

## **Bio Diversity Net Gain Exemption Statement April 2025**

### **The Croft Fleming Square Maryport – Proposed Annex**

The existing site is a single storey garage and the proposal is to replace this with an annex extension to the The Croft.

The site contains a building or is hard paved.

#### **Proposal**

The proposal is to develop the site for self-build annex.

#### **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) 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