

Biodiversity Net Gain (BNG) Exemption Statement

Development Address: Hazel-Mere, Longridge Road, Hurst Green

Development Type: Bespoke Self-Build

Site Area: Below 0.5 hectares

As per the Environment Act 2021, developments are required to achieve a minimum 10% Biodiversity Net Gain (BNG). However, there are certain exemptions that apply to specific types of developments, particularly for small-scale sites. This statement outlines why the proposed development at *Hazel-Mere, Longridge Road, Hurst Green* is exempt from mandatory BNG requirements.

Exemption Criteria:

1. Size of the Site

The development site at *Hazel-Mere* covers an area of less than 0.5 hectares. According to government guidance on BNG, developments on sites below 0.5 hectares are eligible for exemption from the mandatory 10% net gain requirements.

2. Development Type

The proposal is for a bespoke self-build dwelling, which also qualifies for exemption under the legislation. Self-build projects typically fall into a category where BNG requirements are relaxed, provided they meet the necessary size and scope restrictions.

3. Low Impact Development

The site's relatively small size and the nature of the development, being a single bespoke self-build property, suggests minimal impact on local biodiversity. While not mandated, voluntary measures to preserve or enhance the existing biodiversity on-site may be undertaken, should the landowner wish to do so.

Conclusion:

Given that the site is below the 0.5-hectare threshold and the project is a bespoke self-build, the development at *Hazel-Mere, Longridge Road, Hurst Green* qualifies for an exemption from the mandatory BNG requirement.

This statement supports the application and confirms that, under the current regulatory framework, this development is not required to provide a 10% Biodiversity Net Gain