Architectural Consultant

Biodiversity Net Gain Exemption Statement

Proposed 2no. dwellings at:

Land at Rectory Farm,

Rectory Road,

Tydd St Mary,

Spalding,

PE13 5QL



As of 2nd April 2024 it has been a requirement of Schedule 7A of the Town and Country Planning Act 1990 that developers of small sites to meet the requirements of the Biodiversity Net Gain legislation, this ensures that habitats for wildlife are left in a measurably better state than they were before the development.

There are however a number of exemptions from this legislation, one of which being self-build and custom build applications which has the following conditions:

- Consists of no more than 9 dwellings
- On a site that has an area no larger than 0.5 hectares
- Consists 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

Based on the above criteria it can be assumed that the applicant would come into this category of exemption due to them looking to develop their own site which complies with all of the above criteria. The application is for two dwellings that are to be for the use of the applicants and the site is under the 0.5 hectare maximum size allowance.

The applicants are two sisters, Katie Fathers and Jess Hallifax, who intend to build the two dwellings themselves and live in them with their families. Miss Hallifax will live in the dwelling on plot 1 with her family and Mrs Fathers will live in the dwelling on plot 2 with her family. They have both had significant input in to the design of their proposed dwellings and intend to build to their designs and live in the dwellings, therefore complying with the self-build and custom build exemptions.

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