Sheet N	ame	Site Details
1. Planning a	uthority:	Copeland
2. Site na	ame:	Town head Farm
3. Applic	ant:	John Brough
4. Planning appli	ication type:	Full planning consent
5. Planning applica	tion reference:	TA/2024/276
6. Metric completed by	(name & job title):	Sandy Brown - Head of Farm & Environmental Advisory
7. Date of metric	completion:	25 June 2024
8. Revision n	number:	1
9. Masterplan document ti	tle / drawing number:	1
et Gain Targets		
	10a. Habitat	10.00
10. Targeted % increase in Units	10b. Hedgerow	10.00
	10c. Watercourses	10.00
11. Targeted increase in Units if	11a. Habitat units	0.00
aseline value is zero - agreed with local planning authority	11b. Hedgerow units	0.00

For planning authority use only

0.00

11c. Watercourse units

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Town hea	ad Farm
Sheet Name	Desktop As	ssessment
<u>Development</u>		
14. Select the type of proposed development. If Other provide details at Q.25 below	Other	Site area must be less than 10,000 m2
15. Site area (m²)	700	
N/A		
N/A		
Designated sites and priority habitats		
18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	Non	ne
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Magic.g	ov.uk
Site walkover		
22. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
23. Date of site walkover - DD/MM/YY	24/06/2024	Site walkover data valid until 24/12/24
24. Who completed the walkover? (Name and job title)	Sandy Brown Head of Farm	& Environmental Advisory
Additional details		
25. Any additional information or notes	part of the site has been covered with concrete hav	ing book laid when the agricus shadow

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Site Name:	Town head Farm
Sheet Name	Supporting Information

Baseline Habitat Photos

Insert photographs to support assumptions made in the metric

Ref	Habitat type	Photo 1	Photo 2
	Date taken	02.07.2024 Development site - some of it is concrete (since 01.01.2024)	02.07.2024 Development site
1	Modified grassland		
	Date taken	02.07.2024 Proposed BNG restoration site - species rich hay neadow	02.07.2024 Proposed BNG site - species rich hay meadow
2			
	Date taken	02.07.2024 Proposed BNG site - species rich grassland	
3			
	Date taken		
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27/22/2019		

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Town head Farm	5. Area Habitats
ite Name	neet Name

Input Errors Present On Sheet -Red Cells Or ▲ Highlight Errors

			4. Enter data on individual trees into 1d. Tree area calculator		אבת בבו			2		Net Change	0.0473
1a. Baseline habitats	e habitats										
		Habitat			Areas (m²)		Baseline results	aging.			
			C. Strategic significance								
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area	F. Area Tol	F. Area Total habitat units Area Lost	a Lost Uni	Units fost	User comments	LPA comments
1	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	700.00				20000	OBCO		
2								+	707		
3											
THE RESERVE											
S. Marie											
9											
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8 (1994)											
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1											
13											
13											
14											
15											
16					1						
17						0.0					
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	800	800		+	+			
				000	000		0.0000	0000	0.0000		

				Condition Assessment					
Ref	A Broad Wickey		Acceptable condition		D. Straticals clanificance			Comments	ale
	A Broad hadden	B. Habitat type	options	C. Targeted condition	and the state of the state of	E. iotal Area (m.)	Habitat units created onsite	User comments	LPA comments
1	Grassland	Modified grassland	Moderate, Good	Poop	Area/compensation not in local strategy/ no local strategy	700.00	0.3273		
2									
3 1111									
9									
7									
8									
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The second second									
7.5									
13									
14									
1.5									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	0000	0.0000		

1c. Habitats to be enhanced

		Lighting Habited Type		Enhanced Habitat type		The second secon					
										Ego	Comments
oaseme re	Broad habitat type	Existing habites type	Enhancement Type	A. Enhanced habitat type	B. Strategic algoificance	Area Enhanced	Area Enhanced Enhanced Condition	Total Units	Net Improvement	User comments	LPA comments
Description of the owner,			Distinctiveness	Modified grassland			Cood	The state of the s			STATE OF THE PARTY
2							2005		Error 🔺		
C CONTRACTOR							The second secon				
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Totals (areas encl trees, green walls and interidial hard structures) 0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.00 (0.

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new, trees planted post development		Areas	
				Area pre development	Area retained	Area of new trees planted post development
Small-DBH 5.30cm				0	o	
Madlum Day 30 to Com						
				0	0	0
Large - DBH > 60 to < 90cm						Secretarion of the Control of the Co
				0	0	0
Very Large - DRH > 90cm						
				0	0	0
Total	0	0	c	c	4	

Data beyond this row is automated

Trading Comman

Trading Rules Satisfied ✓	Trading Rules Satisfied ✓
Broad Habitat Type - Medium Distinctiveness Habitats	Medium and Low Distinctiveness Band

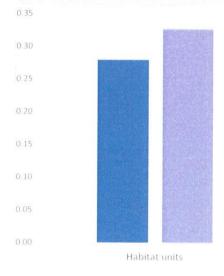
1f. Habitat trading assessment

Broad habitat types	Distinctiveness band Baseline units	Baseline units	Onsite provision	Net change	Trading
Cronland	tow	0.0000	0.0000	00000	
	Medium	0.0000	0.0000	00000	N/A
Grassland	Low	0.2800	0.3273	0.0473	
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	00000	00000	0,0000	
	Medium	00000	00000	00000	N/A
Intertida hard structures	Low	00000	0.0000	00000	
	Medium	0.0000	00000	00000	N/A
Interpidal coliment	Low	0.0000	000000	0,000	
	Medium	00000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	
	Medium	00000	00000	0.0000	N/A
Sparsely vegetated land	tow	00000	0.0000	00000	
	Medium	00000	0.0000	0,000	N/A
Urban	low	00000	00000	0,0000	
	Medium	00000	0,0000	0.0000	N/A
Woodland and forest	Low	00000	0.0000	0.0000	
	Medium	00000	00000	0.0000	N/A
Costal saltmarsh	Low	00000	00000	0.0000	
	Medium	0,000	0,000	0.0000	N/A
	low	0,0000	0,000	0.0000	
	Medium	0.0000	00000	00000	N/A

Distinctiveness band	Baseline units	Onsite provision	Net change	Trading
Medium distinctiveness	0.0000	0000	00000	Yes
Low distinctiveness	0.2800	0.327	0.0473	Yes
Surplus area habitat biodiversity units after offsetting low distinctiveness units		0.0473		Yes

	e Name	Town head Farm
She	et Name	Headline Results
eadline Results		
Ho	eadline	BNG Targets Met √
Trad	ling Rules	Trading Rules Satisfied ✓
Ne	xt steps	Check for input errors/rule breaks present in the metric A
	Habitat units	0.2800
Baseline Units	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
	Habitat units	0.3273
Post-development Units	Hedgerow units	0.0000
	Watercourse units	0.0000
	Watercourse units Habitat units	0.0000
Total net unit change		
Total net unit change	Habitat units	0.0473
Total net unit change	Habitat units Hedgerow units Watercourse units	0.0473 0.0000 0.0000
	Habitat units Hedgerow units Watercourse units Habitat units	0.0473 0.0000 0.0000 16.89%
Total net unit change Total net % change	Habitat units Hedgerow units Watercourse units	0.0473 0.0000 0.0000
Total net % change	Habitat units Hedgerow units Watercourse units Habitat units Hedgerow units Watercourse units	0.0473 0.0000 0.0000 16.89% % target not appropriate % target not appropriate
Total net % change Habitats units rec	Habitat units Hedgerow units Watercourse units Habitat units Hedgerow units	0.0473 0.0000 0.0000 16.89% % target not appropriate

Chart 1 - Unit change by habitat group



Hedgerow units

Watercourse units