

19, Scurgill Terrace,
Egremont
Cumbria
CA22 2NS.
9th December 2024
Reference: **PP-13359785**

Biodiversity Net Gain Exemption Statement

The Biodiversity Net Gain statement clauses set out below determines the exemption for a BNG assessment:

8.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which—

- (a) consists of no more than 9 dwellings;
- (b) is carried out on a site which has an area no larger than 0.5 hectares; and
- (c) consists exclusively of dwellings which are self-build or custom housebuilding.

(2) In this regulation “self-build or custom housebuilding” has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015(1).

The BNG exemptions regulations only refers to the definition of the Self-Build and Custom Housebuilding Act 2015 (as amended).

The Self-build and Custom Housebuilding Act 2015 (as amended) definition is:

1(A1) In this Act “self-build and custom housebuilding” means the building or completion by—

- (a) individuals,
- (b) associations of individuals, or
- (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

Therefore, following these clauses, a caravan would be exempt.

Regards,

Paul Rickerby