

BNG Exemption Statement

Site Address: Land adjacent to 38 Coniston drive, Middleton, M24 5RH

Client Name: Mohammad Yousaf

Reference: Biodiversity Net Gain Exemption

Date: 16th September 2025

Site Description

The site is located adjacent to 38 Coniston Drive in Middleton, Greater Manchester (M24 5RH). The plot is currently unmanaged and is characterised by dense scrub vegetation, overgrown shrubs, and areas of tall ruderal growth with scattered grasses and weeds. A small section of hardstanding with colonising vegetation is also present. The surrounding area is primarily residential, with associated private gardens and boundary fencing. There are no designated ecological sites within the immediate vicinity, and the habitats present are typical of unmanaged residential garden plots with low ecological distinctiveness.

Exemption

The development site will be a self-build plot of land meeting the following criteria to qualify:

- No more than 9 dwellings
- Be on a site that has an area no larger than 0.5 hectares
- Consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

Current plans (Appendix 1) show that a single building will be constructed on site. The area of the site is approximately 0.03ha in size. The site will meet the definition of self-build in section 1(A1) of the Self-build and Custom Housebuilding Act 2015:

1(A1) of the Self-build and Custom Housebuilding Act 2015:

Registers of persons seeking to acquire land to build a home

In this Act “self-build and custom housebuilding” means the building or completion by—

(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

Conclusion

Based on the information provided, the proposed development satisfies the criteria for exemption from the Biodiversity Net Gain requirements under Schedule 14A of the Environment Act 2021 and the Biodiversity Gain Site Register (Exemptions) Regulations 2024. The site is under 0.5 hectares, will contain only one self-build dwelling, and meets the definition of self-build housing in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. As such, the proposed development is exempt from the mandatory BNG requirements.

Appendix 1: Proposed site plan

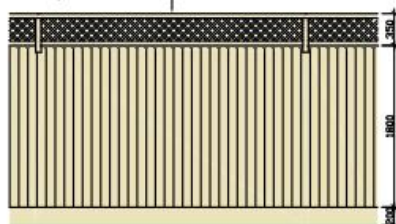


PROPOSED SITE PLAN @ 1:100

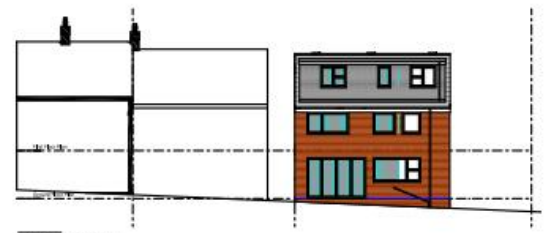
ROBUST TIMBER TRELLIS FRAMEWORK PANELS FITTED TO EXISTING FENCE POST SUPPORTS TO SCREEN SECURITY FENCING.



WIND AND RAIN SCREENS AS SUPPLIED BY:
THE NESTROCK COMPANY,
CASTOOTE HOUSE,
BARNSTON LANE,
CASTOOTE,
SOS HILL,
WEST HIGHLANDS,
SOS OHS



Proposed Streetscape



Proposed Rear Elevation

Project: NEW BUILD DETACHED PROPERTY
Client: MR MOHAMMED HUSSEIN
Address: CONISTON DRIVE
MIDDLETON
NSW 2111
Drawing: LOCATION & SITE PLANS
Scale: 1:100
Date: 12/01/2023
Drawing: 10/2023
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