

bng**report**

for
Land off Dalzell Street,
Moor Row,
Whitehaven,
Cumbria.
NY 00630 14787

February 2026



bringing **ecological excellence** to local **environments**

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Appendix 1 Photo sheet: on site Habitat Examples LOD/BNG/WB/01



1.0 Introduction

- 1.1 Whistling Beetle Ecological Consultants in partnership with Rubecula Ecology were commissioned by Nigel Kay Homes Ltd (the applicant) to undertake a Biodiversity Net Gain (BNG) Assessment of the proposed development at Phase 2, Land off Dalzell Street, Moor Row, Cumbria CA24 3JS (the Site). This report should read in conjunction with the Statutory Metric Calculation Tool which relates to all aspects of the project.
- 1.2 All assessments and surveys were supervised by Principal Ecologist Graham Workman who has over forty-five years professional experience in the ecology field. He has the specialist knowledge and ecological skills to undertake and complete all the surveys contained within this report. Rebecca Curtis at Rubecula Ecology, MSc in Conservation Biology, BSc in Conservation, Wildlife and Zoo Biology, 6 years field experience, over 10 years' experience using QGIS and various data analysis software and recently completed multiple CIEEM training courses on UKHab, QGIS, DEFRA Metric and Biodiversity Net Gain.

2.0 Non-Technical Summary

- 2.1 This report assesses the Biodiversity Net Gain or loss anticipated as a result of the proposed development at the Land off Dalzell Street, Moor Row, Cumbria CA24 3JS (the site). Please see the Design and Access Statement for exact details of the project. The landscapes contained within the site will be affected and as such a Biodiversity Net Gain Assessment will be carried out.
- 2.2 The Biodiversity Net Gain Assessment relies on a number of assumptions which are detailed within this report. The most recent version of the Statutory Biodiversity Metric Calculation Tool was used for the calculations of this project (Microsoft excel format). As such, the Biodiversity Metric calculator spreadsheet should always accompany this report and vice versa.
- 2.3 The baseline habitat calculations are based on site habitat data collected prior to any development-related activities, including aerial images, condition assessment surveys and historical data. The post-development habitat calculations are based on proposed landscape plans (see report for details).
- 2.4 This report assesses the biodiversity value of the existing habitats on site and the proposed changes to the development site. This report provides an overview of the change in Biodiversity Value (Biodiversity Net Gain/Loss) generated by the proposals.
- 2.5 The BNG Assessment will indicate how a net gain in biodiversity has occurred as a result of the current proposed development.
- 2.6 **Key Results**
- The development is estimated to result in a Biodiversity Net Gain of -66.99% compared with the baseline habitats present. There were no hedgerow or watercourse habitats on site therefore the 10% net gain was not required in these areas

3.0 Project Description

- 3.1 The proposed development is for 39 residential properties with gardens and driveways attached. These will be accessed by a tarmac road leading from the main



road. A significant proportion of the site will be used to create communal grass areas for residents to use. A SuDS pond will be created to the north of the site which will be surrounded by reedbed.

4.0 Site Location

- 4.1 The site is located on Land off Dalzell Street, Moor Row, Cumbria CA24 3JS.
- 4.2 The site has previously been used for grazing and agricultural practices. Areas to the east of the site (within the red line boundary) have been agriculturally farmed but more recently has been used for grazing.
- 4.3 The immediate surrounding area is made up of open countryside and farmland to the north, east and west with a housing estate to the south. River Keekle runs parallel to the east of the site. The river is over 10m away from the site boundary and therefore a watercourse assessment wasn't required.
- 4.4 The site covers an area of approximately 2.9Ha (7.2 Acres).

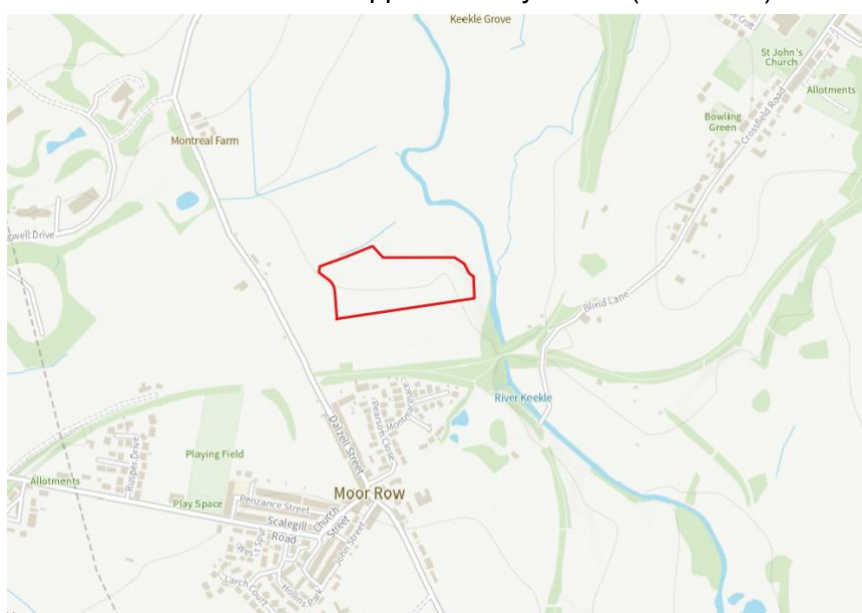


Figure 1. Location Map of Red-line Boundary, Land off Dalzell St, Moor Row.

5.0 Methodology

- 5.1 Ordnance Survey (OS) maps, baseline and proposed site plans, aerial Photographs, associated reports and a site visit were used to identify features of ecological interest within the redline boundary and areas surrounding the site.
Where applicable, habitat parcels and condition assessments were determined using the UKHab Minimum Mapping Unit of 25m² and where appropriate a 1m² quadrat. Essential secondary codes were used and when applicable additional secondary codes to assist the project. Field data information was digitised using QGIS v3.34.4 software, using co-ordinate reference system EPSG: 27700 OSGB 1936 / British National Grid and the Statutory Biodiversity Metric QGIS template at a scale of 1:100

6.0 Pre-development baseline habitat information

- 6.1 The report is based on field data collected during a survey undertaken on the 13th February 2026, in addition, aerial imagery, previous habitat records and ecological



reports were reviewed where needed. Habitat identification and condition assessments were undertaken by Graham Workman of Whistling Beetle Ecological Consultants, an experienced Consultant Ecologist and Rebecca Curtis from Rubecula Ecology. Vegetation and habitat types within the site were noted in accordance with the categories specified in the UK Habs Classification (v2.01) and condition assessed using the Statutory Biodiversity Metric Condition Assessments

- 6.2 The site is made up of two types of grassland, poor condition 'modified grassland and moderate condition 'other lowland acid grassland'.
- 6.3 The modified grassland was dominated by perennial ryegrass (*Lolium* sp). There were less than 6 vascular species per m² in each quadrat measured resulting in it being in poor condition. This area had been heavily grazed at the time of survey. There was enough vegetation within the sward to confidently identify the plant assemblage that would emerge in the coming month.
- 6.4 The other grassland present was moderate condition other lowland acid grassland. The area was dominated by hard and soft rush (*Juncus* sp) (approx. 85%+). Yorkshire fog (*Holcus lanatus*) and Sweet Vernal-grass (*Anthoxanthum odoratum*) are also present in the sward, along with Creeping Buttercup (*Ranunculus repens*), white clover (*Trifolium repens*) common bird's-foot-trefoil (*Lotus corniculatus*), Creeping Thistle (*Cirsium arvense*) and Cuckoo Flower (*Cardamine pratensis*).
- 6.5 There is one medium sized native hawthorn tree at the very edge of the east boundary assessed to be in moderate condition.

There are no irreplaceable habitats on site.

A photo sheet detailing habitat examples is available in Appendix 1 LOD/BNG/PS01

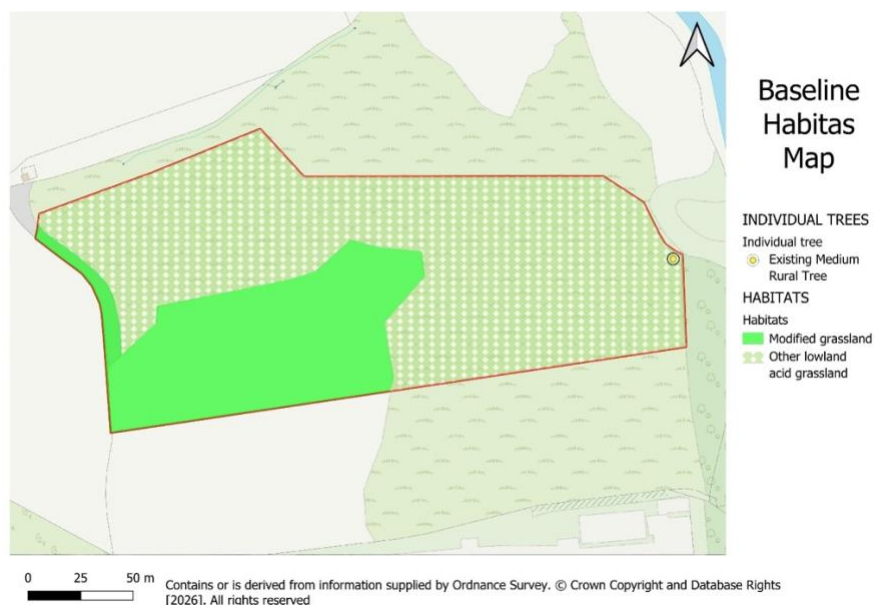


Figure 2. Baseline habitats map, Land off Dalzell St, Moor Row.

Parcel	Broad Habitat Type	UK Habs	Condition	Area
1	Grassland	g4	Poor	8732m ²
2	Grassland	g1d	Moderate	20481m ²
2	Tree	g1d	Moderate	163m ²

Table.1 UK Habs polygon attributes (See UK Habs Key and parcel Map)



7.0 Post-development habitat information

For reference, the post-development habitat plan is included as Figure 3 of this report. The post-development calculations are based on Phase 2 Indicative Site Plan 02.

Please note the planning submission is in outline only. On this basis, the proposed habitats and calculations can only be based on the current plans and the proportion of building and garden footprint for each plot has been calculated as an approximate 50/50 ratio to produce a predicted score. Consequently, this section of the BNG report will need to be re-assessed at detailed planning stage should outline consent be secured.



Figure 3. Proposed habitats map, Land off Dalzell St, Moor Row.

The Site is under the Cumbria Local Nature Recovery Strategy (LNRS) and is therefore ‘formally identified in a local strategy’.

On-site baseline	Area habitat units	18.25	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	6.02	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Area habitat units	-12.23	-66.99%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Table 2. Displays the Headline unit change as shown in the Statutory Biodiversity Metric.



- 7.1 As a result of the development areas of poor condition modified grassland and other lowland acid grassland will be removed to make room for the new proposed housing and associated roads, paths and gardens. The two existing trees will be retained.
- 7.2 There will be 3 large areas of public communal space that will be made up of other lowland acid grassland to replace those areas lost as a result of the development. These areas will be managed into good condition.
- 7.3 A SuDS pond will be created to the north of the site. Surrounding this will be reedbed that will be managed into moderate condition. Species such as Typha and Phragmites...will be planted

8.0 Biodiversity Net Gain Summary

- 8.1 The development required a minimum of 10% BNG and this target has not been achieved resulting in an area habitat loss of -66.99% and the trading rules have not been satisfied. Hedgerow and watercourse habitats were not present on site and therefore did not require a 10% uplift.
- 8.2 In order to achieve the 10% uplift, the project will need to find an off-site option either within the clients ownership or through habitat banks as the net gain cannot be achieved on-site with the current proposals

See the Statutory Biodiversity Metric Calculation Tool attached for a breakdown of all results.

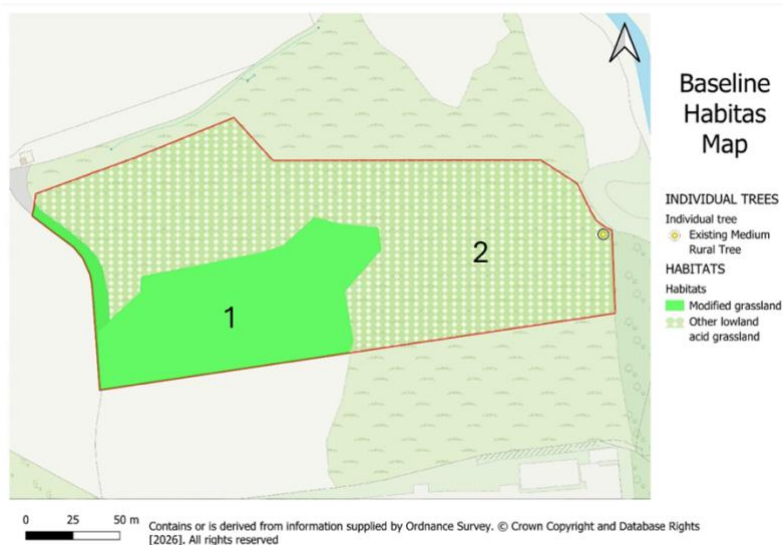


Figure 4. Habitat parcels map.



9.0 References

Baker, J., Hoskin, R. & Butterworth, T. (2019). Biodiversity net gain. Good practice principles for development. CIRIA.

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<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides> (last updated 3rd July 2025)

Royal Horticultural Society (no date). Plants for Pollinators – Garden Plants.
rhs.org.uk/plantsforpollinators

Appendix 1



1. Access track off Dazell Street



2. Track access to Phase 2 on site



3. Typical habitat of juncus sp. and meadow grass (poa.sp.)



4. Other lowland acid grassland is dominant across the site



5. Typical example of grassland habitat species mix present on site



6. Typical example of grassland habitat species mix present on site



7. Typical example of grassland habitat species mix present on site



8. View of SUDS feature which serves Phase 1



9. Detail of juncus mixed with grass species



Project

Biodiversity Net Gain
Habitats on Site

Site

Land off Dalzell Street,
Moor Row,
Whitehaven

Photo Sheet LOD/BNG/WB/PS01

Date Feb 13th 2026 (photos taken)

Scale N/A

