

PROPOSED NEW DWELLING ON LAND ADJOINING SOUTHCROFT WOODEND

BIO DIVERSITY EXEMPTION STATEMENT

SITE

The site in question is part of the garden of Southcroft at Woodend, a large detached dwelling located in a large garden dropping down to the main highway from Egremont to Cleator.

REASONS FOR EXEMPTION

We consider that the site is exempt from the BDNG rules.

The proposed detached dwelling and garage if approved will be a Self build and Custom built dwelling.

The house will therefore be defined as Section 1 (A1) of the Self Build and Custom Housebuilding Act 2015.

The site area is less than 0.5h as defined under Section 1 (A1) of the Self Build and Custom Housebuilding Act 2015, and therefore is exempt from the BDNG rules.

The site does not contain any priority habitats.

CONCLUSION

We therefore consider that the proposal and site are exempt from the BDNG rules for the reasons as stated above.

Richard J. Lindsay
Calva Design Studio
25/11/24