

PROPOSED NEW DWELLINGS ON LAND ADJOINING THE CROSS SNECKYEAT ROAD HENSINGHAM

BIO DIVERSITY NET GAIN EXEMPTION STATEMENT

SITE

The site is an area of land behind the Cross, now overgrown. It has been used previously for the growing of vegetables and occasional sheep grazing. It is now disused and redundant land.

PROPOSAL

The proposal is to develop the site for residential development.

EXEMPTION CRITERIA

Government guidelines confirm that proposals which meet the points as set out below are exempt for the BDNG rules.

(1) If the site area is less than 0.5h

(2) If the proposed dwellings are either Self Build or Custom Housebuilding as laid down under Section 1 (A1) of the 2015 Self Build and Custom Housebuilding Act 2015.

CONCLUSION

The development as planned meets both these criteria and is therefore exempt from the BDNG rules.

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