

Statement of Biodiversity Net Gain Exemption

Land opposite Rose Cottage,
The Wash, Chapel En le Frith,
High Peak, SK23 0QN

March 2026

Site

The land who grazes the land and forms part of the full planning application to erect a small Timber Shelter for the storage of animal Welfare and Lambing Barn, and also to create a stoned access track from the gate to animal feed area which follows the existing mud access road.

The Field is located within agricultural land close to The Wash. The land is landlocked with drystone walls and timber fences, typical of the area.



The Site, a wooded area within the Conservation Area, is 3525 sq meters and is located within The Wash is off an unnamed rood, from Rose Cottage to Sheffield Road. The Ford Hall Brook is located to the East Boundary and Public pathway.

The wooded area has large gradients across the site in both directions

Existing Access to the Site is from unnamed road to the North Boundary and located on the existing and proposed site plans.

The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024 stipulate the instances where future developments/ planning applications are exempt from the mission of Biodiversity Net Gain assessment/ statements/ metrics.

Regulation 4 De Minimus exemption states:

"4.1 The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions."

The site largely comprises an existing wooded area and the edge red application boundary tightly wraps around the area for the access road and proposed animal welfare storage unit as shown on the submitted Location Plan that accompanies the planning application. In the main the site is not changed and this is to support the existing and improved ongoing ecology of the site

"(2) The first condition is that the development does not impact an onsite priority habitat

Application response- Based on the proposed development location it would not impact a priority habitat.

There are no existing buildings on the site but a palletted area for animal feed which is to be removed and existing trees are to remain.

The area the animal welfare structure is less than 25 sq m (24.5 sqm).

The storage unit left open to the front to not restrict / create an enclosed space with air gaps below to maintain ecology of the site

The site links to existing adjacent fields and local ecology

The use of the site itself for animals and protecting species on the vulnerable list

Improvements to the wooded areas since taking occupancy include the following

- The Client has taken dry stone walling courses and repaired the walls which were previous left as metal security fencing similar to the gate.
- Removed all the Ivy of the trees to protect the trees which are there to bring the wood back to life and spent hours manually removing the ivy choking the woodland floor,
- Planted hundreds of wild flower bulbs, wild bird mix to bring more life to the wood after decades of neglect and heavy littering.
- New secure farms gates to road
- Removal of dead tree (agreed exempt from permission) Your ref: HPDD-25-001 Dated 11TH March 2022

“(3) The second condition is that the development impacts-

(a) less than 25 sq.m of structure of a site 3525 sq m

The timber structure is minimal size 7m x 3.5m (24.5 sq m) and will be clad in 150 x 25mm tanalised timber and the roof constructed of green in colour onduline sheets to offer minimal visual impact.

The proposed location is within the centre of the site, with the approx. location shown but is screened with existing trees and hedging close to the existing open feed storage on site which is to be removed.

The access path / road is existing access route to the upper area and the proposal for stoning is due to the existing mud track it is undriveable. The Client is having to park on the road to deliver hay, straw, feed and tools which is very unsafe as its one track road and on a bend. This will restrict mud being washed onto the road which currently exists.

In conclusion, the development does meet the Di minimis exemption criteria.