Architectural Consultant

Biodiversity Net Gain Exemption Statement

Outline Application for 1 New Dwelling:

Land adj. 26 Victoria Cottage,

Stockwell Gate North

Whaplode,

Spalding,

PE12 6WH



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 within complies with all of the above criteria. The outline application is for a single dwelling and the site is comfortably under the 0.5 hectare maximum size allowance.

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