

Re: BIODIVERSITY NET GAIN EXEMPTION – Land to the west of 100 Bury New Road, Radcliffe, Bury BL2 6QB

Biodiversity Net Gain (BNG) measures for the improvements to habitats for wildlife on development sites.

The guidance/requirement was brought into effect as being mandatory for planning applications submitted after the 12th February 2024.

There are certain developments however that are exempt from BNG measures. This statement explains the reasoning for exemption from Bio Diversity Net Gain measures for the above referenced address:

THE APPLICATION IS FOR A TWO no. SELF BUILD DWELLINGS TO BE INHABITED BY THE APPLICANT AND FAMILY MEMBER AND ARE THEREFORE EXEMPT FROM BNG MEASURES AS STIPULATED IN GOVERNMENT GUIDANCE WHICH COMPLIES AS FOLLOWS –

- THE DEVELOPMENT CONSISTS OF 2no. SELF BUILD DWELLINGS
- THE APPLICATION LAND COVERS A SITE AREA OF LESS THAN 0.5 HECTARES
- THE APPLICATION IS FOR THE ERECTION OF 2no. DWELLINGS THAT ACCORD WITH SECTION 1(A1) OF THE SELF BUILDING AND CUSTOM HOUSEBUILDING ACT 2015.
- THE APPLICATION SITE ALSO HOLDS A CURRENT OUTLINE PLANNING APPROVAL FOR THE ERECTION OF 2no. DWELLINGS GRANTED PRIOR TO FEBRUARY 2024.