

Sheet Name	Site Details
1. Planning authority:	<u>Staffordshire Moorlands District Council</u>
2. Site name:	Gorsthead Mill Farm
3. Applicant:	Mr Alan Norbury
4. Planning application type:	Full planning consent
5. Planning application reference:	
6. Metric completed by (name & job title):	Alex Lewis - Ecologist
7. Date of metric completion:	03 February 2025
8. Revision number:	1
9. Masterplan document title / drawing number:	

Net Gain Targets

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

11. Optional target increase in units if baseline value is zero	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:	Gorsthead Mill 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)	603	
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?	Within 500m of site boundary	Consider using main metric tool 
20. List the designated sites and/or priority habitats	LHEAT - PHID40231915_035366993 PHID40222410_035333203 PHID40226484_035330700 PHID40235067_035327832 PHID40221347_035390779 DWOOD - LDAGR - LHEAT - CFPGM -	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	MAGIC MAPS	

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by qualified ecologist	
24. Date of site walkover - DD/MM/YY	28/01/2025	Site walkover data valid until 28/07/25
25. Who completed the walkover? (Name and job title)	Alex Lewis	Ecologist

Additional details

26. Any additional information or notes		
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[illegible]

Site Name	Gorsthead Mill Farm
Sheet Name	5. Area Habitats

Instructions
1. Enter data into 1a. Baseline habitats table
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced
4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost Units	0.2786
Created Units	0.3310
Enhancement Units	0.0000
Net Change	0.0224

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area retained	F. Area enhanced	Total habitat units onsite	Area Lost	Units lost		
1	Grassland	Modified grassland	Area/compensation met in local strategy/ no local strategy	603.00	0.00	0.00	0.24	603.00	0.241		
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals	Individual trees	Urban/rural tree	Formally identified in local strategy	42.00	0.00		0.0074	42.00	0.0224		
Totals (areas and trees, areas only and intertidal hard structures)				603.00	0.00	0.00	0.2474	603.00	0.2698		
Error Check 1				Area Acceptable ✓							
Error Check 2				Area Acceptable ✓							
Error Check 3				Area Acceptable ✓							

1b. Habitats to be created

Ref	Condition Assessment		D. Strategic significance	E. Total Area (m²)	Habitat units created onsite	Comments			
	A. Broad Habitat	B. Habitat type				Acceptable condition existing	C. Targeted condition	User comments	LPA comments
1	Urban	Developed land, sealed surface	N/A - Other	N/A - Other	Area/compensation met in local strategy/ no local strategy	603.00	0.0000		
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation met in local strategy/ no local strategy	2027.06	0.0110		
Totals (areas and trees, areas only and intertidal hard structures)						603.00	0.0110		
Error Check 4						Area acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat Type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type							
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals (areas and trees, areas only and intertidal hard structures)						0.00		0.0000	0.0000		

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	1	0	25	41	0	2617
Medium - DBH > 30 to < 60cm				0	0	0
Large - DBH > 60 to < 90cm				0	0	0
Very Large - DBH > 90cm				0	0	0
Total	1	0	25	41	0	2617

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	
	Medium	0.0000	0.0000	0.0000	N/A
Grassland	Low	0.2618	0.0000	-0.2618	
	Medium	0.0000	0.0000	0.0000	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal hard structures	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Intertidal sediment	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Lakes	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Urban	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
Woodland and forest	Low	0.0000	0.0000	0.0000	
	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	Low	0.0000	0.0000	0.0000	
	Medium	0.0374	0.3110	0.2736	Yes ✓
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0374	0.311	0.2736	Yes ✓
Low distinctiveness		0.2412	0.000	-0.2412	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units				0.0324	Yes ✓

Site Name		Gorsthead Mill 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	0.2786
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.3110
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0324
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	11.62%
	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

