BNG Exemption Statement

Reference: H08-0739-26

Site Location: Adjacent to Risegate House, Hedgefield Hurn, Gosberton, Spalding

Proposal: Conversion, extension & internal alterations to existing barn to form 1 dwelling & erection of detached carport

This statement has been prepared to confirm the basis upon which the proposed development at Risegate House is exempt from the mandatory Biodiversity Net Gain (BNG) requirements.

The application seeks planning permission for the **conversion, extension and internal alterations of an existing barn to form one dwelling, together with the erection of a detached carport**.

The proposed dwelling is to be delivered as a **self-build dwelling** and the planning application was submitted on **4 August 2026**, prior to the changes to the BNG self-build and custom-build exemption which took effect on **6 August 2026**.