

Biodiversity Net Gain (BNG)

Exemption Statement

For:

Change of use of existing maisonettes into single House in Multiple Occupation (HMO) containing 10no. bedrooms (sui generis), with associated bin and bike storage.

Planning Reference:

TBC

At:

87A Redland Road, Redland, Bristol. BS6 6RD

Completed By:

Kevin Morley, Associate Planner, Stokes Morgan Planning

Date of Exemption Statement Completion:

23/04/2025

The Biodiversity Gain Requirements (Exemptions) Regulations 2024

1. Article 7 ('General requirements: applications for planning permission including outline planning permission') of Part 3 of *The Town and Country Planning (Development Management Procedure) (England) Order 2015*, as amended by Regulation 5 of Part 4 of *The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024* has introduced national validation prerequisites for planning applications relating to Biodiversity Net Gain (BNG).
2. Schedule 14 of the *Environment Act 2021* introduced the concept of BNG into planning legislation, stating that "the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least [10%]".
3. Schedule 14 of the Environment Act 2021 additionally mandates that biodiversity gain objectives will be achieved through the imposition of planning conditions, thus constituting a post-permission process.
4. However, certain types of development for which planning permission is required are exempt from biodiversity net gain requirements and planning conditions. These are outlined in [The Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#)¹
5. The development proposals for this application meets the following exemption criterion from the Regulations (reference wording from the Regulations):

Development that does not impact a priority habitat and impacts less than 25 square metres (e.g., 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.

6. State how this application meets the exemption criterion stated above (see worked example for reference):

Proposal is for change of use only. The area for refuse/recycling storage is wholly sealed surface (3.20sq.m, planters to be moved), and the site for the cycle shed (21.15sq.m, replacing existing shed, graveled area, and bamboo now removed). Both areas combined would impact on less than 25sq.m/5m of habitat.

7. Provide aerial imagery and photographs (or alternative sources) and captions to evidence your statement. For example, you may wish annotate images to show how the proposed development sits within the existing site/habitats, and how the proposals accord with the exemption claim. Add more photographs, plans or imagery of proposals if necessary.

Aerial imagery: See following page.

¹ [The Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#):
<https://www.legislation.gov.uk/ukxi/2024/47/made/data.pdf>

Aerial imagery: Google Maps image showing the bin (front) and bike (rear) store locations



Photographs :



Above: location for recycling stores - planters to be moved from path. Right: Existing shed to be replaced with cycle shed. Both locations less than 25.sqm combined.



8. Whilst the development may be exempt from statutory Biodiversity Net Gain (BNG) requirements, the application for planning permission will deliver measurable net gains for nature conservation which are proportional and locally appropriate, in the following ways:

Non proposed as change of use and de minimus. If required, the provision of bat and/or bird boxes could be conditioned.