

10<sup>th</sup> December 2025  
Ref 2025/158 BNG

## Land Adjacent 28 Stringer House Lane, Emley

### Biodiversity Net Gain Exemption Statement

#### 1. Project Summary

Site Address:

Land Adjacent 28 Stringer House Lane  
Emley  
Huddersfield  
HD8 9SU

Proposal Description:

Erection of detached dwelling.

#### 2. Exemption Statement

This statement supports the planning application for the above development and confirms that the proposal qualifies for an exemption from the mandatory Biodiversity Net Gain (BNG) requirements, in accordance with the Environment Act 2021 and associated guidance.

The original approval on the site which we were involved in had a Biodiversity Net Gain requirement as it was unclear whether the original client was going to build the house as their main home.

The site has now passed into new ownership and the new client who we have been instructed by, wishes to build the proposed varied house as a true custom self-build.

The development now qualifies for the self-build and custom-build exemption, as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The proposal involves the creation of a single dwelling intended for occupation by the applicant as a self-build home, and the relevant conditions for this exemption will be met and evidenced in accordance with the guidance issued by DEFRA and Natural England.

Nevertheless, the applicant is committed to enhancing the site's ecological value and proposes the following voluntary biodiversity improvements:

- Installation of a bird and bat box to support local wildlife per condition 12 on the original approval.
- Creation of a planted private garden, increasing opportunities for pollinators and other species.
- Retention of planted paddock with opportunity to create a voluntary uplift in biodiversity on site.

These enhancements reflect a proactive approach to biodiversity and are consistent with the aims of the Kirklees Local Plan and national planning policy to promote sustainable development and ecological resilience.

Document prepared by

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*For & on behalf of Hill Rise Architecture Ltd.*

## **Hill Rise Architecture LTD.**

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