

BNG Exemption Statement

Site Address: The Coach House, Buxton, Derbyshire, Peak District, Derbyshire, SK23 0QP

Client Name: N G Webb LTD

Reference: Biodiversity Net Gain Exemption

Date: 14/03/25

Background

Arbtech Consulting Ltd was asked by N G Webb LTD (the client) to provide a BNG Exemption statement for The Coach House, Buxton, Peak District, Derbyshire, SK23 0QP (the site), a site location plan is provided in Appendix 1. A PEA was carried out on the above site on the 3rd of February 2025 by Arbtech Consulting Ltd, which confirmed that the site baseline is comprised of buildings, developed land, introduced shrub, mixed scrub, modified grassland, scattered trees and sparsely vegetated land. The statement is provided for the proposed conversion of Coach House to three houses at Bowden Hall. Construction will be undertaken on the existing building and hardstanding. A proposed plan is provided within Appendix 3.

Methodology

The development will impact less than 25m² of on-site habitat and therefore, the site is considered exempt from demonstrating a biodiversity net gain (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>), see habitats map in appendix 2. Any enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate a 10% net gain.

Author

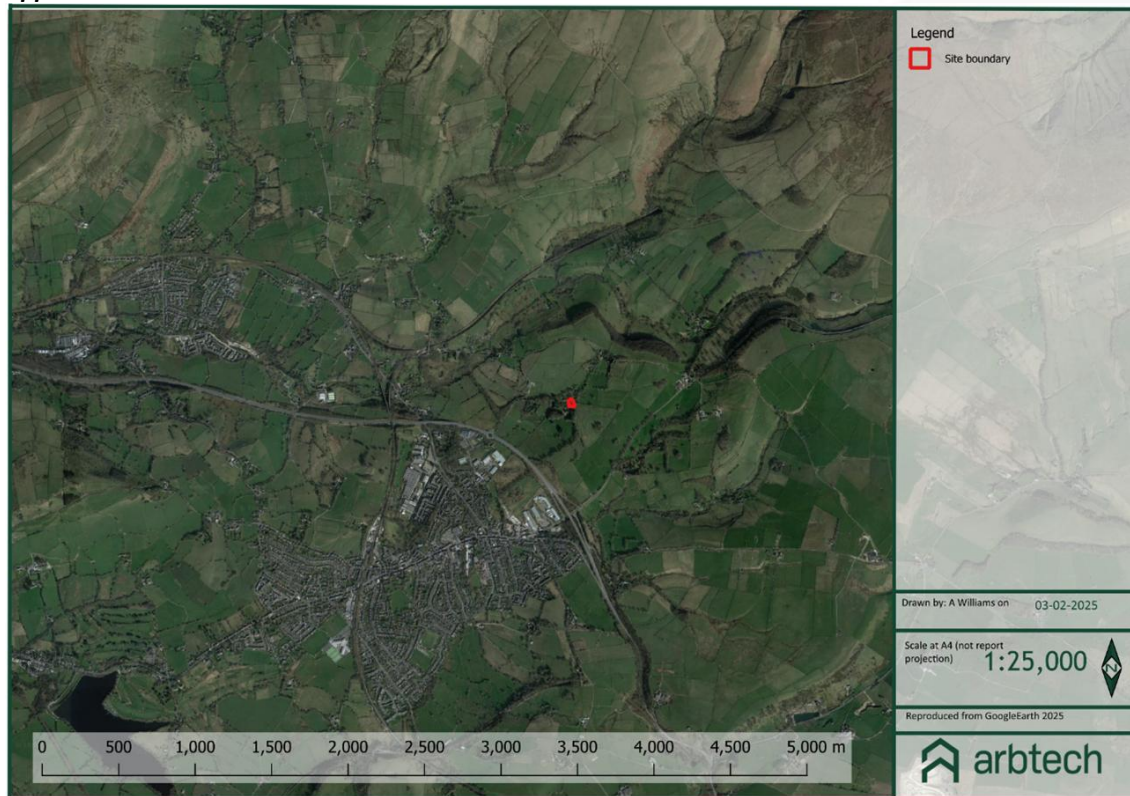
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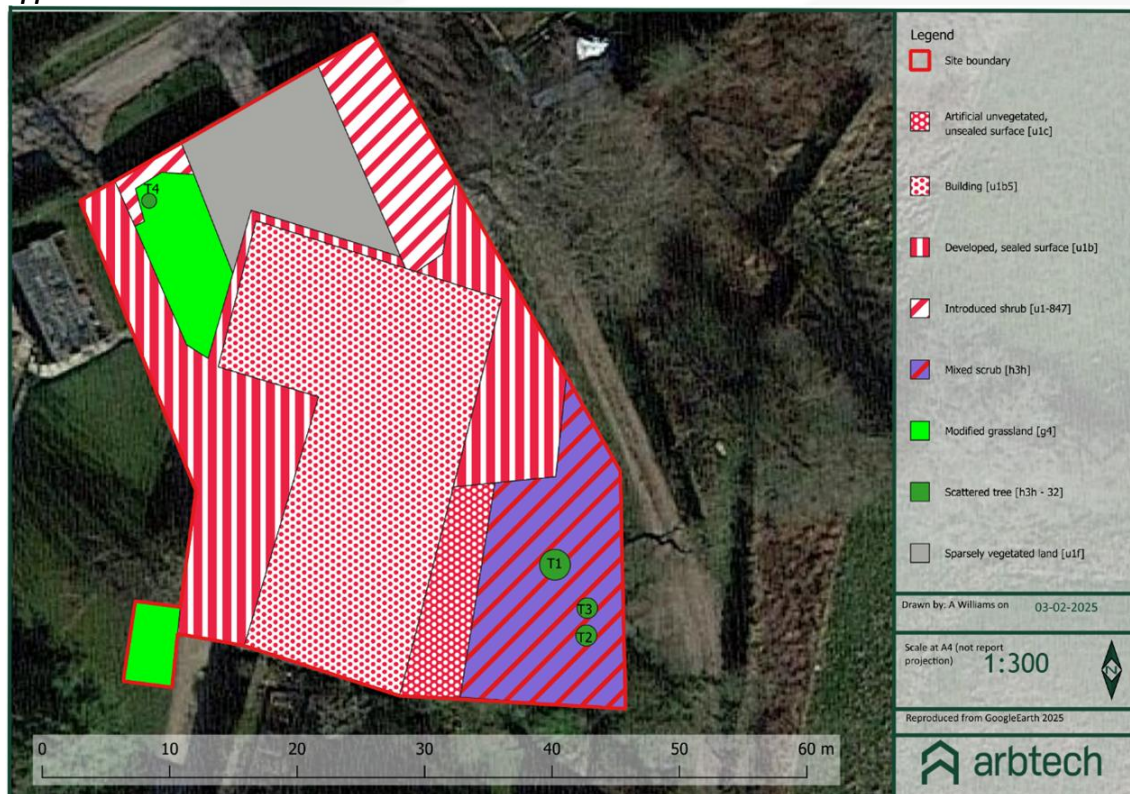
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Appendix 1



Appendix 2



Appendix 3

