Self-Build and Biodiversity Net Gain (BNG) Statement

Proposed 1-Bedroom Bungalow

Land Adjacent to 77 Flowery Leys Lane, Alfreton

1. Introduction

This statement has been prepared in support of a full planning application for the construction of a single one-bedroom bungalow on land adjacent to 77 Flowery Leys Lane, Alfreton.

The purpose of this document is to confirm that the proposed development is intended as a self-build dwelling and to explain why the proposal qualifies for exemption from the statutory Biodiversity Net Gain (BNG) requirements introduced under the Environment Act 2021.

2. Self-Build Declaration

The proposed dwelling is intended to be delivered as a self-build project for occupation by the applicant.

For the purposes of planning policy and the Self-build and Custom Housebuilding Act 2015 (as amended), a self-build dwelling is one that is built or commissioned by an individual for their own occupation.

The applicant intends to commission the construction of the dwelling and occupy the completed property as their primary residence.

The proposal therefore contributes towards the delivery of self-build housing within Amber Valley Borough and aligns with national planning policy objectives which encourage opportunities for individuals to build or commission their own homes.

3. Biodiversity Net Gain (BNG)

Mandatory Biodiversity Net Gain requirements for minor development came into force in April 2024 through Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021).

The legislation requires most development proposals to deliver a minimum 10% measurable biodiversity net gain unless specific exemptions apply.

4. BNG Small Sites Exemption

The proposed development qualifies for the statutory small sites exemption from Biodiversity Net Gain requirements.

Under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, development is exempt where:

- the development site area is less than 0.5 hectares; and
- the proposal comprises fewer than 10 residential dwellings.

The application site is a small residential plot significantly below the 0.5 hectare threshold and the proposal involves the construction of a single dwelling only.

The development therefore meets the criteria for the small sites exemption and the statutory Biodiversity Net Gain requirement does not apply.

5. Site Characteristics

The application site comprises a small section of residential garden land within an established urban residential area.

The land is currently managed as domestic garden space and does not contain habitats of significant ecological value.

The proposal therefore relates to land that has already been subject to residential use and management.

6. Conclusion

The proposed development comprises the construction of a single self-build dwelling within a small residential plot.

The proposal qualifies for the small sites exemption from Biodiversity Net Gain requirements as defined within the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Accordingly, the statutory requirement to demonstrate a 10% biodiversity net gain does not apply to this development.