

BNG EXEMPTION STATEMENT

RESIDENTIAL DEVELOPMENT
at
68 SILTSIDE,
GOSBERTON RISEGATE

THE PROPOSAL:

The application is for outline planning permission for a 3 dwellings.

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.

The site is to be used for self-build or custom housebuilding dwellings only. As defined by Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

IN CONCLUSION:

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