

Sheet Name	Site Details
1. Planning authority:	Copeland
2. Site name:	Town head Farm
3. Applicant:	John Brough
4. Planning application type:	Full planning consent
5. Planning application 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 number:	1
9. Masterplan document title / drawing number:	1

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. Watercourses	10.00

11. Targeted increase in Units if baseline value is zero - agreed with local planning authority	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

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

Site Name:	Town head Farm
Sheet Name	Desktop Assessment

Development

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 (m ²)	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	None	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Magic.gov.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 having been laid when the previous shed was erected.
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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
1	Date taken	02.07.2024 Development site - some of it is concrete (since 01.01.2024)	02.07.2024 Development site
	Modified grassland		
2	Date taken	02.07.2024 Proposed BNG restoration site - species rich hay meadow	02.07.2024 Proposed BNG site - species rich hay meadow
			
3	Date taken	02.07.2024 Proposed BNG site - species rich grassland	
			
4	Date taken		
5	Date taken		
	Date taken		

6			
	Date taken		
7			
	Date taken		
8			
	Date taken		
9			
	Date taken		
10			
	Date taken		
11			
	Date taken		

12	Date taken		
13	Date taken		
14	Date taken		
15	Date taken		
16	Date taken		
	Date taken		

17			
18	Date taken		
19	Date taken		
20	Date taken		

0.00 0.000 0.000

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 ≤ 30cm				0	0	0
Medium - DBH > 30 to ≤ 60cm				0	0	0
Large - DBH > 60 to ≤ 90cm				0	0	0
Very large - DBH > 90cm				0	0	0
Total	0	0	0	0	0	0

Data beyond this row is automated

1e. Trading Summary

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

1f. Habitat trading assessment

Broad habitat types	Distinctiveness band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	N/A
Grassland	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.2800	0.2773	0.0473	-
Heathland and shrub	Low	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	-
Intertidal sediment	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Lakes	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
Urban	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	N/A
Woodland and forest	Medium	0.0000	0.0000	0.0000	N/A
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Individual trees	Medium	0.0000	0.0000	0.0000	N/A
	Low	0.0000	0.0000	0.0000	-
	Medium	0.0000	0.0000	0.0000	N/A
Distinctiveness band					
Medium distinctiveness		0.0000	0.0000	0.0000	Trading satisfied? Yes ✓
Low distinctiveness		0.2800	0.2773	0.0473	Yes ✓
Surplus area: habitat biodiversity units after offsetting low distinctiveness units			0.0473		Yes ✓

Site Name		Town head Farm
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Habitat units	0.2800
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.3273
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0473
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	16.89%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group

