

NOTES

LEGEND

- Potential Offsetting Sites Boundary
- Bramble Scrub
(Glades Created to increase volume of edge habitats)
- Other Neutral Grassland
- Developed Land Sealed Surface
(Removed to Create OMHoPDL)
- Wet Woodland
(No Construction Work Proposed)
- Sparsely Vegetated Urban Land
- Proposed Scrapes
- Proposed Bund/Mound
- Proposed Open Mosaic Habitat Area
- Existing Canopy
- Root Protection Zone
- Existing Tree
- Logpiles / Hibernacula - 5 No

NOTE:

Total Area (Area1+Area2) : 17914 m2

Please refer to the following Drawings:

- 4215_ Underground Utility Survey Type B_ P01_03.08.2024
- BA11078TS-F_Tree Survey & Constraints_Rev.A_07.01.2026
- BNG_Figure4__OffsettingOptions_20251112
(Tetra Tech_Fig. 4_Rev.A _12.11.2025)
- Management recommendations for BNG offsetting areas_07.10.2025

REVISION | P04 DATE | 01.04.26 BY | GS CHECKED | PA

Levels Updated

REVISION | P03 DATE | 24.02.26 BY | GS CHECKED | PA

Mounds and Scrapes redesigned in line with culvert position

REVISION | P02 DATE | 21.01.26 BY | GS CHECKED | PA

Boundary line Updated to Comments

REVISION | P01 DATE | 07.01.26 BY | GS CHECKED | PA

First issue

CLIENT Cumberland County Council

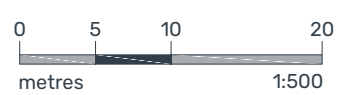
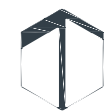
PROJECT **CMIQ Phase 2 LUF**

TITLE BNG Offset Area - Soft Landscape GA

DWG No. LUF-ONE-ZZ-XX-D-L-1001 REV P04

STATUS PRELIMINARY

SCALE 1:500 @ A1 DATE 07.01.26 DRN BY GS



BNG OFFSETTING AREAS MANAGEMENT

LOCATION	ACTION	PROPOSAL
Existing OMHoPDL (Area 1 + Area 2)	Bare Ground Creation for invertebrates	3 Scrapes Created up to 10 % of Area (1+2), with 50% bare ground and 50 % low fertility substrate.
Wet Woodland Edges (Area 1 + Area 2)	Bare Ground Creation for invertebrates	3 Nos Logpile/hibernacula Proposed.
Developed Land Sealed Surface (Area 1)	Breaking up of Slab	Break up of 0.55 ha of slab. 0.33 proposed in Tetra Tech Table 4
	Creation of OMHoPDL Habitats	Spread at least 2 different (Low fertility) Substrate on site. The low fertility substrate should be sourced locally, ideally the slab material should be reused to form the new site substrate.
	Creation of OMHoPDL Habitats	Scrapes can be seeded or allowed to naturally colonised
	Creation of Mounds	Mounds created from crushed slab in varying topography.
Bramble Scrub (Area 1)	Scrub management	Glades created to increase volume of edge habitat
Margin of Bramble Scrub & Other Neutral Grassland (Area 1)	Creation of additional Refugia	2 Logpiles within cleared areas adjacent to Scrub created.