

Biodiversity Net Gain Exemption Statement Proposed Self-Build Dwelling at Twin Brook Barn, Up Brooks, Clitheroe

1. Introduction

This statement accompanies an application for the erection of a single self-build bungalow at Twin Brook Barn, Up Brooks, Clitheroe.

2. Self-Build Nature of the Development

The proposed development comprises a single dwelling intended to be constructed and occupied by the applicants as their primary residence. The proposal is not a speculative residential development and is intended to provide accommodation better suited to the applicants' future needs as part of a downsizing strategy. The applicants have lived in Clitheroe for approximately 30 years and wish to remain within their established community whilst continuing to provide support to an elderly relative living nearby.

3. Biodiversity Net Gain Exemption

The application relates to a single self-build/custom-build dwelling and is considered exempt from the mandatory Biodiversity Net Gain requirements introduced through Schedule 7A of the Town and Country Planning Act 1990 (as amended), subject to the relevant self-build criteria being satisfied.

The proposed dwelling is intended for occupation by the applicants as their principal residence and is submitted on that basis.

4. National Planning Policy Context

The National Planning Policy Framework recognises the important contribution that self-build and custom housebuilding can make towards meeting housing needs and supports opportunities for people wishing to commission or build their own homes. This proposal represents a single self-build dwelling designed specifically to meet the applicants' needs and circumstances.

5. Conclusion

The proposed development is a single self-build dwelling intended for occupation by the applicants as their principal residence. Accordingly, the proposal is submitted as exempt from the statutory Biodiversity Net Gain requirements applicable to non-exempt development. This statement is provided in support of the planning application.