



1



2



3

HPK/2024/0404 – PROPOSALS AT STABLE LANE, BUXTON SK17 6UG

Following comments made at the validation stage that the application site is a “green site” and therefore constitutes habitat for Biodiversity Net Gain (BNG) purposes, three photographs taken this morning are reproduced above:

1. Part of the site and access with the building that is to be removed
2. Panning right (east) from 1
3. Panning right (east) from 2

These clearly show that the area to be developed is currently used as a storage area mainly on hardstanding. The area behind the tyres and equipment is spoil taken from previous construction work. The current weather extremes has meant that some of this area has been overtaken by weeds as have vast areas of land up and down the country. The position of photograph 3 can be identified from the Google Earth snip provided by HPBC and clearly shows that the development site is not a habitat of greater than 25 sq m as defined in the BNG requirements.

G J Perry Planning Consultant 27th September 2024