

ARCHITECTURE

cdi



Planning & Design

The Studio 26 Corporation Rd Carlisle CA3 8XB

4/2/25

Reference : DS/W/NGE/1/25



LAND AT SMITHFIELD RD EGREMONT

BIO DIVERSITY NET GAIN EXEMPTION STATEMENT

SITE

Vacant land, as accompanying block plan.

PROPOSAL

The proposal is to develop the site for a self build dwelling.

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

