

# **The Biodiversity Gain Requirements (Exemptions) Regulations 2024**

## **Biodiversity Net Gain (BNG) Exemption Statement**

For:

DEMOLITION OF THE EXISTING FARMHOUSE AND ASSOCIATED AGRICULTURAL BUILDINGS AND ERECTION OF REPLACEMENT FARMHOUSE (SELF/ CUSTOM BUILD), DETACHED CAR-PORT BUILDING, STABLE BUILDING, IMPLEMENT SHED AND WORKSHOP PLUS FORMATION OF NEW FLOOD LIT HORSE ARENA.

Planning Reference:

NOT YET KNOWN

Address

'NOOK FARM',  
CLEATOR,  
CUMBRIA CA23 3EY

Completed by:

GLEN BEATTIE; ALPHA DESIGN

Date of Exemption Statement Completion

23/12/2025

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):

- REPLACEMENT FARMHOUSE CONSTITUTES A SELF/CUSTOM BUILD PLOT.
- THE DEMOLITION OF THE EXISTING AGRICULTURAL BUILDINGS AND ERECTION OF NEW OUTBUILDINGS RESULTS IN LESS THAN 25m<sup>2</sup> LOSS OF HABITAT.

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

- REPLACEMENT FARMHOUSE INCLUDES REFERENCE TO A 'SELF/CUSTOM BUILD PLOT.'
- AGRICULTURAL BUILDINGS - NEW OUTBUILDINGS IS BELOW THE THRESHOLD AND DOES NOT IMPACT A PRIORITY HABITAT AND IMPACTS LESS THAN 25m<sup>2</sup> OF ON-SITE HABITAT OR 5 LIN M OF ON-SITE LINEAR 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.

• REFER TO DETAILS SUBMITTED WITH FULL PLANNING APPLICATION.

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

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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:

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| N/A. |
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