

BNG Exemption Statement

Site: Plot at Sandwith, Whitehaven, CA28 9US
Application Reference: TA/2026/141
Applicant: Mr. Richard & Mrs. Claire Fawcett
Local Planning Authority: Cumberland Council (Copeland Area)

This statement is submitted in support of the above planning application to confirm that the proposal qualifies for an exemption from the mandatory Biodiversity Net Gain (BNG) requirements under the self-build and custom housebuilding exemption.

1. Self-Build and Custom Housebuilding Definition

The proposed development falls within the definition of *self-build and custom housebuilding* as set out in the Self-build and Custom Housebuilding Act 2015, which defines such development as: “the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.” The proposal is for a single dwelling that is intended to be occupied as a home by the applicant. The dwelling is not being built as part of a speculative development, nor has the plot been acquired from a person who builds houses wholly or mainly to plans or specifications decided or offered by that person. The development therefore meets the statutory definition of self-build and custom housebuilding.

2. Primary Input into Design and Layout

The owner of the proposed dwelling has had the primary input into the design and layout of the house. The design has been developed specifically to meet the applicant’s individual needs and preferences, including the internal layout, appearance, and overall form of the dwelling. Any professional consultants involved have acted on behalf of, and under the instruction of, the applicant rather than offering a pre-designed or standardised house type.

3. Conclusion

On the basis of the above, the proposal satisfies the two criteria required for the self-build and custom housebuilding exemption from Biodiversity Net Gain. It is therefore respectfully requested that the application is treated as exempt from the mandatory BNG requirements in accordance with the relevant legislation and guidance.