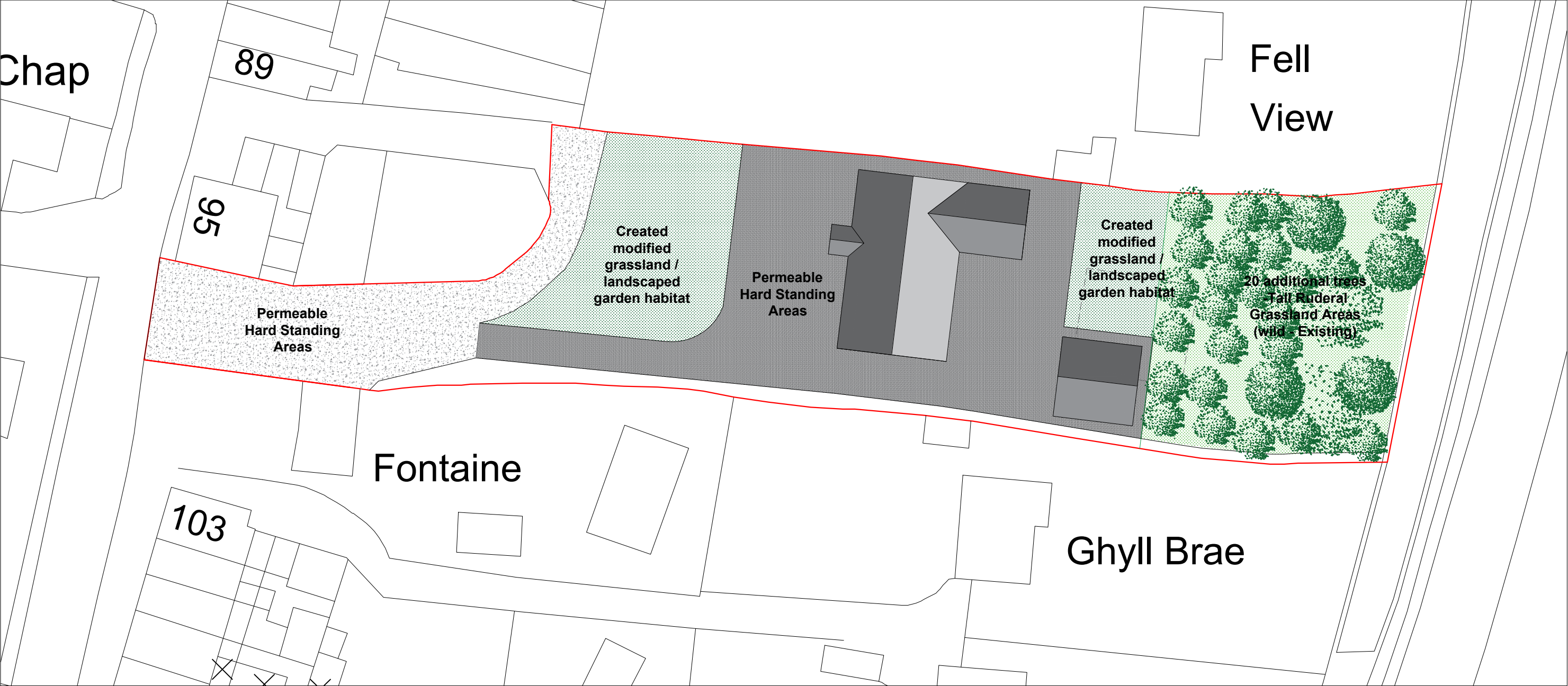




Site Boundary



Improved Grassland Areas



Permeable Hard Standing Areas



Scattered Trees - All retained



Twin Elms Former Footprint



Tall Ruderal Grassland Areas (wild - Existing)



Retained Gravel Lane

BNG Metric Note:
Habitat labels on this plan are aligned with the submitted Small Sites Metric. The affected open baseline area is classified as sparsely vegetated land / overgrown former hardstanding / disturbed garden land. Proposed reinstated garden / grassed areas are classified as created modified grassland post-development.

Address	Land Adjacent Twin Elms, Distington, Workington Cumbria		
Project	Proposed Demolition & Self Build Phase 1 Habitat Survey - PEA		
Ref	TE-SB-007	Rev	B
Scale	1/400	Date	31st Jan 2026
Client	Mr & Mrs Bradburn		Paper Size A3