



Verity Webster

Ecology and Protected Species Consultancy
8 Bent Row Cottages, Heath Charnock, Lancashire
www.ecologyconsultant.co.uk
Tel: 07917 852 401
Email: vowebster@gmail.com

Rochdale Borough Council

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To whom it may concern

Proposed dwelling at land off Alkrington Hall Road North: Biodiversity Net Gain Exemption

On behalf of the client, Mr Kelly of Lubek Developments I, Ms. Verity Webster of Verity Webster Ltd Ecology Consultancy detail below the reasons why the above site is exempt from the requirement for Biodiversity Net Gain.

I am a Chartered Ecologist and Member of the Chartered Institute of Ecology and Environmental Management. I have over 17 years' experience as an Ecological Consultant and have undertaken numerous Biodiversity Net Gain Assessments.

I refer to the guidance available at: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>.

Mr Kelly is Director and Principal Contractor of Lubek Developments Ltd. Mr Kelly has purchased the land and will be managing the whole process of building the residence from start to finish. His son, also part of the company and participating in the construction process, will be living in the house upon completion. For this reason, the build qualifies as 'Self-build' under the Self-build and Custom Housebuilding Act 2015 and is subject to exception under The Biodiversity Gain Requirements (Exceptions) Regulations 2024.

Yours faithfully

Verity Webster BSc (Hons) MSc CEcol CMIEEM

Director and Principal Ecologist