



BIODIVERSITY NET GAIN EXEMPTION STATEMENT

**ERECTION OF A 3-BED SELF-BUILD DWELLING,
DOMESTIC WORKSHOP AND GARAGE**

AT

**LAND NORTH EAST OF 4 CLAY DROVE
WEST PINCHBECK**

FOR

MR SMITH

Job No. SE-2444

February 2026

1.0 BIODIVERSITY NET GAIN EXEMPTION STATEMENT

The proposed development is for a Self-Build dwelling which is to be built and occupied entirely by the applicant, in accordance with the LPA's self-build requirements.

The application is therefore exempt from the requirements of Biodiversity Net Gain through the following exemption:

Self-build and custom build applications

The proposal must meet all of the following conditions to qualify for an exemption as a self-build or custom build.

The development must:

- consist of no more than 9 dwellings. **Criteria Achieved**
- be on a site that has an area no larger than 0.5 hectares. **Criteria Achieved**
- consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015
Criteria Achieved