

Biodiversity Net Gain (BNG) – Exemption Statement (Self-build / Custom-build)

Application reference: TA/2025/371

Site address: Plot 19, Rusper Drive, Whitehaven

Agent: T Fleming Homes Ltd

Date: 31 July 2025

1) Why this statement is provided

In line with the Planning Portal guidance notes (point 24), planning applications must either submit Biodiversity Net Gain (BNG) information or provide a clear explanation of why the proposal is exempt. This statement demonstrates that the proposal is exempt because it is self-build / custom-build housing.

2) Description of development

Construction of 1 (one) self-build dwelling with integral garage on Plot 19 within the established residential street of Rusper Drive, Whitehaven.

3) Exemption relied upon

Self-build / custom-build housing – Regulation 8 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 (SI 2024/47).

The development meets all statutory criteria for this exemption:

- Dwellings: 1 (one) – no more than 9 dwellings. ✓
- Site area: 631 m² (0.0631 ha) – not larger than 0.5 ha. ✓
- All dwellings are self-build or custom housebuilding (as defined by the Self-build and Custom Housebuilding Act 2015) – the applicant will commission the build and have primary input into design and layout, and intends to occupy the dwelling as their home on completion. ✓

4) Evidence provided

- 1) Applicant's self-build declaration (signed) confirming intended occupation and primary input into design and layout.
- 2) Site area calculation from the red-line plan confirming ≤ 0.5 ha.
- 3) Planning description and drawings explicitly referencing the self-build/custom-build route.





5) Regulatory references

- Regulation 8 – The Biodiversity Gain Requirements (Exemptions) Regulations 2024 (SI 2024/47).
- GOV.UK guidance: Biodiversity net gain – Exempt developments (self-build/custom-build).
- Self-build and Custom Housebuilding Act 2015 – definition in section 1(A1).

6) Declaration

I confirm that the proposed development meets the self-build/custom-build exemption under Regulation 8 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and the criteria set out in government guidance. I understand the Local Planning Authority may request further information or evidence.

Signed: Scott Hunter – T Fleming Homes Ltd

Name: Scott Hunter

Role: Agent

Date: 31 July 2025