

Proposed Residential Development
Detached single storey dwelling
Land to rear of 75 South Street Crowland PE6 0AH

Local Planning Authority – South Holland District Council

BNG Exemption Statement

Small Scale Self-build and Custom Housebuilding

To support smaller developers, we are exempting small scale self-build and custom build development from the BNG requirement. This exemption applies only to development that :

- Consists of no more than 9 dwellings ;
- Is carried out on a site which has an area no larger than 0.5 hectares ; and
- Consists exclusively of dwelling(s) which are self -build or custom housebuilding as defined in section1(A1) of the Self-build and Custom Housebuilding Act 2015.
This definition covers development where Local Planning Authorities are satisfied that individuals have had the primary input into the final design and layout of a house to be occupied as homes for themselves.

This proposed application comprises a detached dwelling which is to be developed under the criteria applicable to self-build / custom build homes and is therefore deemed to satisfy the above criteria for Exemption.

This is consistent with the extant permission on this site which was approved under SHDC ref H02-0032-25 and subject to a Unilateral Undertaking relating to a self-build property.

Alan J. Finch
09/09/2025

