

Biodiversity Net Gain (BNG) Exemption Statement

Site Address

Land at Walker Street
Middleton
M24 4QF

Proposed Development

Demolition of existing vacant building and erection of one self-build dwelling with associated garden, parking and boundary treatments.

1. Introduction

This statement has been prepared in support of the above planning application to confirm that the proposed development qualifies for exemption from the statutory Biodiversity Net Gain (BNG) requirement under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

The proposal relates to the construction of **one single dwelling** for occupation as a **self-build/custom-build residential unit**.

2. Description of the Site

The application site comprises previously developed land containing a vacant building (to be demolished), hardstanding and enclosed boundary treatments. The site is located within an established residential area and is surrounded by existing residential properties and hard surfaced areas.

There are no priority habitats, irreplaceable habitats, statutory ecological designations, watercourses, or areas of ecological value within the site boundary.

The proposal involves:

- Demolition of the existing vacant structure
- Construction of one dwelling
- Provision of private garden space
- Hardstanding for parking
- Boundary fencing

The majority of the site is previously developed and of negligible ecological value.

3. Relevant Legislation

Under **Schedule 7A of the Town and Country Planning Act 1990**, as introduced by the **Environment Act 2021**, development is required to deliver a minimum 10% Biodiversity Net Gain unless it falls within one of the statutory exemptions.

One of the exemptions applies to:

Development which consists of the construction of a dwellinghouse where the development is carried out by or on behalf of an individual, and the dwellinghouse is to be occupied as the individual's only or main residence (i.e., self-build or custom-build development).

4. Self-Build Exemption Confirmation

The proposed development:

- Comprises **one single dwelling only**
- Is being undertaken as a **self-build project**
- Will be occupied as the applicant's **sole or main residence**
- Is not speculative development
- Is not part of a wider multi-unit scheme

The development therefore meets the criteria for exemption from the Biodiversity Net Gain requirement under the self-build/custom build exemption provisions of Schedule 7A.

5. Conclusion

The proposed development at Land at Walker Street, Middleton:

- Is a single self-build dwelling
- Falls within the statutory exemption category
- Is therefore **not subject to the mandatory 10% Biodiversity Net Gain requirement**

Accordingly, a Biodiversity Gain Plan is not required for this application.