

off site bng**report**

for

Land to South West of Summergrove,
Whitehaven
Grid Ref NY00161593

November 2024



bringing **ecological excellence** to local environments

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1.0 Introduction

- 1.1 Whistling Beetle Ecological Consultants in partnership with Rubecula Ecology were commissioned by John Swift Homes (the applicant) to undertake a Biodiversity Net Gain (BNG) Assessment of the proposed development on an area of land to Southwest of Summergrove, Whitehaven CA28 8YN, National Grid Field No NX 9915 8061 (the Site).

This report should read in conjunction with the Phase 1 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 As a result of the development proposal the on-site BNG uplift of 10% was not achieved therefore an off-site BNG was needed. The initial on-site BNG gave a habitat loss of -27.33% and hedgerows uplift of 160.45% compared with the baseline habitats present. This report assesses the off-site BNG completed in the blue line boundary which is still under the client's ownership.

- 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 within the blue line boundary prior to development-related activities starting within the Phase 1 red line boundary. This report assesses the biodiversity value calculations of the existing habitats within both the on-site and off-site areas and the proposed habitat creations made in the off-site blue line boundary. This report provides an overview of the change in Biodiversity Value (Biodiversity Net Gain/Loss) generated by both proposals.

- 2.4 The BNG Assessment will indicate how a minimum 10% net gain in biodiversity has been achieved as a result of the habitat proposals in the off-site assessment.

2.5 Key Results

The off-site development is estimated to result in an overall habitat Biodiversity Net gain of 10.28% and a hedgerow Biodiversity Net Gain of 160.45%. This is due to the creation of a large area of mixed scrub and other neutral grassland.

3.0 Project Description

- 3.1 The habitat creation of an area of land within the blue line boundary (within the client's ownership) in order to achieve a net gain of over 10% to replace the loss created by the on-site development within the Phase 1 red line boundary.



4.0 Site Location

- 4.1 The off-site BNG is located on the land South West of Summergrove, Whitehaven, CA28 8YN, National Grid Field No NY 0015 0726. Entrance to the site is via Dalzell Street. The land is currently in use as grazing pasture for sheep.
- 4.2 The development site covers an area of approximately 0.4134Ha (4134m²)
- 4.3 The entire blue line boundary was assessed for the off-site enhancements but only a section was needed to create the net gain uplift (see habitat baseline maps).
- 4.4 Copeland's Local Green Spaces (local plan) was taken into consideration when developing the off-site plan.

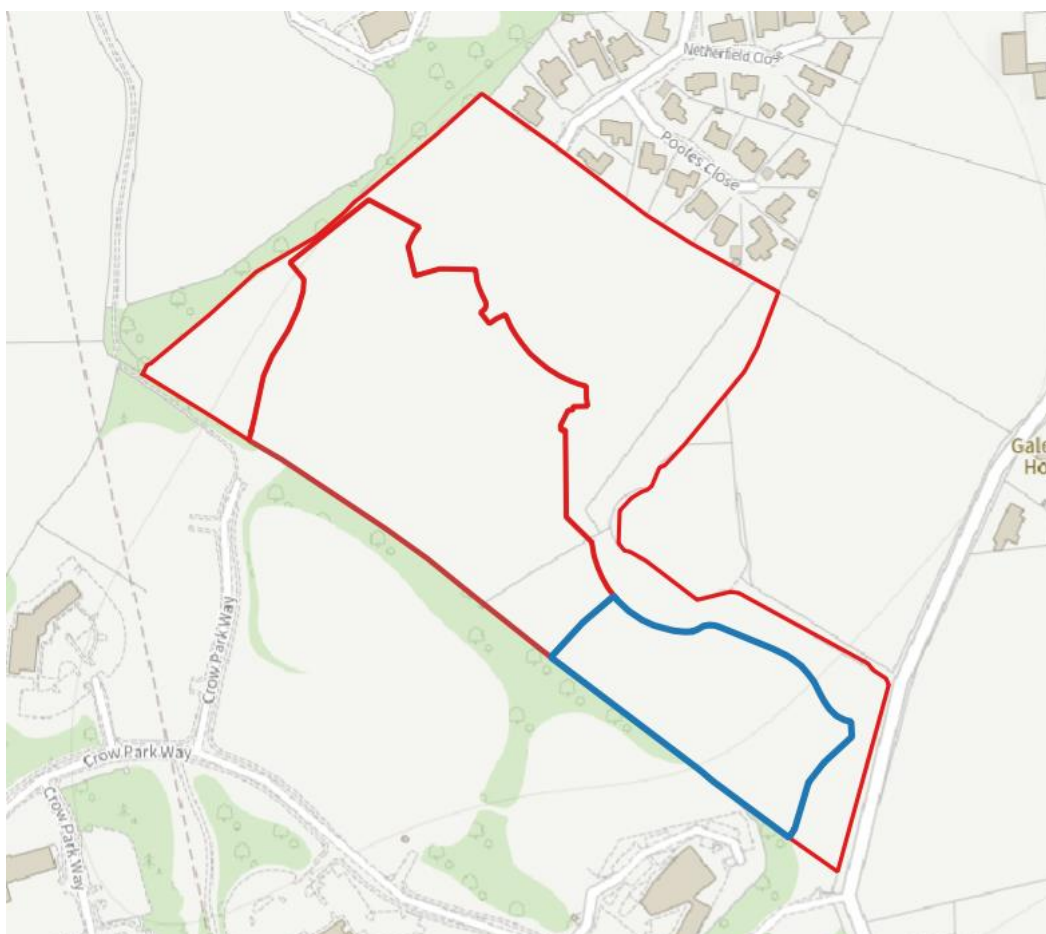


Figure 1. Location Map of Blue-line Boundary, Summergrove Park, Whitehaven.

5.0 Methodology

- 5.1 Ordnance Survey (OS) maps, baseline and proposed site plans, aerial photographs and a site visit were used to identify features of ecological interest within the redline boundary and areas surrounding the site.
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.

5.2 Pre-development baseline habitat information

This report is based on data collected during a survey undertaken on the 4th October 2024 at the same time as the Phase 1 and Phase 2 assessments. 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 habitat conditions assessed using the Statutory Biodiversity Metric Condition Assessment sheets. An accurate assessment of the plant species was determined by using remaining material and structures which provided a confident identification of which species would be present during the growing periods.

- 5.3 The off-site (blue line boundary) area is a section of the same field being used for the Phase 1 and Phase 2 development. The off-site area is not required for either phases of the development. The area, like the rest of the field had been sheep grazed. Only a section of this area was required for the 10% BNG uplift.
- 5.4 The blue line boundary (Parcel 1) consists of poor-condition modified grassland. It was surveyed using a 1m² quadrat and less than 5 species were present.



Figure 2. Off-site Baseline Habitats Map, Summergrove Park, Whitehaven.

Parcel	Broad Habitat Type	UK Habs	Secondary Codes	Condition	Area
1	Grassland	g4	102	Poor	12031m ²

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



6.0 Post-development habitat information

- 6.1 Please note, this plan may be superseded or updated without warranting an update of this report, if the changes are insignificant to the impact of the development on biodiversity. The version included within this report is for indicative purposes only and should not be relied upon as the definitive version

There are no irreplaceable habitats on site

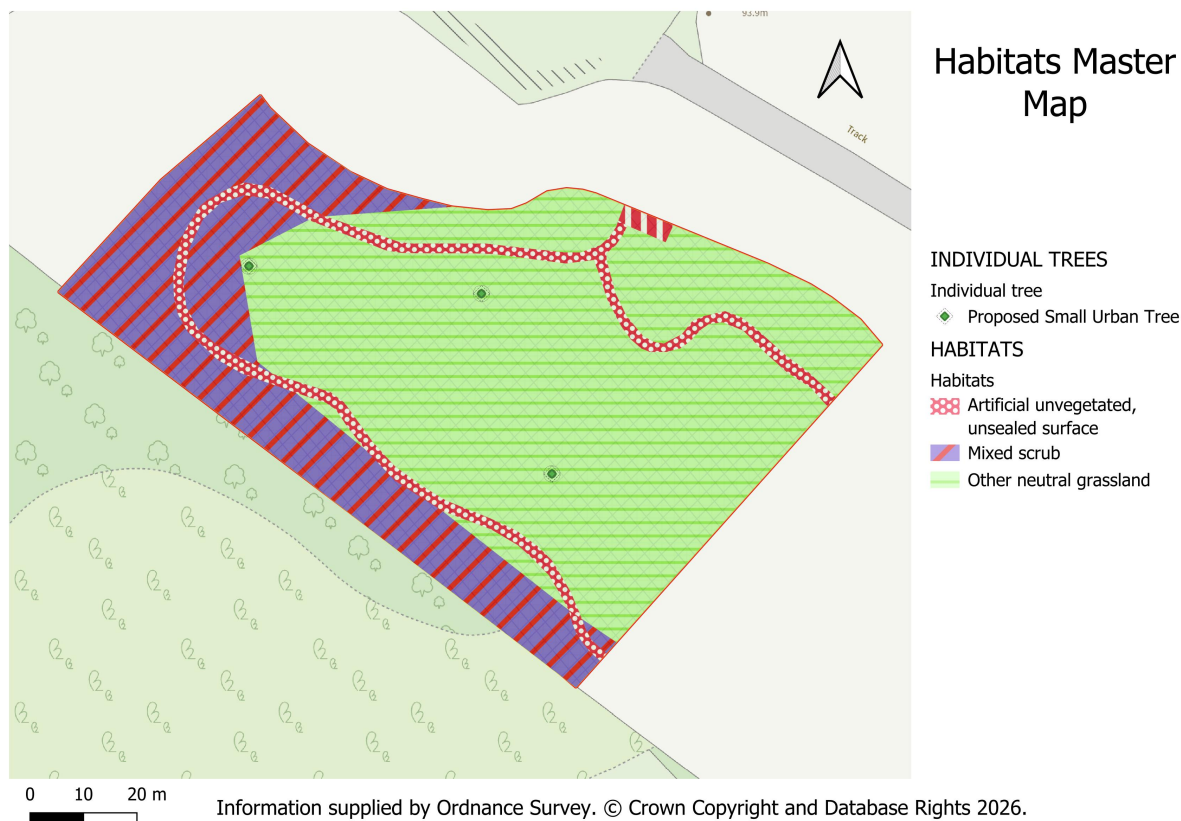


Figure 3. Proposed off-site Habitats Map, Summergrove Park, Whitehaven.

Off-site baseline	Area habitat units	1.67	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	6.58	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Area habitat units	4.91	293.12%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Table 2. Displays the headline unit off-site change as shown in the Statutory Biodiversity Metric Calculation Tool



FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.34
	<i>Hedgerow units</i>	1.12
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.28%
	<i>Hedgerow units</i>	160.45%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Table 3. Displays the final on-site and off-site unit change as shown in the Statutory Biodiversity Metric.

- 6.2 In order to achieve the minimum 10% net gain 8350m² of land within the blue line boundary will need to be used.
- 6.3 A species rich grassland will be created (other neutral grassland) and managed to achieve good condition. This habitat will replace the enormous loss of modified grassland which was low in ecological richness. – The species rich grassland will provide a mixture of nectar producing species for invertebrates and the tall growing species with foraging opportunities for small mammals and birds. There will also be 3 small native trees planted across the grassland area.
- 6.4 A large area of mixed scrub will be created along the boundary of the gardens of two houses and the adjacent Westlakes Science Park which is currently separated by a wire fence and hedge. This mixed scrub will provide a buffer and also an uplift to the ecological richness of the site. This too will be managed to good condition.
- 6.5 A trim trail will pass around the area to allow recreational opportunities for the residents.
- 6.5 All enhancements and habitat creations will be subject to a HMMP.

7.0 Biodiversity Net Gain Summary

- 7.1 This scheme required a minimum of 10% BNG in habitats and this target has now been achieved via off-site habitat creations within the blue line boundary. With the proposed off-site habitat suggestions a 15.90% will be achieved. An off-site hedgerow uplift was not needed for this Phase 1 as this was achieved on site.

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

8.0

Habitat Management and Monitoring Plan (MHMP)

8.1

To fully comply with BNG requirements, a 30-year habitat management and monitoring plan (HMMP) will be developed. It is expected that this information can be secured by a condition included with the application's decision notice.

The HMMP will include management prescriptions which will achieve the desired condition for each habitat, based on the Statutory Biodiversity Condition scoring. The HMMP will also include the methods and reporting processes to be used for



monitoring the success of habitat enhancement and creation along with options for remedial intervention where needed if a habitat is not achieving its targeted condition. Roles and responsibilities, along with financial and legal requirements will be included.

UK Habs Key

102 – sheep grazed



Figure 4 Off-site Habitat Parcels, Summergrove Park, Whitehaven.



9.0 References

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