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Biodiversity Net Gain (BNG) Exemption Statement

Site Address: 87 COPSE WOOD WAY, NORTHWOOD

Proposal: Demolition of Existing Dwelling and Construction of Replacement Self-Build Dwelling

1.0 Introduction

This statement has been prepared in support of the above planning application to confirm that the proposed development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements introduced by Schedule 7A of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

2.0 Mandatory Biodiversity Net Gain

Mandatory Biodiversity Net Gain applies to most planning applications in England and requires qualifying development to deliver a minimum 10% net gain in biodiversity.

However, the Biodiversity Gain Requirements (Exemptions) Regulations 2024 identify specific categories of development which are exempt from the statutory biodiversity gain condition.

3.0 Self-Build and Custom Build Exemption

The Government's published guidance confirms that self-build and custom-build development is exempt from mandatory BNG where all of the following criteria are met:

- The development consists of no more than 9 dwellings;
- The site area does not exceed 0.5 hectares; and
- The development consists exclusively of self-build or custom housebuilding as defined by Section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

4.0 Assessment of the Proposed Development

The proposed development satisfies all of the above criteria as follows:

- The proposal comprises a single replacement dwelling;

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- The application site extends to less than 0.5 hectares;
- The proposed dwelling is a self-build dwelling to be constructed for and occupied by the applicant.

The proposal therefore constitutes exempt development under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

5.0 Conclusion

The proposed development falls within the self-build and custom-build exemption to mandatory Biodiversity Net Gain.

Accordingly, the statutory biodiversity gain condition does not apply and the submission of a Biodiversity Gain Plan, biodiversity metric calculations, off-site biodiversity units or statutory biodiversity credits is not required.

It is therefore respectfully requested that the Local Planning Authority validates and determines the application on this basis.

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