

## **Proposed Dwelling ref TA/2024/611 - LAND ADJACENT TO GROVE COTTAGE, CLEATOR**

### **Biodiversity net gain: exempt development Statement**

The above application is exempt to the Biodiversity Net Gain condition based on Government guidance as the project is a Self-build and custom build applications And the development: -

- consist of a single dwelling (no more than 9 dwellings)
- is on a site that has an area no larger than 0.5 hectares
- consist exclusively of a dwelling that are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)