BNG Exemption Statement for proposed innovation self-build home and annex on land off Nutts Lane, Holbeach St John's

The application seeks approval for the provision of a self-build dwelling and annex secured through the use of a Section 106 agreement and on that basis is exempt from the provision of BNG.

In summary I can confirm the following:

- The development consists of a single dwelling;
- The site area is less than 0.5 hectares
- The dwelling meets the criteria outlined within the Self-build and Custom Housebuilding Act 2015.

Given the proposals meet the BNG exemption criteria outlined above there is no requirement to provide a BNG scheme for the proposals.