

Biodiversity Net Gain (BNG)

Exemption Statement

For:

Erection of an attached two-storey house

Planning Reference:

(tbc)

At:

15 Sterncourt Road, Bristol BS16 1LB

Completed By:

John Rooney, Associate Planner, Stokes Morgan Planning

Date of Exemption Statement Completion:

24/12/2025

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):

Section 8 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024, also known as the "Self-build and custom build applications", states the following: The biodiversity gain planning condition does not apply in relation to planning permission for development which— (a) consists of no more than 9 dwellings; (b) is carried out on a site which has an area no larger than 0.5 hectares; and (c) consists exclusively of dwellings which are self-build or custom housebuilding. (2) In this regulation "self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015

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

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| a) | The site consists of only 1 new dwelling, b) | The site is smaller than 0.5ha |
| c) | The development consists of only self-build housing as defined by the Self-build and Custom Housebuilding Act 2015: the building or completion by an individual, of a house to be occupied as homes by those individuals. | |

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:

n/a

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

Photograph 2:

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:

swift bricks if required