

BNG Exemption Statement

Site Address: Shippon Cottage, Tunshill Lane, Milnrow, Rochdale, Greater Manchester, OL16 3TS

Client Name: RK Contracting Ltd

Reference: Biodiversity Net Gain Exemption

Date: 21st November 2025

A Preliminary Roost Assessment (PRA) was carried out on the above site on 13th August 2025 by Arbtech Consulting Ltd, and it is believed that the site is exempt from the demonstration of statutory Biodiversity Net Gain (BNG). Development proposals of the site are described as the proposed replacement of the existing stables, internal fit out of annex and internal reconfigure and extension listed dwelling on the site.

In line with the published guidance titled '[Biodiversity Net Gain: Exempt Developments](#)' (GOV.UK, 2024), any site that is below the impact threshold is exempt from the demonstration of statutory BNG. This includes:

- ❖ No impacts to any priority habitats;
- ❖ Less than 25m² of on-site area-based habitats impacted; and
- ❖ Less than 5m of on-site linear-based habitats impacted.

During the PEA, it was concluded that the proposed development area (i.e. existing stables, annex and dwelling) is devoid of vegetation and that:

- ❖ The site has not undergone any degradation via satellite examination (Figures 1 & 2 below);
- ❖ There are no priority habitats on site; and
- ❖ Proposals for the site seek to replace the existing stables, internal renovations of the annex and extension. As such all works will be restricted to existing buildings and hard standing. As such the proposals do not 'impact' more than 25m² of on-site area-based habitats since such proposals do not decrease the biodiversity value of the site (sealed surfaces have no value in BNG)



Figure 1: Google Earth image from March 2025



Figure 2: Google Earth image from April 2020

Site Plan



Proposed Site Plan



As such, any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate statutory BNG.

Author



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