to provide a standalone 30-year habitat management and monitoring plan for the proposed replacement dwelling and associated on-site biodiversity measures.	EDS Design Cumbria Ltd

1. Executive Summary

This HMMP sets out the 30-year management and monitoring arrangements for the retained and proposed habitats and ecological enhancements at Twin Elms. The site is an established residential plot of approximately 0.26 hectares and includes previously developed land, semi-improved / improved grassland, ruderal vegetation, hardstanding, built form, boundary scrub and retained trees / woodland along the eastern and southern boundaries.

The development achieves biodiversity gain through 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.

The management period will run for 30 years from practical completion of the relevant habitat creation / enhancement works. Monitoring evidence will be retained and submitted to Cumberland Council in accordance with the programme set out in Section 10 of this HMMP.

2. 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, Loop Road, Distington.

- 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 HMMP.

3. Source Documents

Document	Relevance to HMMP
Ecology Team Consultation Response V4, 17 June 2026	Requests CEMP compliance, a 30-year HMMP, programmed monitoring results and confirms statutory BNG informative.
Biodiversity Gain Plan, 16 June 2026	Sets out the on-site biodiversity gain strategy, habitat delivery, 30-year management intent and confirms that off-site units / statutory credits are not relied upon.
Construction Environmental Management Plan, 16 June 2026	Sets out construction-stage habitat protection, species safeguards, pollution control, lighting controls, enhancement delivery and BNG / HMMP alignment.
Preliminary Ecological Appraisal Rev A, survey date 15 February 2026	Identifies baseline habitats, 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 precautionary bat, lighting and enhancement strategy.

Document	Relevance to HMMP
Arboricultural Impact Assessment and Method Statement, 17 April 2026	Confirms no tree removal, BS5837 tree protection and method controls for retained boundary trees.
TE-SB-001 Proposed Site and Block Plans	Shows the site boundary, layout, grassed areas, hardstanding and retained wooded area.
TE-SB-007 PEA Plan	Shows baseline habitat areas, retained scattered trees, tall ruderal areas, grassland / hardstanding and additional tree planting.
TE-SB-008 AMS Plan	Shows retained trees, proposed additional trees and BS5837 tree protection fencing.

4. Baseline Habitat Summary

The baseline habitats are typical of a previously disturbed residential plot and are generally of low ecological value within a local context. The most important site features are the retained boundary vegetation, eastern woodland / scrub belt and southern boundary trees / hedgerow features, which provide local habitat structure and connectivity.

Habitat / feature	Indicative location	Value / constraint	HMMP treatment
Existing dwelling / built form	Central existing dwelling plot	Negligible habitat value; bat survey completed with no roost identified.	Demolition controlled by CEMP and bat stop-work procedure.
Existing hardstanding / access	Existing access / driveway / around dwelling	Low ecological value.	Retained / replaced as part of approved layout.
Grassland / garden areas	Open areas within the residential plot	Low to moderate value depending on management condition.	Retained / reinstated as landscaped grass and garden habitat.
Tall ruderal / disturbed vegetation	Unmanaged / eastern parts of site	Low ecological value but offers limited refugia potential.	Clearance controlled by CEMP; long grass / ruderal managed with reptile and small mammal precautions.
Boundary scrub / hedgerow / trees	Northern, eastern and southern boundaries	Local habitat connectivity value.	Retained, protected 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.

5. Habitat Management Objectives

- Protect and retain the existing eastern woodland / scrub belt and southern boundary vegetation.

- Establish approximately 20 additional native trees and maintain them to successful establishment.
- Establish approximately 15 metres of native hedgerow and manage it to provide habitat structure, connectivity, foraging and nesting value.
- Maintain landscaped grass / garden areas in a manner that avoids unnecessary ecological degradation and supports domestic use.
- Ensure integrated bat and bird features are installed, retained and kept free from direct illumination.
- Maintain hedgehog access gaps / wildlife permeability through suitable boundary treatment.
- Maintain dark corridors along retained boundary vegetation through sensitive lighting design and management.
- Provide a clear monitoring and reporting programme to demonstrate progress towards the biodiversity objectives.
- Identify corrective measures if habitat establishment or management falls below the success criteria.

6. Habitat Creation and Enhancement Delivery

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, plant movement, excavation or level changes within protected areas.	Before and throughout construction	Applicant / Principal Contractor
Additional native trees	Within / adjacent to retained eastern woodland area	Approximately 20 native trees. Suitable species include hawthorn, hazel, field maple, blackthorn, rowan, dog rose and locally appropriate alternatives. Stock size and form to suit site conditions.	First suitable planting season after main construction or earlier if practicable	Applicant
Native hedgerow	Northern / eastern boundary where shown on submitted ecological / landscape information	Approximately 15m native hedgerow. To be planted as a locally appropriate native mix; typical planting to be double staggered where space permits.	First suitable planting season after groundworks	Applicant
Landscaped grass / garden areas	Front, rear and retained open areas	Establish grassed areas and avoid unnecessary chemical use. Allow less intensive margins where compatible with domestic use.	Upon completion of groundworks / landscaping	Applicant
Integrated bat	New dwelling /	At least one integrated bat	Before occupation	Applicant /

Habitat / enhancement	Location	Specification	Delivery trigger	Responsible party
feature	suitable elevation	brick / bat box or crevice-style feature, positioned away from direct illumination.		Contractor
Bird nesting feature	New dwelling or suitable boundary vegetation	At least one integrated bird nesting box; wider strategy may include additional bird boxes / sparrow terrace if 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
Sensitive lighting	External lighting around dwelling / access	Warm colour temperature, directional, low-level fittings, PIRs / timers where practicable. No up-lighting of trees or ecological enhancement features.	Before external lighting installation	Applicant / Contractor

7. Management Prescriptions

Feature	Management prescription	Monitoring frequency	Success indicator
Retained trees / woodland / scrub	Protect from physical damage, compaction, material storage, pollution and unnecessary clearance. Remove only dangerous or diseased limbs where necessary for safety. Retain understorey and edge structure where practicable.	Annual visual check. Check after major storm or construction incident.	Retained canopy / scrub structure and boundary habitat connectivity. No avoidable construction damage.
New native trees	Plant in suitable season. Use guards / stakes where needed. Keep a weed-free or mulched base during establishment. Water during prolonged dry periods in Years 1-3. Replace failures in next suitable planting season.	Annual check Years 1-5; then Years 10, 15, 20, 25 and 30.	Minimum 90% survival after establishment or replacement planting completed.
Native hedgerow	Water and weed-control during establishment. Replace failures. Allow hedge to thicken and form a dense base. Trim outside bird nesting season and avoid excessive annual cutting.	Annual check Years 1-5; then 5-yearly condition review.	Continuous native hedgerow line with healthy growth, dense base and no significant gaps.
Grass / garden habitat	Maintain domestic grassland / garden areas with reduced unnecessary herbicide and pesticide	Seasonal domestic management; annual visual check Years 1-	Stable grass / garden habitat without avoidable

Feature	Management prescription	Monitoring frequency	Success indicator
	use. Allow margins to be less intensively managed where compatible with residential use.	5.	degradation or conversion to unmanaged waste ground.
Bat box / bat brick	Install before occupation. Keep clear of direct lighting. Do not remove unless damaged or replaced with equivalent feature.	Check presence and condition from ground level annually Years 1-5 and 5-yearly thereafter.	Feature remains securely fixed, unblocked and free from direct illumination.
Bird nesting feature	Install before occupation. Avoid disturbance during nesting season. Replace if damaged or lost.	Check presence and condition annually Years 1-5 and 5-yearly thereafter.	Feature remains securely fixed and functional.
Hedgehog access gaps	Keep access gaps open and unobstructed. Avoid blocking with gravel boards, stored materials or garden features.	Annual check Years 1-5 and 5-yearly thereafter.	Gaps remain open and available for wildlife movement.
Sensitive lighting	Avoid unnecessary lighting of retained boundary vegetation. Use low-level, shielded, downward-facing fittings, warm colour temperature and timers / PIRs where practicable.	Check at installation, occupation and following any lighting changes.	Dark corridors retained along boundary vegetation. No direct up-lighting of trees or boxes.

8. Establishment Period: Years 1-5

The first five years are the establishment period for new trees, hedgerow and enhancement features. Management during this period will focus on successful planting establishment, replacement of failures, control of competing vegetation, watering during prolonged dry periods, and confirmation that ecological features remain in place and functional.

- Inspect all new trees and hedgerow plants at least once annually during the growing season.
- Replace failed, dead or seriously damaged plants in the next suitable planting season using the same or equivalent native species.
- Maintain protective guards, stakes and mulch / weed-free circles where required.
- Check bat / bird features and hedgehog gaps remain in place and unobstructed.
- Confirm retained boundary vegetation remains protected from avoidable damage or dumping.
- Record the inspection with dated photographs and a short monitoring note.

9. Long-Term Management: Years 6-30

From Year 6 onwards, management will move from establishment to long-term maintenance. The retained boundary habitats, new native trees and hedgerow will be managed to maintain

habitat structure, connectivity and ecological function while remaining compatible with the residential use of the site.

- Undertake a 5-yearly review of retained trees / woodland edge, new trees, hedgerow, enhancement features and hedgehog access gaps.
- Carry out hedge trimming outside the bird nesting season and, where practicable, on a 2-3 year rotation to retain flowering and fruiting value.
- Avoid unnecessary clearance of the retained woodland / scrub belt and avoid understorey stripping unless required for safety or disease control.
- Replace any lost or damaged bat / bird features with equivalent features.
- Maintain dark corridors along boundary vegetation if lighting is changed or replaced.
- Retain monitoring records and submit programmed monitoring results to the Council as set out below.

10. Monitoring and Reporting Programme

Monitoring will be undertaken by the applicant / landowner or a suitably competent person. The purpose of monitoring is to demonstrate that the biodiversity measures have been delivered, are establishing, remain functional and are progressing towards their intended objectives. Monitoring results will be programmed for submission to Cumberland Council as set out below.

Year	Monitoring requirement	Evidence	Submission position
0 / completion	Confirm delivery of planting, bat / bird features, hedgehog gaps, sensitive lighting approach and retained habitat protection.	Completion photographs, short statement, location record of boxes / gaps / planting.	Submit to LPA if requested and retain on site file.
1	Check establishment of trees, hedgerow and grass areas. Check enhancement features remain present and functional.	Photographs and brief inspection note.	Submit to LPA.
2	Repeat establishment inspection. Identify failed plants and replacement requirement.	Photographs, replacement schedule if needed.	Submit to LPA.
3	Check survival and condition of planting. Review management actions and lighting / hedgehog permeability.	Inspection note and photographs.	Submit to LPA.
4	Annual establishment check. Confirm any replacement planting has been completed.	Photographs and planting replacement record if applicable.	Retain on file; submit if requested.
5	Formal establishment review of trees, hedgerow, retained habitat and enhancement features.	Monitoring report with photographs and corrective action schedule if needed.	Submit to LPA.
10	Long-term condition review.	Monitoring report and photographs.	Submit to LPA.
15	Long-term condition review.	Monitoring report and photographs.	Submit to LPA.
20	Long-term condition review.	Monitoring report and	Submit to LPA.

Year	Monitoring requirement	Evidence	Submission position
		photographs.	
25	Long-term condition review.	Monitoring report and photographs.	Submit to LPA.
30	Final 30-year HMMP review against success criteria.	Final monitoring report and photographs.	Submit to LPA.

11. Remedial and Contingency Measures

Issue	Trigger	Corrective action
New tree / hedgerow failure	Dead, missing or failed planting identified during monitoring.	Replace in the next suitable planting season using the same or equivalent native species. Review guards, watering and weed control.
Low plant survival	Survival below 90% at Year 5 or obvious decline in later review.	Prepare replacement schedule and undertake supplementary planting. Consider alternative native species better suited to site conditions.
Hedge gaps / poor density	Hedgerow not forming a continuous line or dense base.	Infill planting, weed control, mulch and adjust trimming frequency to allow thickening.
Damage to retained woodland / boundary vegetation	Physical damage, compaction, dumping or clearance beyond agreed areas.	Remove cause of damage, reinstate protection, seek arboricultural / ecological advice if significant, and replant where necessary.
Bat / bird feature lost or damaged	Box / integrated feature damaged, blocked, removed or directly lit.	Replace with equivalent feature in suitable location and adjust lighting if required.
Hedgehog gaps blocked	Fence gaps obstructed or closed.	Reopen gap or install equivalent proprietary access point.
Lighting impacts	Direct lighting onto retained boundary vegetation, bat / bird features or dark corridors.	Re-angle, shield, reduce output, change to warmer lamp, add timer / PIR or relocate fitting.
Invasive species / unexpected ecological issue	Suspected invasive species, protected species or other ecological constraint identified.	Stop relevant works where required and obtain competent ecological advice before proceeding.

12. Roles and Responsibilities

Role	Responsibility
Applicant / landowner	Overall responsibility for delivery, management, monitoring, maintenance and reporting under this HMMP unless transferred to a successor in title or management company.
Principal Contractor	Responsible for protecting retained habitats and delivering construction-stage requirements in accordance with the CEMP during the construction period.
Landscape / planting contractor	Responsible for planting trees, hedgerow and landscaped areas in accordance with this HMMP and any approved landscape / BNG documents.

Role	Responsibility
Suitably competent person / ecologist if required	May undertake or advise on monitoring, species issues, remedial measures, bat / bird feature placement and any unexpected ecological constraints.
Cumberland Council	Receives programmed monitoring submissions and confirms acceptability where required by condition, approved documents or statutory BNG process.

13. Condition Compliance Matrix

Requirement	Where addressed	Position
HMMP in place for 30 years	Sections 7-10	Management prescriptions and monitoring programme extend to Year 30.
Submitted to and accepted by the Council	Document status; Section 10	Prepared for submission to Cumberland Council before commencement / determination.
Monitoring results programmed for submission	Section 10	Submission programme provided for Years 1, 2, 3, 5, 10, 15, 20, 25 and 30; Year 0 and Year 4 evidence retained / submitted if requested.
Evidence demonstrating how BNG is progressing	Sections 10-11	Photographs, inspection notes, monitoring reports and success indicators specified.
Evidence of arrangements and rectifying measures	Sections 11-12	Corrective actions and responsible parties identified.
Development carried out in accordance with approved plans	Sections 3, 6 and 12	HMMP tied to BGP, CEMP, PEA, AMS and approved drawings.

14. Review and Amendment Procedure

This HMMP may be reviewed and updated if monitoring demonstrates that amendments are required to achieve the biodiversity objectives or to respond to site conditions. Any material change to the agreed management or monitoring approach should be submitted to the Local Planning Authority for written agreement before implementation, unless urgent action is required to address health and safety or prevent ecological harm.

15. Declaration

This Habitat Management and Monitoring Plan confirms that the retained and proposed habitats and ecological enhancements at Twin Elms will be managed and monitored for 30 years in accordance with the measures set out above.

Item	Details
Prepared by	Daniel Sowerby BSc (Hons) C.Build E MCABE CIWFM MCIOB
Company	EDS Design Cumbria Ltd
Date	18 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.
- Biodiversity Gain Plan - 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.