



Biodiversity Net Gain Assessment

Smallshaw Farm Spa

Smallshaw Cottages & Spa Ltd

Prepared by:

SLR Consulting Limited

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SLR Project No.: 424.065159.00001

18 February 2026

Revision: 3

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	25 June 2024	Ellie Tew	Julia Kozłowska	Julia Kozłowska
2	20 November 2025	Peter Wigglesworth	Julia Kozłowska	Julia Kozłowska
3	18 February 2026	Peter Wigglesworth	Ellen Miller	Ellen Miller

Basis of Report

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1.0 Introduction

SLR Consulting was commissioned to undertake a Biodiversity Net Gain (BNG) Assessment to be submitted alongside an Ecological Impact Assessment report, in support of a planning application for an extension of spa facilities, construction of stables in an existing barn structure, and the construction of an equestrian menage on adjacent land.

Following a change in layout this report has been updated to reflect the new design.

1.1 Statement of intent in respect of BNG

The Project is subject to the statutory BNG requirements, and as such a minimum of 10% BNG shall be achieved on-site. Proposed created and/or enhanced habitats which are due to form part of the Project, and their target conditions are outlined within this report and associated drawings. Overall, the Project is predicted to achieve 33.77% net gain in habitat area units and a 1699.85% net gain in hedgerow units, through on-site habitat creation and enhancement.

It is acknowledged that, in order to comply with the statutory BNG requirements, detailed management prescriptions describing how each habitat would be managed to reach target condition, as well as monitoring details, would need to be provided as part of a Habitat Management and Monitoring Plan and Biodiversity Gain Plan, post-consent, to discharge the new standard biodiversity gain planning condition, which is applied to all new planning applications after February 2024.

1.2 Baseline

The application site (hereafter referred to as the 'Site') is located off Hollin Lane, Millhouse Green, Sheffield, South Yorkshire, S36 9NH (approximate central OS grid reference SE 20691 04050).

The Site possesses a central barn which is currently already used for spa facilities. The barn also contains stables and storage space. To the east of the barn is a tennis court, and the south of the barn is surrounded by hard standing used as parking spaces. The north of the barn is dominated by modified grassland, which is used for horse grazing. A hedgerow is located to the north of the tennis court.

This report is designed to be read in conjunction with, and makes reference to, the following documents:

- Ecological Impact Assessment (EclA)¹;
- Planning Layout, supplied as Appendix A;
- Statutory Metric Calculator Tool, supplied separately, as Appendix B;
- BNG Baseline Habitats Map (UKHab), supplied as Drawing 1;

Table 1-1 Habitats within the Site boundary

Baseline Habitat (UKHab Code(s))	Baseline Condition	Extent
Habitats within Site		
Modified Grassland (g4)	Poor	0.257 ha
Built-up Area and Garden (u1)	N/A	0.049 ha

¹ SLR Consulting. (2024). Ecological Impact Assessment, Smallshaw Cottages & Spa Ltd



Baseline Habitat (UKHab Code(s))	Baseline Condition	Extent
Buildings (u1b5)	N/A	0.058 ha
Other Developed Land (u1b6)	N/A	0.237 ha
Individual Trees	Moderate	0.041 ha
Linear Habitats within Site		
Other Native Hedgerow (h2a6)		0.005 km

1.3 Proposed Development

The proposed development plans to extend the current spa facilities in the existing barn on Site. This will involve demolishing the current stable block on the southern extent of the barn to allow extension of spa facilities southward. The building will also be extended on the northern extent to allow for an indoor pool to be built. A new stable block and adjacent menage will be constructed on the eastern end of the barn (Appendix A).

1.4 Evidence of Competence and Quality Assurance

This report was written by SLR Consulting Ecologist Ms Ellie Tew. Ms Tew is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management. Ms Tew has two years' relevant experience within ecological consultancy and has experience writing EclAs.

This report was reviewed by Ms Julia Kozłowska. Ms Kozłowska is an Associate Ecologist at SLR Consulting. Ms Kozłowska is a competent botanist and is proficient in a variety of ecological survey techniques. Ms Kozłowska also holds a Natural England survey licence for great crested newt. Ms Kozłowska is experienced in ecological assessment and reporting including BNG and EclA.

The report updates were completed by Mr Peter Wigglesworth. Mr Wigglesworth is an ecologist with over three years' relevant experience in ecological consultancy with experience of writing EclAs and other ecological reports.

The updates have been reviewed by SLR Consulting Associate Ecologist Ms Ellen Miller ACIEEM. Ms Miller has over seven years' experience in consulting and is proficient in a variety of ecological survey techniques, ecological assessment and reporting.



2.0 Relevant Policy and Legislation

2.1 Environment Act 2021

The Environment Act (the Act) gained Royal Assent on 9 November 2021 and is now enshrined within UK law. The Act provides a mechanism for implementing Government's ambitions for 'improving the natural environment', which were previously set out in publications including the 25 Year Environment Plan. The Act provides recognition of the 25 Year Environment Plan as the first "environmental improvement plan" which will, once the relevant regulations come into force, be used as the basis for understanding the steps Government intends to take to improve the natural environment.

The Act implements the ambitions for an improved natural environment, by setting out statutory or legal requirements which mandate action, under the oversight of the newly formed Office for Environmental Protection (OEP). The focus of the Act is the "...*provision [of] targets, plans and policies for improving the natural environment...*" and its requirements are structured around a number of broad themes.

Part 6 of the Act sets out provisions for 'Biodiversity gain as condition of planning permission'. Enacted on February 12th 2024, amendments to the Town and Country Planning Act 1990 require planning applications to be supported with additional information on the change in the biodiversity value attributed to a project, with biodiversity metric calculations, and with biodiversity gain plans using metrics, guidance and templates provided by government. Planning authorities will be required to consider these submissions in the exercise of their planning functions, to ensure that they are secured, approved and where relevant registered.

2.2 National Planning Policy Framework (NPPF) 2023

The National Planning Policy Framework (NPPF)² sets out guidance for local planning authorities and decision makers on how to apply planning policies when drawing up plans and making decisions about planning applications. Along with Government Circular 06/05³, the broad policy objectives in relation to the protection of biodiversity and geological conservation in England through the planning system are set out. Specific policies relating to habitats and biodiversity are set out in Section 15, from paragraph 180, those sections of particular relevance to this report are extracted below:

Paragraph 180 states that: "*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); ...

d. Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; ..."

Paragraph 186 states that: "*When determining planning applications, local planning authorities should apply the following principles:*

² Ministry of Housing, Communities & Local Government (2023). National Planning Policy Framework.

³ Office of the Deputy Prime Minister (2005). ODPM Circular 06/2005. Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.



If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; ...

c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

National Policy Statement EN-1 (the Overarching National Policy Statement for Energy) includes several references to BNG and Section 4.5.5 states “*Applicants are encouraged to use the most current version of the Defra biodiversity metric to calculate their biodiversity baseline and inform their biodiversity net gain outcomes and to present this data as part of their application.*”

2.3 Barnsley Local Plan⁴

Barnsley Council adopted the Barnsley Local Plan in January 2019. The relevant policies have been outlined below.

Policy BIO1: Biodiversity and Geodiversity

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

- Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.
- Maximising biodiversity and geodiversity opportunities in and around new developments.
- Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.
- Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.
- Protecting ancient and veteran trees where identified.
- Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

⁴ [Local Plan \(barnsley.gov.uk\)](https://www.barnsley.gov.uk)



Development which adversely effects a European Site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI).



3.0 Methodology

1.1 Baseline Data Collection

3.1.1 UKHab Habitat Survey

A UKHab survey was undertaken on the 30th May 2024, which included a search for irreplaceable habitats such as ancient or veteran trees. Detailed survey methodology and results are provided as part of Ecological Impact Assessment¹.

An updated survey was undertaken on the 19th November 2025.

3.1.2 Condition Assessment

A Habitat Condition Assessment was carried out in conjunction with the UKHab survey, through which the quality of habitats were measured using standardised habitat condition assessment criteria contained within the Statutory Metric Condition Assessment Guidelines⁵.

1.2 Statutory Biodiversity Metric Assessment

In undertaking this Biodiversity Net Gain assessment SLR have used the guidance document⁶ and Statutory Biodiversity Metric provided by DEFRA.

In order to complete the Biodiversity Net Gain assessment, the areas of all existing habitats were mapped and measured in ArcGIS software (in hectares, or in kilometres for linear features (i.e. hedgerows)) and inputted into the Statutory Biodiversity Metric.

These values were calculated accurately, using ArcGIS software, from the UKHab mapping (Appendix A) produced during a habitat survey of the Project site. A condition assessment of the baseline habitats was also completed during the habitat survey and the values were inputted.

The predicted future biodiversity value of the Site was calculated from post-development layout (Appendix A), as provided by the client.

The Statutory Biodiversity Metric follows similar principles to previous biodiversity metrics, using habitat as a proxy for biodiversity and its primary application is to provide planners and developers with a method of establishing how much and what type of habitats should be created or enhanced in order to ensure that the impacts of a development do not result in a net loss of biodiversity. Habitats are assigned the following 'multiplier' scores:

- Distinctiveness: A measure of the type and importance of a habitat;
- Condition: A measure of the present or predicted condition of a habitat type; and
- Strategic significance: How a habitat is regarded within Local Planning Policy.

5 Statutory Metric Condition Assessments [Statutory Biodiversity Metric Condition Assessments- Feb24.xlsx \(live.com\)](https://live.com)

6 The Statutory Biodiversity Metric, User Guide, Date: February 2024, Department for Environment, Food and Rural Affairs
https://assets.publishing.service.gov.uk/media/65c60e0514b83c000ca715f3/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf.



4.0 Results

4.1 Irreplaceable Habitats

No irreplaceable habitats have been identified within the Project site.

4.2 BNG Baseline Habitats and Value

A summary of the current baseline biodiversity value of the Project is provided in Table 4-1 and

Baseline Habitats (UKHab Code(s))	Condition	Extent	Units
Habitats within Site			
Modified Grassland (g4)	Poor	0.357 ha	0.71
Vegetated Garden (u1)	N/S	0.049 ha	0.1
Developed Land, Sealed Surface (u1b)	N/A	0.276 ha	0.00
Developed Land, Unsealed Surface (u1b)	N/A	0.019	0.00
Individual Trees	Moderate	0.0407ha	0.33
Total			1.14

Table 4-2 below. Baseline BNG habitats are illustrated in Drawing 1. Further details, including area/length of each individual habitat parcel, are provided in the accompanying biodiversity metric excel document (Appendix B).

A description of each habitat and details of which condition assessment criteria were failed for each baseline habitat parcel are detailed in the Ecological Impact Assessment.

Table 4-1 Site Baseline BNG Value (habitat area units)

Baseline Habitats (UKHab Code(s))	Condition	Extent	Units
Habitats within Site			
Modified Grassland (g4)	Poor	0.357 ha	0.71
Vegetated Garden (u1)	N/S	0.049 ha	0.1
Developed Land, Sealed Surface (u1b)	N/A	0.276 ha	0.00
Developed Land, Unsealed Surface (u1b)	N/A	0.019	0.00
Individual Trees	Moderate	0.0407ha	0.33
Total			1.14

Table 4-2 Site Baseline BNG Value (hedgerow linear units)

Baseline Habitats (UKHab Code(s))	Condition	Extent	Units
Hedgerow Linear Habitats within Site			
Native Hedgerow (h2a6)	Good	0.005	0.03
Total			



4.3 BNG Predicted Post -Development Habitats and Value

Details of post-development habitats and their BNG value are provided below.

Further details, including area/length of each individual habitat parcel, are provided in the accompanying biodiversity metric excel document (Appendix B).

4.3.1 Post-Development Created and Retained Habitats

Details of proposed BNG habitats due to be created or retained on the Site are provided below. A summary of each created habitat type is provided in Table 4-3 and Table 4-4, descriptions of each habitat are provided in sub-section 4.3.2.

Further details, including area/length of each individual habitat parcel, are provided in the accompanying biodiversity metric excel document (Appendix B).

Table 4-3: Site BNG Post-Development Habitats

Post-Development Habitats (UKHab Code(s))	Condition	Extent	Units
Habitats within Site			
(Retained) Vegetated Garden	N/A	0.049 ha	0.10
(Retained) Individual Trees	Moderate	0.0407	0.33
(Retained) Modified Grassland	Poor	0.064 ha	0.13
Other Neutral Grassland (g3c)	Moderate	0.156 ha	0.97
Developed Land; Sealed Surface (u1b)	N/A	0.445 ha	0.00
Artificial unvegetated, unsealed surface (u1c)	N/A	0.101 ha	0.00
Total			1.52

Table 4-4: Site BNG Post-Development Hedgerow Linear Habitats

Post-Development Habitats (UKHab Code(s))	Condition	Extent	Units
Hedgerow Linear Habitats within Site			
Native Hedgerow (h2a)	Good	0.138 km	0.54
Total			0.54

4.3.2 Target Conditions

4.3.2.1 Other Neutral Grassland (g3c) – Emorsgate EM2 Meadow Mixture

Areas of modified grassland will be reseeded with Emorsgate EM2 Meadow Mixture, or similar. Moderate condition is targeted for this habitat, with at least three criteria, A, D and E expected to be achieved.

The grassland will be mown annually in August/September with the arisings removed, which is expected to reduce nutrient load over time.

4.3.2.2 Hedgerow (h2a)

Good condition is targeted for the native hedgerow planting, not failing more than two criteria in total, and not failing both criteria in a single functional group.



4.4 Biodiversity Net Gain Summary

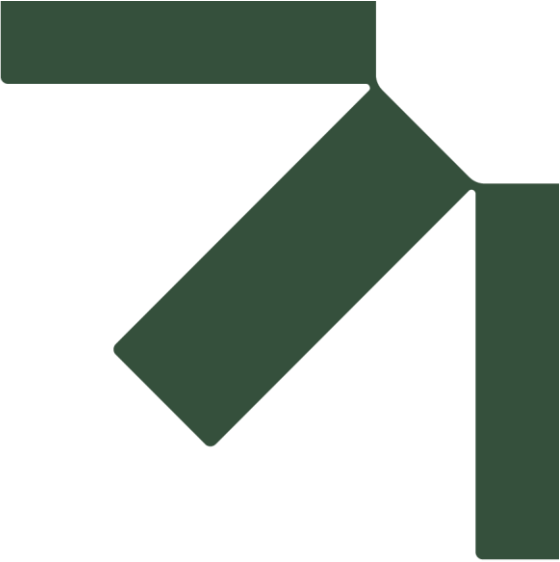
A summary of the overall net gain for on-site habitats is provided in Table 4-5 below. A gain is expected to be seen in both habitat area units and hedgerow linear habitats, with a 33.77% and 1699.85% gain respectively.

All statutory biodiversity rules and principles, including the biodiversity gain hierarchy have been adhered to, and all Trading Rules have been satisfied.

Table 4-5: On-site biodiversity net gain

Biodiversity Net Gain Unit Type	Baseline Biodiversity Units	Post-Development Biodiversity Units	On-Site Net Change
Habitat (Area) Units	1.14	1.52	33.77%
Hedgerow (Linear) Units	0.03	0.54	1699.75%
Watercourse (Linear) Units	n/a	n/a	n/a





Drawing 1 BNG Baseline Habitats Map (UKHab)

Biodiversity Net Gain Assessment

Smallshaw Cottages & Spa Ltd

18 February 2026



LEGEND

Site Boundary

Individual Tree Location

Primary Habitat Classification

Heathland and Shrub - Hedgerows

h2a6 - Other Native Hedgerow

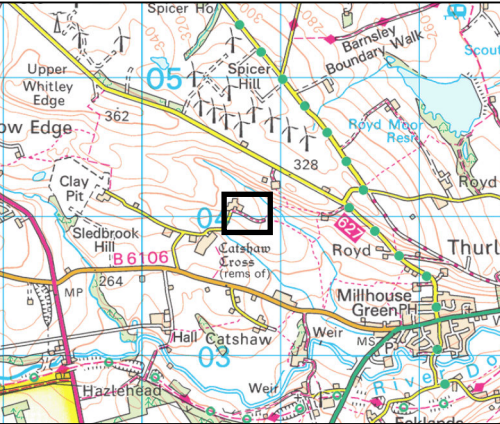
Grassland - Modified Grassland

g4 - Modified Grassland

Urban - Built-up Areas and Gardens

u1 - Built-up Area and Gardenu1b5 - Buildingu1b6 - Other Developed Land

- Secondary Codes:**
- 103 - Horse Grazed
 - 106 - Mown
 - 200 - Tree
 - 201 - Young Trees - Planted
 - 523 - Non-native
 - 800 - Road
 - 804 - Car Park
 - 821 - Artificial Sports Pitches
 - 828 - Vegetated Garden
 - 833 - Barn



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BIODIVERSITY NET GAIN UPDATE

BIODIVERSITY NET GAIN ASSESSMENT

UK HABITAT SURVEY RESULTS

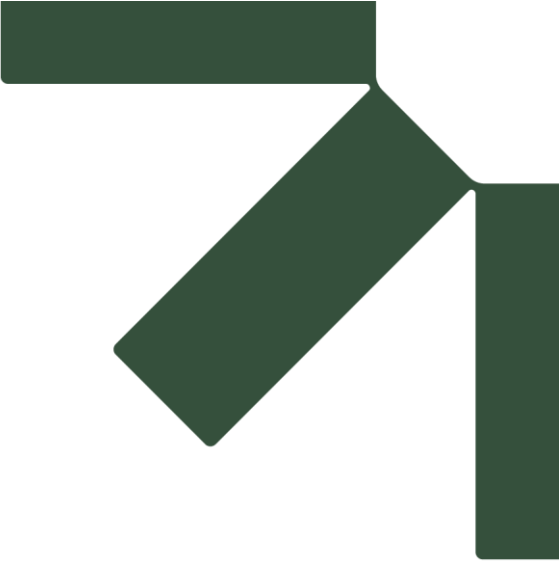
DRAWING 1

Scale

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Date

FEBRUARY 2026

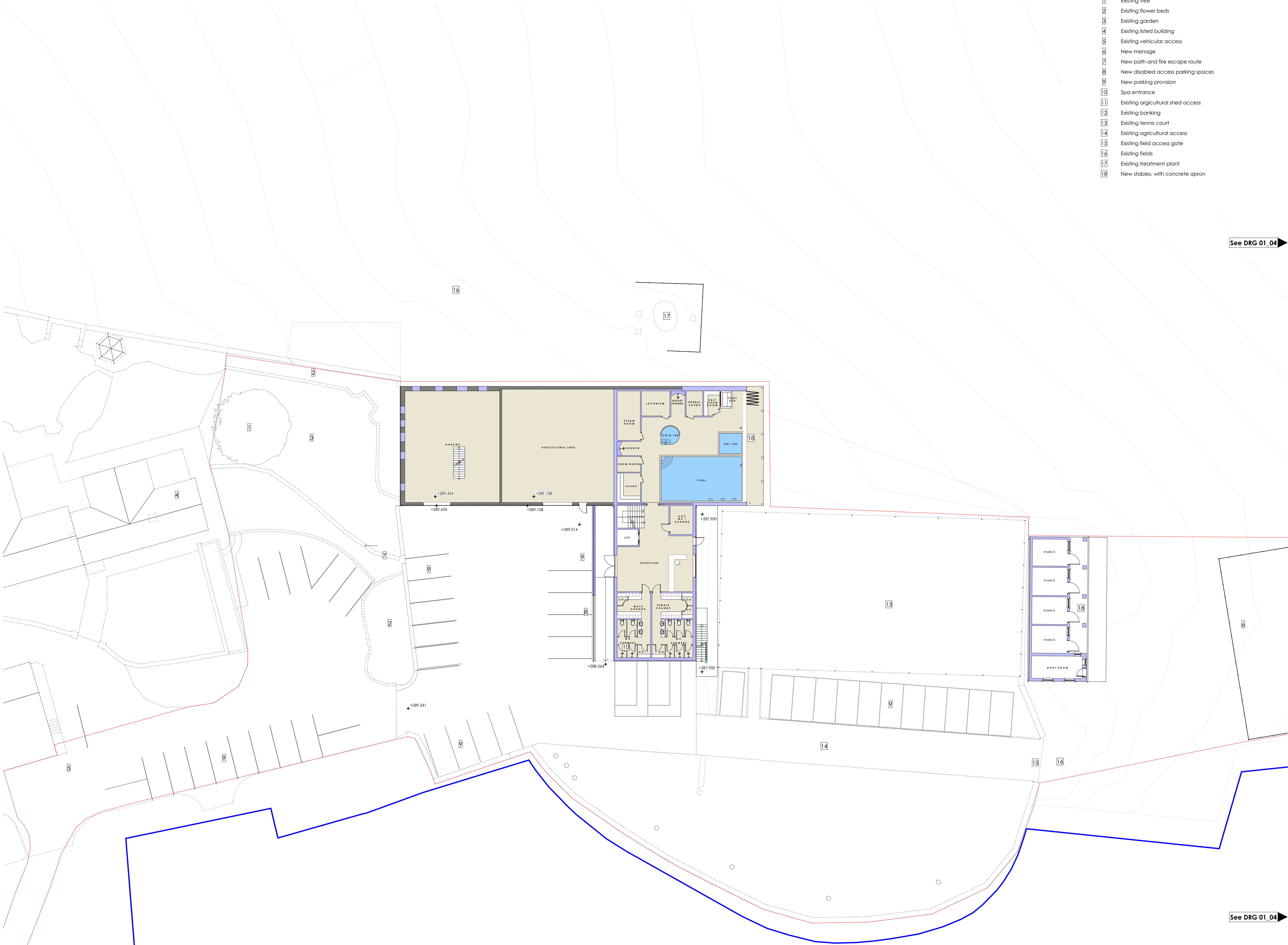


Appendix A Planning Layout

Biodiversity Net Gain Assessment

Smallshaw Cottages & Spa Ltd

18 February 2026



See DRG 01_04

See DRG 01_04

Materials key

- Existing tree
- Existing flower beds
- Existing garden
- Existing listed building
- Existing vehicular access
- New menage
- New path and fire escape route
- New disabled access parking spaces
- New parking provision
- Spa entrance
- Existing argicultural shed access
- Existing banking
- Existing tennis court
- Existing agricultural access
- Existing field access gate
- Existing fields
- Existing treatment plant
- New stables, with concrete apron

General Notes

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

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ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHTTECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Revisions

Rev	Description	Drw	Chk	Date
G	Updated following client meeting	TM	TH	18/07/2025
F	Updated following client meeting	TH		16/05/2024
E	Updated following client meeting	TH		13/05/2024
D	Updated following client meeting	TH		01/05/2024
C	Pre-app response	TH		26/04/2024
B	Updated for planning	TH		29/04/2023
A	Updated following client meeting	TH		07/06/2023

Drawing Status:

PLANNING

Client:

MR BOOTH.

Project:

SMALLSHAW FARM SPA,
HOLLIN LANE, MILLHOUSE GREEN,
SHEFFIELD, S36 9NH

Drawing:

PROPOSED SITE PLAN (PART 1).

Project No:

1552

Drawing No:

01_01G

Scale: (BA1)

1:200

Date:

MAY 2023

Drawn by:

TM

Checked by:

TH

[illegible]

Drawing Status: **PLANNING**

Client:
MR BOOTH.

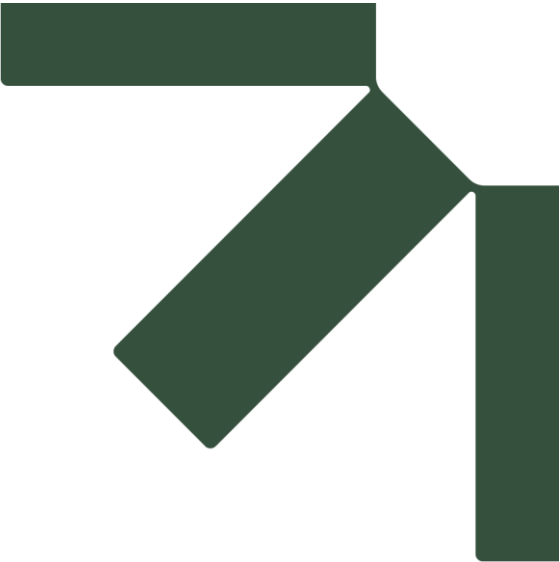
Project:
SMALLSHAW FARM SPA,
HOLLIN LANE, MILLHOUSE GREEN,
SHEFFIELD, S36 9NH

PROPOSED SITE PLAN (PART 2).

Project No: 1552 Drawing No: 01_04

Scale: @A1 Date: Drawn by: Checked by:
1:200 JAN 2026 TH





Appendix B Statutory Metric Calculator Tool (supplied separately)

Biodiversity Net Gain Assessment

Smallshaw Cottages & Spa Ltd

18 February 2026



Making Sustainability Happen