



Our ref: HM377

Date: 8<sup>th</sup> May 2026

Dear Cumberland Council,

Please find attached the statutory biodiversity metric and baseline habitat map associated with the full planning application for:

Hybrid Application Seeking Full Permission For Conversion Of Barn And Staff Cottage To 3 No. Holiday Lets; And Outline Permission For Demolition Of Former Agricultural Structures And Erection Of 5 No. Dwellings Including Infrastructure/Reinstated Access

Moresby Hall  
Whitehaven  
CA28 4PJ

If construction was to go ahead on the site, I would recommend that all habitats would be lost and therefore mitigation would be required for the site in its entirety.

Site Area: 3213m<sup>2</sup>  
Baseline Units: 1.04  
Units Required: 1.14  
Unit Deficit: 1.05

We have assessed that there is the required unit availability on the BNGx platform to fulfil the mitigation requirement of this project.

PROPERTY | RURAL | DEVELOPMENT | ENVIRONMENT

**H&H Land & Estates Limited**

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Habitat Type	Area (ha)	Distinctiveness	Baseline Units	Minimum units required for 10% BNG	Habitat type required
Rural tree	0.0204	Medium	0.24	0.264	Same broad habitat or a higher distinctiveness habitat required ( $\geq$ )
Bramble scrub	0.0062	Medium	0.02	0.022	Same broad habitat or a higher distinctiveness habitat required ( $\geq$ )
Ruderal/ Ephemeral	0.0104	Low	0.06	0.066	Same distinctiveness or better habitat required $\geq$
Developed land; sealed surface	0.0056	V.Low	0.00	0	Compensation Not Required
Ruderal/ Ephemeral	0.0065	Low	0.04	0.044	Same distinctiveness or better habitat required $\geq$
Bramble scrub	0.0517	Medium	0.21	0.231	Same broad habitat or a higher distinctiveness habitat required ( $\geq$ )
Ruderal/ Ephemeral	0.0743	Low	0.45	0.495	Same distinctiveness or better habitat required $\geq$
Developed land; sealed surface	0.0074	V.Low	0.00	0	Compensation Not Required
Ruderal/ Ephemeral	0.0028	Low	0.02	0.22	Same distinctiveness or better habitat required $\geq$

Yours sincerely

*Andrew Boles*

Andrew Boles

Environment and Conservation Advisor

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