BRIGHTER PLANNING CONSULTANCY

SHEDDING LIGHT ONTO THE PLANNING PROCESS

Mirador adj 23 Reservoir Road, Surfleet H17-0700-25

Proposed self-build detached single storey dwelling (Class C3) with on-site parking utilising an existing vehicular access

BNG Exemption Statement

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 require an exemption statement to be submitted.

Whilst this matter was covered in the supporting Planning Statement a separate BNG Statement has been requested.

Exemption from BNG is being claimed on this application on the basis that it has been submitted as a self-build scheme.

Part 8 of the Regulations states that the biodiversity net 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.

(2) In this regulation "self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015(1) as amended.

The application submitted is held to be exempt under Class C as the dwelling will be a self-build scheme. The proposals are held to conform to the definition under the Self-build and Custom Housebuilding Act, as amended:

- The applicant has had primary input to the design and layout
- The design commissioned is bespoke to their specific needs and specification.
- They will be involved in the building or managing of the construction of their proposed home from beginning to end

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- The applicant is on the South Holland self-build and custom housebuilding register.
- The applicant owns the land where the dwelling is proposed to be located.

On the basis that the proposals qualify under the definition of a self-build house, it is also held that the proposals are thus exempt from BNG.

July 2025