

The Biodiversity Gain Requirements (Exemptions) Regulations 2024

7. Provide aerial imagery / photographs (or alternative sources), plans 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:

Photograph 1:

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:

We will include a wildlife pond and soft landscape comprised of native plant species and trees.

Log piles for invertebrates and the provision of bird and bat boxes to encourage a safe place to roost and help maintain biodiversity of the area.

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Biodiversity Net Gain (BNG) Exemption Statement

For: 180 Wordle Road, Wordle, Rochdale OL12 9JD.

(enter a brief description of development proposals)

The demolition of existing buildings and garage to enable the construction of a 4 bedroom detached dwelling with detached garage.

Planning Reference:

(XX/XXXXX/XX)

25/01065/FUL

At:

(enter site address)

180 Wordle Road
Wordle
Rochdale OL12 9JD.

Completed By:

(enter name, job title, company)

Remek Chorlton

Date of Exemption Statement Completion:

(enter date)

28/11/2025

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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 2024¹
5. The development proposals for this application meets the following exemption criterion from the Regulations (reference wording from the Regulations):

The proposed development meets condition 1 and 2 of Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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

The proposed dwelling house will be constructed on land currently occupied by outbuildings and hardstanding surfaces, consisting of a mix of resin, stone and concrete.

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