

The Biodiversity Gain Requirements (Exemptions) Regulations 2024

Biodiversity Net Gain (BNG) Exemption Statement

For:

(enter a brief description of development proposals)

CONVERSION OF EXISTING COMMERCIAL BEAUTY HUB AND TREATMENT CENTRE TO FORM 7 BED HMO (SUI GENERIS)

Planning Reference:

(XX/XXXX/XX)

25/01057/FUL

At:

(enter site address)

22-24 ST MARK'S GATE,

Completed By:

(enter name, job title, company)

PHILIP FLETCHER ACIOB

Date of Exemption Statement Completion:

(enter date)

1 NOVEMBER 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<sup>1</sup>

5. The development proposals for this application meets the following exemption criterion from the Regulations (reference wording from the Regulations):

THE PROPOSAL IS A CHANGE OF USE ONLY  
THERE IS A ZERO BIO DIVERSITY VALUE  
WITH NO IMPACT ON ON SITE HABITAT

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

PHOTOGRAPHS IDENTIFY NO PRESENT HABITAT

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