

BNG EXEMPTION STATEMENT

PROPOSED REPLACEMENT DWELLING

AT

120 WESTHORPE ROAD, GOSBERTON, SPALDING

THE PROPOSAL:

The application is for full planning permission for a single replacement dwelling.

BNG EXEMPTION:

The site is exempt for Biodiversity Net Gain. Under Paragraph 8. (1) The biodiversity gain planning condition does not apply in relation to planning permission for development which—

- (a) consists of no more than 9 dwellings;
- (b) is carried out on a site which has an area no larger than 0.5 hectares; and
- (c) consists exclusively of dwellings which are self-build or custom housebuilding.

This is a custom housebuilding. The ultimate clients are using Tawny Homes to manage the construction and they will be living in the dwelling as the main home once construction is complete.

IN CONCLUSION:

The proposed development meets all the criteria to be exempt of BNG