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A R C H I T E C T U R E

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

ERECTION OF A 3-BED 2-STORY DWELLING

AT

OAK LODGE
SALTNEY GATE
SARACENS HEAD
HOLBEACH

FOR

MR M HAYES

Job No. SE-2213

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1.0 INTRODUCTION

This Biodiversity Net Gain Statement supports the Full Planning Application for the erection of a 2-storey 3-bed dwelling involving the demolition of the existing workshop building. The application site is located at Oak Lodge, Saltney Gate, Saracens Head.

2.0 CONTEXT

2.1 SITE CONTEXT

The application site is located north of Oak Lodge, Saltney Gate, Saracens Head, on the southern side of the highway. It comprises an existing piece of land with a domestic workshop building located on most of the site. The workshop is used by the applicant in association with his dwelling, Oak Lodge.

The site is surrounded by residential development on 3 sides with a small mechanical workshop business located on the western boundary. There is continuous road frontage residential development to the north and east of the site.

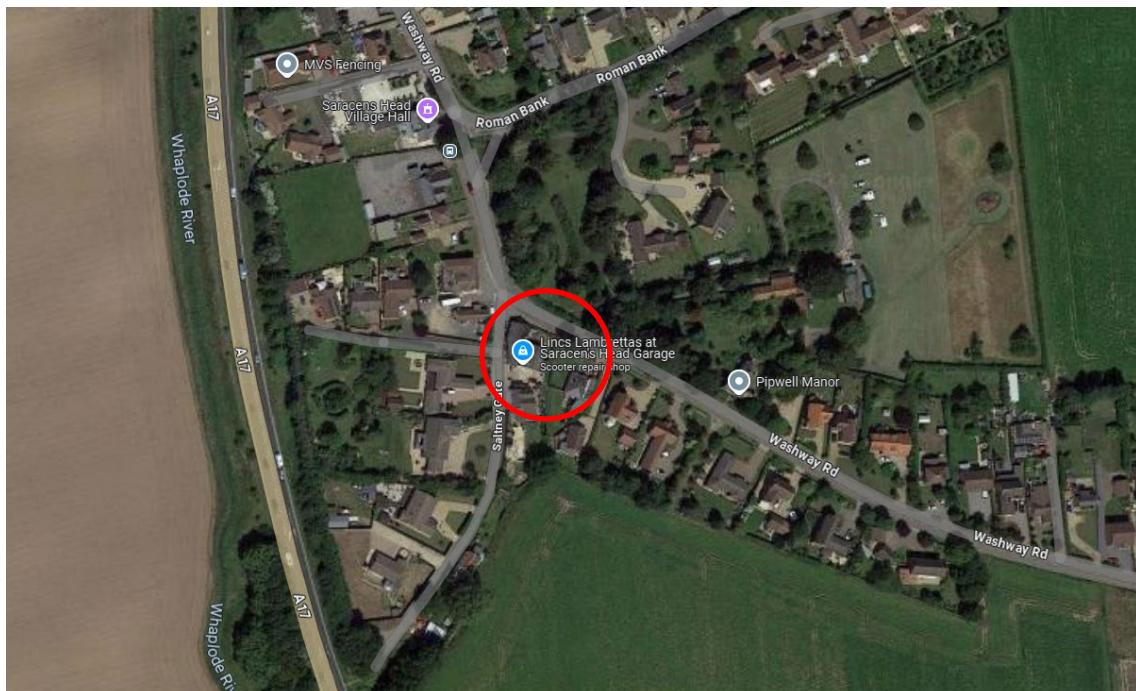


Figure 1: Digital Location Map (Courtesy of Google Earth)

3.0 BIODIVERSITY NET GAIN

3.1 EXEMPTION

This new dwelling is submitted as a Self Build Dwelling.

In order to be exempt, the proposal must meet all of the following:-

- Consist of no more than 9 dwellings
- Be on a site that has an area on larger than 0.5Ha
- 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.

This application is therefore exempt from Biodiversity Net Gain.

Paragraph 70b) of the NPPF 2023 does state that the LPA should seek opportunities to support small sites for self-build and custom build housing.