BNG Exemption Statement

Site: South View, Broad Drove, Gosberton Clough, Spalding

Proposal: Proposed replacement dwelling

Agent: Reeve Architecture and Design

Date: October 2024

1. Introduction:

This statement is to support a full planning application for a proposed replacement dwelling at South View, Broad Drove, Gosberton Clough.

The proposed replacement dwelling has been designed specifically for the ongoing needs of the applicant, who requires significant physical rehabilitation. The new dwelling will provide a significantly improved living arrangement which will better suit both current and future needs.

2. BNG Exemption Statement:

The proposed development meets the definitions of self-build and custom housebuilding that is in the Self-build and Custom Housebuilding Act 2015.

The Self-build and Custom Housebuilding Act 2015[1] defines what self-build and custom housebuilding is as follows:

(A1)In this Act "self-build and custom housebuilding" means the building or completion by—
(a)individuals,
(b)associations of individuals, or
(c)persons working with or for individuals or associations of individuals,
of houses to be occupied as homes by those individuals.
(A2)But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person

The NPPF includes this definition:

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

The Right to Build Task Force says:

In simple terms, this form of housebuilding can be described as a process where "a home is built to the plans or specifications decided by the occupant". When considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Self-build typically involves the construction of single (usually detached) homes, including conversion projects and extensive renovations (usually demolition or rebuild). Where

[1] Self-build and Custom Housebuilding Act 2015 (legislation.gov.uk)

individuals work as a group or association, it can also include the construction of higher density homes in the form of terraced housing or apartments if those homes are commissioned or built by those individuals.

Custom build involves the construction of homes, of all types and sizes, on serviced multiplot sites. With custom build, an enabling developer, which can be a local authority, community group, housing association or commercial developer, works with individuals or groups to specify the details of appearance and internal layouts of their homes. This may involve an element of DIY build or self-finish or can be full construction and finish of the home as specified by the home buyer.

In this instance, the proposed dwelling has been individually designed by the applicant to meet their very specific personal needs – it will replace their existing dwelling, and provide a significantly improved living arrangement.

The house will be built entirely to the plans/specification of the applicant, who will then reside within the dwelling upon completion.

3. Conclusion:

To conclude, the proposed development as submitted meets the definition of self-build and custom housebuilding.