

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

For

**Erection of a single storey self-build bungalow with detached garage and
associated parking / landscaping.**

Mr and Mrs Rogerson,
Harwood Street Garage, Harwood St, Littleborough, Rochdale, OL15 8NA

PREPARED BY



INTRODUCTION

This statement is submitted in support of a planning application for a self-build dwelling on land off Harwood St, Littleborough. The purpose of this statement is to confirm the project's compliance with the Biodiversity Net Gain (BNG) exemption criteria as defined under Schedule 14 of the Environment Act 2021 and associated guidance.

BNG EXEMPTION CRITERIA

The proposed development qualifies for an exemption from the BNG requirement for the following reasons:

Scale of Development:

The project constitutes a self-build dwelling, which is explicitly listed as an exemption in the legislation due to its limited scale and impact on biodiversity.

Ownership and Self-Build Nature:

The applicant is the landowner and intends to construct the dwelling for personal use, satisfying the criteria for self-build projects.

Site Characteristics:

- The development site is small in scale, with a total area of less than 0.5 hectares.
- The site does not include or border any habitats of significant ecological value as identified in local planning policies, Biodiversity Action Plans, or statutory designations.

Impact Mitigation:

Reasonable steps will be taken to minimize ecological harm during construction, including measures such as:

- Avoidance of unnecessary vegetation clearance.
- Timing of works to avoid nesting bird seasons.
- Implementation of standard best practices to protect any existing wildlife.

National Policy Compliance:

This exemption aligns with national planning policies supporting sustainable self-build projects while ensuring no significant harm to biodiversity.

Supporting Evidence

To substantiate this exemption claim, the following supporting documents are provided:

- Site location plan and project description.
- Proof of land ownership confirming the applicant as the owner.

Conclusion

Given the limited scale and nature of the proposed development, this self-build dwelling in Littleborough meets the exemption criteria for Biodiversity Net Gain as defined in the Environment Act 2021.

We respectfully request that the Local Planning Authority acknowledges this exemption in the assessment of the planning application