

Habitat Management and Monitoring Plan

Site Name:	The Flaxworks, Mill Building 1, Cleator Mills
Date:	14/08/2025
Version:	1.0



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MSc AMRSB MCIEEM



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Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
1.0	For issue	Joshua Styles, 14 th August 2025	Kevin Beaty, 15 th August 2025

Document Details

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Authorship Details

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This document has been prepared by a botanical specialist and does not purport to provide legal advice.

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	The Flaxworks, Mill Building 1, Cleator Mills, Cleator
BNG Project Name and Address	N/A – as above
Author Organisation	Joshua Styles MSc AMRSB MCIEEM, Styles Ecology Ltd
Landowner	Cleator Mills Business Park
Land Manager	A landscape sub-contractor (to be agreed) will be responsible for the watering of grass, introduced shrub and hedge plus small trees and will be responsible for ongoing maintenance following creation at the commercial development.
Responsible person/organisation for creating or enhancing the habitat	Genr8 North Ltd
Period covered by this management plan	1 st March 2026 – 1 st March 2056
Planning authority	Cumberland Council
Planning reference (if applicable)	4/25/2097/0F1
BNG register reference (if applicable)	N/A – gains secured on-site
Central OS grid reference	NY 02035 13660
Metric revision/title	Attachment A2 - The Flaxworks_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_tool
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

0.023ha of modified grassland in good condition shall be retained, while the following habitats shall be created on site and remain post-development:

- 0.0333ha introduced shrub;
- 0.0615ha associated with new individual trees in moderate condition;
- 0.0112ha associated with a new, ground-based green wall and 0.6762ha associated with new urban developed land; sealed surface; and
- 0.108km of new native hedgerow in moderate condition.

Timescales for Actions PB-B03

Development, including implementation of the approved habitat creation plan, is projected to be completed by January 2026 (31st January 2026). Following implementation, management of on-site habitats will be the responsibility of the landowner.

Area habitats, notably including introduced shrub, new individual trees, green wall and native hedgerow will be monitored to ensure compliance by a suitably qualified ecologist or landscape specialist. This will be done as a minimum in years 1 to 5, year 15 and year 30. Management of these habitats will be ongoing on an annual basis as required.

Monitoring Requirements PB-B04

Area habitats, notably including introduced shrub, individual trees, hedgerow and ground-based green wall, will be monitored as a minimum through years 1-5, year 10, year 15 and 30 to ensure compliance.

Urban habitats with a biodiversity unit value of zero will not be subject to monitoring.

Required Consents and Licences PB-B05

N/A – none required.

Funding PB-B06

The client will ensure all costs, including those for a landscape subcontractor for habitat creation implementation and management, and those for an ecologist during monitoring, are covered. Where at any point this responsibility is passed on from the client to a third party, the Local Planning Authority will be informed and that third party will henceforth carry such responsibility.

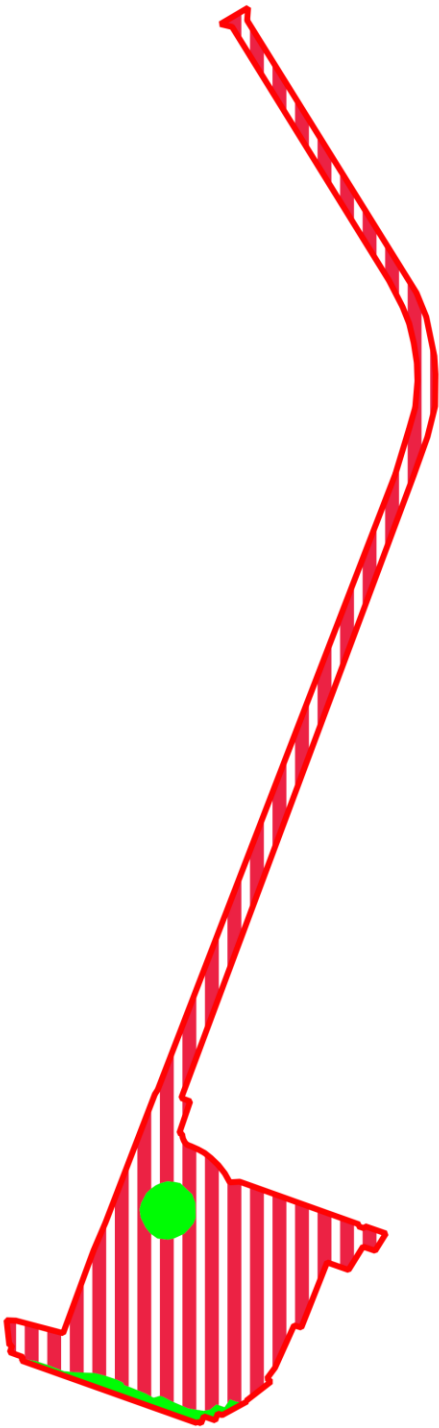
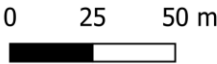
Legal Agreement PB-B07

The HMMP shall be secured by way of planning condition. Draft planning conditions have been shared by the LPA with the client and include the following:

4. Prior to the commencement of development a Habitat Management and Monitoring Plan shall be submitted to and approved in writing by the local planning authority.

The Habitat Management and Monitoring Plan shall include the following:

- i. A detailed scheme of habitat creation and habitat enhancement works that demonstrate the delivery of a minimum 10% net gain in biodiversity value post development over a minimum period of 30 years.
 - ii. Planned management activities including details of site-wide aims and objectives.
 - iii. Details of the persons and organisation(s) responsible for delivery of the habitat creation and habitat enhancement works.
 - iv. The habitat condition targets that form the basis of what the Habitat Management and Monitoring Plan is setting out to achieve.
 - v. Details of monitoring methods and a monitoring reporting schedule.
 - vi. Details of adaptive management approaches.
5. The development hereby approved shall not be occupied until the habitat creation and habitat enhancement works detailed in the Habitat Management and Monitoring Plan secured by planning condition 4 have been completed in accordance with the approved details.
6. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in Habitat Management and Monitoring Plan secured by planning condition 4, a completion report, evidencing the completed habitat creation and habitat enhancements shall be submitted to and approved in writing by the local planning authority.



Baseline UKHab survey plan

Legend

- g4 - modified grassland
- u1b - developed land. sealed surface
- Red line boundary



Styles Ecology Ltd is registered in England and Wales under Company Number 15229405 and its registered office is situated at 47 Langshaw Lea, Netherley, Liverpool, L27 4YE.

Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08

Yes: ☐ No: ☐

Development, including implementation of habitat creation will be undertaken over 2025 and early 2026 in one single continuous phase until a projected completion date of February 2026(1st February 2025) Created introduced shrub, and planted small trees and hedgerow will be monitored between years 1-5 and, where plants fail, these will be replaced to ensure compliance with the agreed Biodiversity Net Gain strategy.

Monitoring will be undertaken by a suitably qualified ecologist OR landscape specialist and audited accordingly in years 1-5, year 15 and year 30, with subsequent monitoring results transposed to Copeland Borough Council.

Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09

Name or Initials		Joshua Styles MSc AMRSB MCIEEM		
Organisation		Styles Ecology Ltd		
Responsibility	Start Date:	13/08/2025	End Date:	TBC

The responsibility of this HMMP will be passed to an appropriate ecologist or suitably qualified landscape professional following implementation. As such, once an ecologist sub-contractor is procured, the responsibility of this HMMP will then be passed on to them.

Statement of Competency

This HMMP was authored by Joshua Styles MSc AMRSB MCIEEM FISC Level 6, Director, Principal Ecologist & Botanical Specialist at Styles Ecology Ltd. Joshua has over 9 years’ commercial consultancy experience. He has led on a large range of projects nationally and acted as a technical authority for both Mott MacDonald and AtkinsRealis in the past. He sits on a range of professional committees in an advisory capacity, including the Greater Manchester Reintroductions Committee and CIEEM north-west and ecological restoration working group committees as examples.

Landowner or Land Manager PB-B10

Name or Initials		Mark Walker		
Organisation		Cleator Mills Business Park		
Responsibility	Start Date:	13/08/2025	End Date:	N/A

Diane Walker on behalf of Cleator Mills Business Park will be responsible for the procurement of a landscape sub-contractor and ecologist in order to implement habitat creation and ongoing management of agreed area habitats.

Management Organisation(s) Responsible for Implementing the HMMP PB-B11

Name or Initials		Mark Walker		
Organisation		Genr8 North Ltd		
Responsibility	Start Date:	15/08/2025	End Date:	31/1/2056

Statement of Competency

LPA or Responsible Body for Reviewing HMMP PB-B12

Name or Initials		Chris Harrison		
Organisation		Cumberland Council		
Responsibility	Start Date:	01/02/2026	End Date:	30/01/2056

Auditing results from years 1-5, year 10, year 15, year 20, year 25 and year 30 will be sent to Cumberland Council, whose responsibility it will remain to ensure compliance.

Land Use Summary

Overview of Baseline Site Use PB-B13

The existing site area includes a very small area of modified grassland, while hardstanding dominates the site. 0.023ha of modified grassland shall be retained.

Overview of Proposed Site Use PB-B14

The proposed site layout will similarly be dominated by hardstanding, with incorporation of introduced shrub, ground-based green wall, new native hedgerow and individual small trees, spaced across the site. Post-development management and monitoring requirements relate only to those habitats which contribute to the BNG requirements of the site (principally, introduced shrub, ground-based green wall, native hedgerow and individual trees).

Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	N/A – works at the site are unlikely to impact the River Eden SSSI	☐	Statutory and non-statutory designated sites are highly unlikely to be impacted by the project given the site’s location from such sites and small-scale nature of the development.
Protected and Notable Species	None known.	☐	No survey information pertaining to the presence of protected or otherwise notable species is available for the site.
Invasive Non-Native Species (INNS)	None known / reported		No survey information pertaining to the presence or potential presence of INNS is available for the site and none observed during field survey to inform BNG requirements.
Biological Records Plan - Sites and Species	None known / reported	☐	N/A – the presence of specific species / designated sites is unlikely to pose a significant limitation to habitat creation / retention / management.
Baseline Habitats Survey	Baseline habitats information contained within BNG Design Stage report.	☒	The Flaxworks_Biodiversity Net Gain [Design Stage] Report
Public Access	N/A - no	☐	Public access limitations have not influenced decisions within this HMMP document centred around management / monitoring.
Climate	N/A - no	☐	N/A – climate does not pose any obvious limitations to habitat creation / retention.
Geology and Topography	N/A	☐	N/A – geology / topography does not pose any significant limitations to habitat creation / management.
Agricultural Land Status	N/A – not agricultural land	☐	N/A – site not utilised / suitable for agricultural production.
Soils and Substrates	N/A	☐	N/A – soils do not present any unique opportunities to habitat creation / management in this context.
Contaminated Land	N/A – no constraints relating to habitat creation.	☐	N/A – the presence of contaminated land is not believed to pose a significant limitation to habitat creation / retention / management.
Hydrology and Drainage	N/A	☐	N/A – site hydrology is unlikely to pose any significant limitations to habitat creation / retention / management.
Flood Risk Zones	N/A – not applicable in the context of proposed habitats	☐	N/A – FRZs are unlikely to pose a significant limitation to habitat creation / retention / management.
Landscape Character and Designations	N/A	☐	N/A – the landscape character does not pose a significant limitation to habitat creation / retention / management.
Historic Land Use	N/A	☐	N/A – no potential issues with heritage have been raised.
Historic Environment and Earth Heritage	N/A	☐	N/A – no potential issues with heritage have been raised.
Other – please specify	N/A	☐	N/A

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

This HMMP outlines specific objectives relative to the management and monitoring of habitats which occur at the site. Specifically, this includes individual trees, introduced shrub and native hedgerow, while remarks over retained modified grassland are also made on within relevant section on habitat retention.

Objectives relating to management will be achieved through the procurement of a landscape sub-contractor who will ensure compliance with implementation and ongoing management.

Objectives relating to habitat monitoring will be achieved via procurement of a suitably qualified ecologist or landscape specialist who will ensure habitats are monitored, with monitoring outcomes reported to Copeland Borough Council through years 1-5, year 10, year 15, year 20, year 25 and year 30.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

Biodiversity Net Gain assessment undertaken by Styles Ecology Ltd confirmed the presence of two habitat types including g4 Modified grassland in good condition, of which 0.023ha of 0.0429ha shall be retained, alongside u1b Developed land; sealed surface which dominates the site. No linear habitats were present on site. As such, a pragmatic approach has been adopted which allows for compensatory habitat provision on site to meet the statutory minimum BNG threshold of 10%.

The strategic significance of the habitats was assessed by determining if the habitats are identified within published plans, strategies or policies which are relevant to the habitats location. The site is not located within a Strategic or Semi-Strategic Grassland or Woodland area as, nor is the site subject to any statutory or non-statutory nature conservation designations. Therefore, all habitats were assessed as having a Low Strategic Significance.

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant ‘Area’, ‘Hedgerow’, and ‘Watercourse’ types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Urban – Developed land; sealed surface	N/A	Good	N/A	N/A	N/A	Gain in 0.0199ha from development of that area into hardstanding.
Urban – Developed land; sealed surface	Urban – Introduced shrub	N/A	N/A	N/A	N/A	N/A	Gain in 0.0333ha from developed land to accommodate introduced shrub within landscape design.
Urban – Developed land; sealed surface	Individual trees – Urban tree	N/A	N/A	Moderate	N/A – standard timescale to proposed condition	Newly planted trees are assumed to be in moderate condition for the purposes of BNG calculation. This is assumed on the basis that trees: - Are native species; - There is little or no adverse impact to tree health from management; and - Greater than 20% of tree canopy oversails vegetation (introduced shrub).	Gain in 15 small trees (0.0615ha) on site within landscape design.
Urban – Developed land sealed surface	Ground-based green wall	N/A	N/A	Poor	N/A – standard timescale to proposed condition	Green wall has been assumed to be in poor condition on the following basis: - Vegetation structure is unlikely to be varied given incorporation of only ivy; - The wall will feature only ivy; and - The area will have an absence of Invasive Non-Native Species of plants as listed under Schedule 9 (Part II) Wildlife & Countryside Act 1981 as amended.	Gain in 0.0112ha from a ground-based green wall with use of ivy within a planter on the west side of refurbished mill building.
Urban – Developed land; sealed surface	Urban – Developed land; sealed surface	N/A	N/A	N/A	N/A	N/A	A loss of 0.0134ha of urban, developed land will be undergone to accommodate new landscaping.

Habitat and Condition Targets Further Comments

Assumptions around habitat condition relevant to area habitats are explained above. The above habitat projections are based upon BNG calculations contained within the agreed BNG strategy.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

A total of 0.023ha of modified grassland will be retained and shall be managed in continuity with current management (regular mowing).

Specification of Protective Measures to be Used PM-04

The grassland shall be retained in full with works being undertaken around the current area, without storage of materials on it.

Creation, Enhancement and Management Targets and Prescriptions

Individual trees

Action	Relevant Parcels	Timing	Prescriptions
Planting / habitat creation	N/A	To be completed by February 2026 (1 st February 2025)	A total of fifteen small trees will be planted across the site boundaries as part of landscaping. These will be associated with a Diameter at Breast Height (DBH) between 7- 30cm to allow characterisation as small trees. These trees will be native species appropriate for the area, including: • Pedunculate oak (<i>Quercus robur</i>); • Sessile oak (<i>Quercus petraea</i>); • Alder (<i>Alnus glutinosa</i>); • Silver birch (<i>Betula pendula</i>); • Downy birch (<i>Betula pubescens</i>); • Wild cherry (<i>Prunus avium</i>); • Goat willow (<i>Salix caprea</i>); and/or • Grey willow (<i>Salix cinerea</i>).
Management	N/A	To be agreed with a landscape sub-contractor.	Management activities may include weeding and trimming woody species on rotation as required.

Introduced shrub

Action	Relevant Parcels	Timing	Prescriptions
Planting / habitat creation	N/A	To be completed by February 2026 (1 st February 2025)	Soft landscaping will be established with use of a range of largely ornamental species, principally including: ➤ Spindle (<i>Euonymus</i> sp.); ➤ Hebes (<i>Hebe</i> spp.); ➤ Cotoneaster (<i>Cotoneaster</i> spp.); ➤ Firethorn (<i>Pyracantha</i> spp.); ➤ Holly (<i>Ilex</i> spp.); ➤ Smoke tree (<i>Cotinus</i> spp.); ➤ Skimia (<i>Skimmia</i> sp.); ➤ Berberry (<i>Berberis</i> spp.); ➤ Pieris (<i>Pieris</i> ‘forest flame’); ➤ Lavender (<i>Lavendula</i> spp.); and ➤ Gold Spiraea (<i>Spiraea</i> sp.).

			Introduced shrub will be planted out at a density of roughly 5 plants per square metre in groups, planted within a geotextile topped with an appropriate mulch layer.
Management	N/A	To be agreed with a landscape sub-contractor.	Management will consist of occasional weeding and trimming as appropriate.

Ground-based green wall

Action	Relevant Parcels	Timing	Prescriptions
Planting / habitat creation	N/A	To be completed by February 2026 (1 st February 2026)	A mix of ivy species (<i>Hedera</i> spp.) will be planted in planters on the western external elevation of the former Flaxworks building, supported by a contemporary metal trellis extending upwards.
Management	N/A	To be agreed with a landscape sub-contractor.	Management may consist of watering where appropriate, alongside pruning as required following establishment

Native hedgerow

Action	Relevant Parcels	Timing	Prescriptions
Planting / habitat creation	N/A	To be completed by February 2026 (1 st February 2026)	Native hedgerow will consist of a range of native woody species, including: ➤ Hawthorn (<i>Crataegus monogyna</i>); ➤ Hazel (<i>Corylus avellana</i>); ➤ Beech (<i>Fagus sylvatica</i>) ➤ Dog rose (<i>Rosa canina</i> agg.); ➤ Holly (<i>Ilex aquifolium</i>); and ➤ Blackthorn (<i>Prunus spinosa</i>).
Management	N/A	To be agreed with a landscape sub-contractor.	Newly established native hedgerow will be subject to bark mulching to aid establishment, and managed via at least once yearly pruning once established as required..

Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Provide a site-wide risk register associated with creating, enhancing and, or, managing each habitat type. Consider your approach to delivering the BNG targets in case the management prescriptions do not deliver as expected.

This is a pre-emptive list. The list of potential risks should be as comprehensive as possible to provide confidence in the delivery of the management plan objectives. Complete each habitat's management targets and prescriptions first, then consider the likelihood of the risk occurring and what impacts it may have if it was to occur. Consider how these may feed back into monitoring requirements.

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
14-08-2025	Individual trees, introduced shrub, native hedgerow	Newly planted trees and other woody species failing to establish	Any failure of any one tree or other woody species	Replace tree/other woody species like-for-like in accordance with the approved BNG strategy.
14-08-2025	Ground-based green wall	Newly planted ivy failing to establish	Any failure of ivy	Replace dead or dying plants like-for-like in accordance with the approved BNG strategy.

3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)

Monitoring will be completed by a suitably qualified ecologist or landscape specialist whereby habitats are monitored for compliance. These principally include:

- Fifteen individual small trees;
- Areas of native hedgerow;
- Area of ground-based green wall; and
- Areas of introduced shrub

Before and after pictures may be obtained for use in auditing habitats, while species lists could also be obtained to ensure habitats are those which are approved. Information should be obtained from each monitoring visit to allow for a condition assessment with use of the most-up-to-date Statutory Metric condition sheets.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees, introduced shrub, ground-based green wall and native hedgerows	To be undertaken within years 1-5 and then again in year 10, year 15, year 20, year 25 and year 30. Visually assess trees, woody shrubs and other plants to ensure the correct species have been planted and that they remain in at least the condition specified where applicable.	Annually from years 1-5, then in year 10, year 15, year 20, year 25, and year 30. Surveys to be completed at any time, pending no significant weather limitations (e.g. presence of thick snow).

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The ‘Monitoring Report Template’ can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
KBT Consulting	Cumberland Council

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	September or October	Report on results of initial habitat creation measures.
Y2	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y3	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y4	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y5	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y10	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.

Y 15	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y 20	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y25	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.
Y30	September	September or October	Report on results of monitoring visit, including site photos and condition data as applicable.

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

Adaptive management will be applied as appropriate by the landscape sub-contractor following the completion of monitoring by a suitably qualified ecologist or landscape specialist. This, for example, may include replacement of failed plants or an increased/decreased intensity of management.

Any changes in management which impact the status of on-site habitat creation should be reported within monitoring results where relevant. This, for example, may include the need to replace shrubs with different species due to plant disease.