



Biodiversity Net Gain Plan Notes

Site Description – Baseline Habitat

The application site comprises undeveloped modified grassland of low distinctiveness.

No trees, hedgerows, watercourses, priority habitats or irreplaceable habitats are present within the site boundary.

The baseline habitat condition is classified as Modified Grassland (Low Distinctiveness) as defined within the DEFRA Small Sites Biodiversity Metric.

Proposed Habitat Strategy

The development retains and enhances on-site biodiversity through the following measures:

- Creation of private garden areas managed as grassland in good condition.
- Provision of 2 no. native small canopy trees within the rear garden.
- Retention of soft landscaping across remaining undeveloped areas of the site.
- No loss of irreplaceable habitat.

Proposed Tree Planting

2 no. native small canopy trees to be planted within the garden area and maintained for the lifetime of the development.

Indicative species:
T1 – Acer campestre (Field Maple)
T2 – Betula pendula (Silver Birch)

Trees to be planted at standard nursery stock size and positioned as shown on this drawing.

Habitat Management

Garden areas to be maintained in good condition through:

- Regular mowing regime
- Avoidance of unnecessary hard surfacing
- Retention of permeable soft landscaping
- Replacement of failed tree specimens within the first five years

Net Gain Confirmation

The proposed development achieves a minimum 10% Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), as demonstrated within the submitted DEFRA Small Sites Biodiversity Metric.

All biodiversity enhancements are to be delivered on-site.

Plan Key (Include on Drawing)

Green hatch – Proposed grassland (Good Condition)
Grey hatch – Developed land / sealed surface
Tree symbol – Proposed native tree
Red line – Application site boundary

PROJECT: 25050-LEM



REVISIONS

25050-LEM-PR.6-Biodiversity Site
PlanREV-A-200226

NOT FOR CONSTRUCTION

PROJECT INFO:

Land at Lane End Mews,
Thurmscoe.

20.02.2026

Project North



Scale 1:100

Biodiversity Site Plan

PR.6