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	28 June 2026 – Rev B

Document status and purpose

This Habitat Management and Monitoring Plan has been prepared to respond directly to the Ecology Team Consultation Response V6 dated 25 June 2026, which requests a 30-year Habitat Management and Monitoring Plan and programmed submission of monitoring results to Cumberland Council.

The purpose of this HMMP is to set out, before commencement, the habitat creation, habitat enhancement, long-term management, monitoring, reporting and remedial measures for the on-site biodiversity measures associated with the development.

This HMMP is intended to provide a clear, enforceable and measurable 30-year management framework for the retained and proposed habitats at Twin Elms. It confirms the responsible parties, delivery triggers, monitoring years, reporting requirements, success indicators and corrective actions required to demonstrate that the biodiversity measures are being delivered and are progressing towards their stated objectives.

This HMMP should be read alongside the submitted Biodiversity Gain Plan, completed statutory biodiversity metric / small sites metric workbook, 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.

Where the final approved Biodiversity Gain Plan or biodiversity metric requires any amendment to the habitat quantities, habitat descriptions, target conditions, management prescriptions or monitoring requirements, this HMMP shall be reviewed and updated so that the HMMP, Biodiversity Gain Plan, metric workbook and approved habitat plans remain fully aligned.

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
HMMP-002	28/06/2026	Ecology Team Consultation Response V5, dated 23 June 2026 - Confirms the County Ecologist accepts the submitted HMMP and requires the Biodiversity Gain Plan, completed metric workbook and HMMP to remain aligned before the BNG requirement can be discharged.	EDS Design Cumbria Ltd

1. Executive Summary

The development will deliver biodiversity gain through the retention and protection of existing boundary habitat, strengthening of the eastern woodland / scrub belt, planting of a minimum of 20 native trees, creation of a minimum of 15 metres of native hedgerow, appropriate management of landscaped grass / garden areas, installation of integrated bat and bird features, provision of hedgehog permeability, and maintenance of sensitive lighting controls to protect retained boundary vegetation and ecological enhancement features.

The 30-year management period will run from practical completion of the relevant habitat creation and 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.

The monitoring programme includes completion evidence, annual establishment monitoring, formal establishment review at Year 5, and long-term condition reviews at Years 10, 15, 20, 25 and 30.

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.
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 /	Northern, eastern and	Local habitat connectivity	Retained, protected and

Habitat / feature	Indicative location	Value / constraint	HMMP treatment
hedgerow / trees	southern boundaries	value.	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

- Ensure that all habitat creation and enhancement measures correspond with the final approved Biodiversity Gain Plan, biodiversity metric workbook and approved pre-development and post-development habitat plans.

- Maintain sufficient records, photographs and monitoring notes to demonstrate delivery, establishment, condition, remedial action and progress towards the biodiversity objectives over the full 30-year period.

- Ensure that any failed, damaged, removed or materially degraded habitat or ecological enhancement feature is replaced or corrected in accordance with the remedial measures in Section 11.

- Ensure that the obligations within this HMMP are made available to any future owner, occupier, contractor or management party responsible for the site during the 30-year management period.

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	Minimum 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	Minimum 15m native hedgerow. To be planted as a locally appropriate native mix;	First suitable planting season after	Applicant

Habitat / enhancement	Location	Specification	Delivery trigger	Responsible party
	shown on submitted ecological / landscape information	typical planting to be double staggered where space permits.	groundworks	
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 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 or suitable 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 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, unless otherwise agreed in writing with the Local Planning Authority.	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.

Feature	Management prescription	Monitoring frequency	Success indicator
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 at Year 5. Any failed, dead, diseased, missing or seriously damaged trees shall be replaced in the next suitable planting season with the same or equivalent native species unless otherwise agreed in writing with the Local Planning Authority.
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 established by Year 5, with healthy growth, dense base and no significant unmanaged gaps. Any failed or missing sections shall be infill planted in the next suitable planting season.
Grass / garden habitat	Maintain domestic grassland / garden areas with reduced unnecessary herbicide and pesticide use. Allow margins to be less intensively managed where compatible with residential use.	Seasonal domestic management; annual visual check Years 1-5.	Stable grass / garden habitat without avoidable 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	Check at installation, occupation and following any lighting changes.	Boundary vegetation, retained woodland / scrub, bat features and bird nesting

Feature	Management prescription	Monitoring frequency	Success indicator
	temperature and timers / PIRs where practicable.		features remain free from direct illumination. No up-lighting of trees, woodland edge, bat features or bird nesting features shall occur.

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
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 and make available to LPA upon request
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 photographs.	Submit to LPA.
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.

Monitoring submissions to the Local Planning Authority shall include dated photographs, a brief written summary of habitat condition, confirmation of whether success indicators are being met, details of any failures or defects identified, and a schedule of any remedial works required. Where remedial works are required, evidence of completion shall be retained and submitted with the next programmed monitoring return, or sooner if requested by the Local Planning Authority.

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.
BNG / metric misalignment	Approved Biodiversity Gain Plan, biodiversity metric workbook or habitat plans differ from the habitat quantities, prescriptions or monitoring assumptions in this HMMP.	Review and update the HMMP to align with the approved Biodiversity Gain Plan, biodiversity metric workbook and approved habitat plans. Submit the updated HMMP to the Local Planning Authority where the change is material.
Monitoring identifies failure to meet success criteria	Any Year 1, 2, 3, 5, 10, 15, 20, 25 or 30 monitoring review identifies that a habitat or ecological feature is not meeting the stated success indicator.	Prepare and implement a corrective action schedule within the next suitable season, including replacement planting, revised management, additional protection, lighting adjustment or replacement ecological features as applicable.

12. Roles and Responsibilities

Role	Responsibility
Applicant / landowner	Overall responsibility for delivery, management, monitoring, maintenance, remedial action and reporting under this HMMP for the full 30-year management period, unless responsibility is formally transferred to a successor in title, management company or other responsible party. The

Role	Responsibility
	applicant / landowner shall ensure that any future owner or responsible party is made aware of the requirements of this HMMP.
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.
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.
Successor in title / future landowner	Responsible for continuing the management, monitoring, maintenance, remedial action and reporting requirements of this HMMP for the remainder of the 30-year management period where the land is sold, transferred or otherwise brought under different ownership or control.

13. Condition Compliance Matrix

Requirement	Where addressed	Position
HMMP in place for 30 years	Sections 7-12	Management prescriptions, monitoring, reporting, remedial action and responsibility provisions extend to Year 30.
Submitted to and accepted by the Council	Document status; Sections 10 and 13	HMMP prepared for submission to Cumberland Council to satisfy the Ecology Team Consultation Response V6 dated 25 June 2026.
Monitoring results programmed for submission	Section 10	Submission programme provided for Years 0, 1, 2, 3, 5, 10, 15, 20, 25 and 30, with Year 4 evidence retained and made available upon request.
Evidence demonstrating how BNG is progressing	Sections 7, 10 and 11	Photographs, inspection notes, monitoring reports, success indicators and corrective action schedules specified.
Evidence of arrangements and rectifying measures	Sections 11 and 12	Corrective actions, triggers, responsible parties and future ownership responsibilities identified.
Development carried out in accordance with approved plans	Sections 3, 6, 10 and 14	HMMP tied to the Biodiversity Gain Plan, metric workbook, CEMP, PEA, AIA/AMS and approved drawings.
BNG / metric / HMMP alignment	Document status; Sections 10, 11 and 14	HMMP to be reviewed and updated where required to align with the final approved Biodiversity Gain Plan, biodiversity metric workbook and habitat plans.

14. Review and Amendment Procedure

This HMMP may be reviewed and updated where monitoring demonstrates that amendments are required to achieve the biodiversity objectives, respond to site conditions, correct failed habitat establishment, or align with the final approved Biodiversity Gain Plan, biodiversity metric workbook or habitat plans.

Any material change to the approved management, monitoring, habitat delivery, success indicators or remedial approach shall 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.

Non-material amendments that improve habitat establishment or ecological function, and which do not reduce the approved biodiversity value or weaken the management and monitoring commitments, may be implemented and recorded within the next programmed monitoring submission.

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.

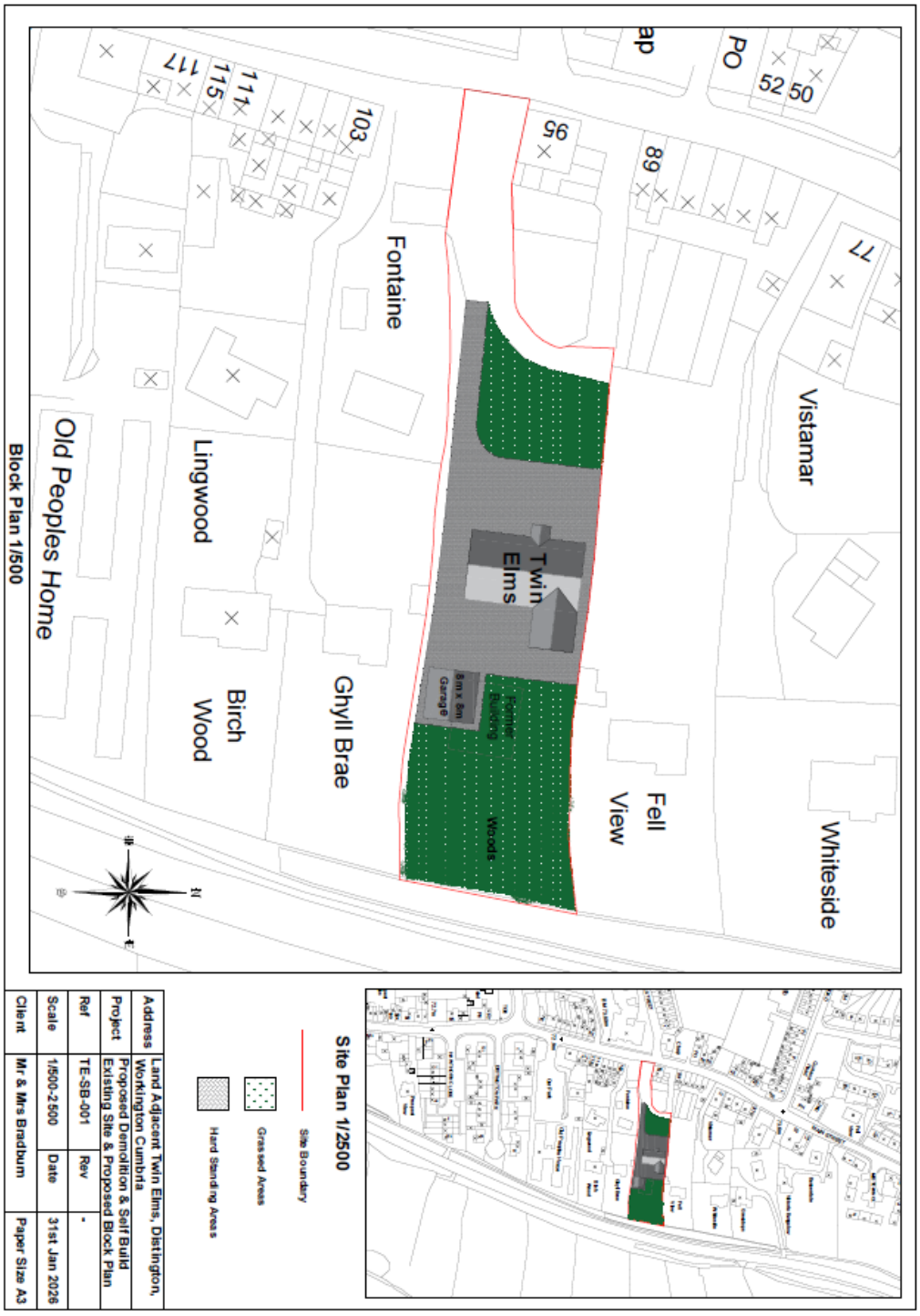
Item	Details
Prepared by	Daniel Sowerby BSc (Hons) C.Build E MCABE CIWFM MCIOB
Company	EDS Design Cumbria Ltd
Date	28 June 2026 – Rev B

This HMMP confirms that the retained and proposed habitats and ecological enhancements at Twin Elms will be delivered, managed, monitored, maintained and, where necessary, remediated for a 30-year period in accordance with the measures set out above.

The HMMP shall remain aligned with the final approved Biodiversity Gain Plan, biodiversity metric workbook and approved habitat plans.

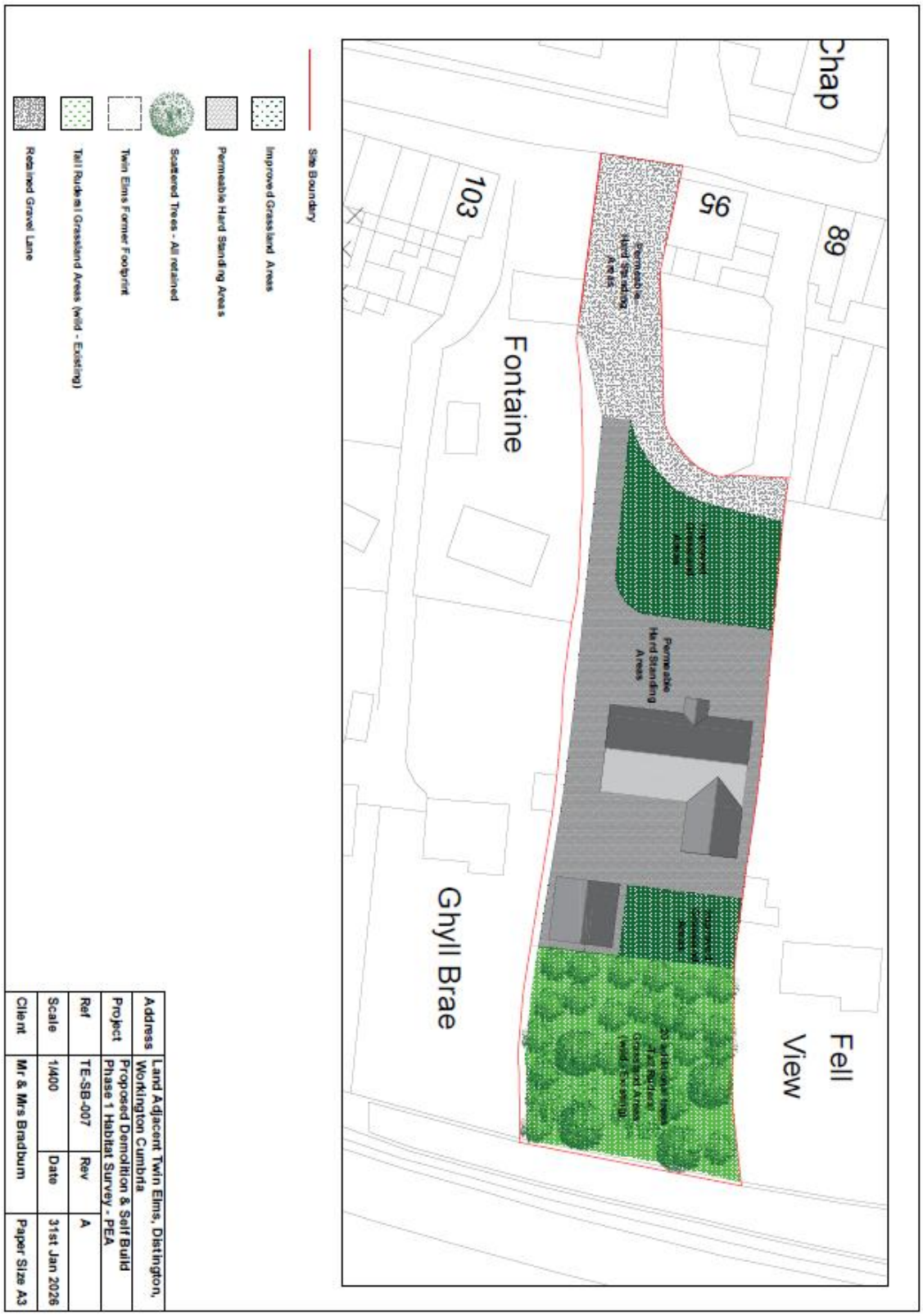
The following figures are included for context. Full-size PDF drawings should be submitted separately alongside this Biodiversity Gain Plan and the completed metric workbook.

Site and Block Plan TE-SB-001



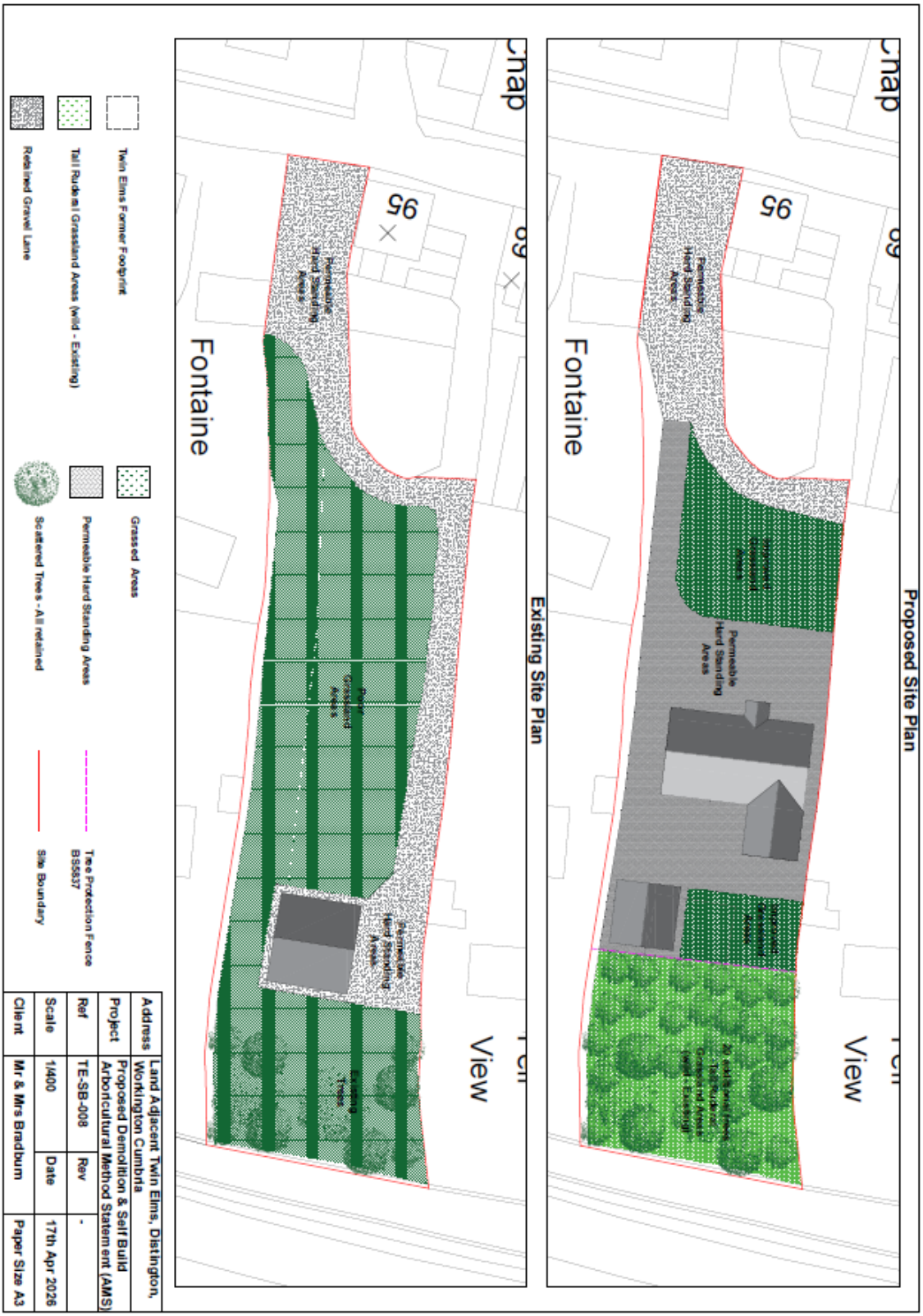
Site and Block Plan TE-SB-001

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.