

Statement for Biodiversity

PROPOSAL: FUL: PROPOSED ERECTION OF DETACHED DWELLING AND ASSOCIATED ACCESS

SITE AT: LAND BETWEEN 701 & 703 WHITEFIELD ROAD, BURY, BL9 9PL

REF: FAT/01

DATE: FEBRUARY 2026

CLIENT: MR AZIZ FATIMA

1.0 INTRODUCTION

This statement accompanies a Full Planning Application submitted to Bristol City Council for the Proposed Development of a new three storey building to accommodate 3No. self contained apartments.

The site currently contains an existing single storey dilapidated garage/workshop unit which is to be demolished to make way for the proposed three storey building.

1. Article 7 ('General requirements: applications for planning permission including outline 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 'biodiversity gain objective is met in relation to development for which planning permission is granted if biodiversity value attribute to the development exceeds the pre-development biodiversity value of 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.

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

The Biodiversity Net Gain (BNG) requirements state that self-builds are exempt from general BNG obligations under the **Self-Build and Custom Housebuilding Act 2015**. This exemption is specifically recognised to support underrepresented sections of housebuilding, allowing for devolvement of homes primarily for personal occupancy without the need for biodiversity net gain. The exemption is detailed in the Biodiversity Net Gain (Exemptions) Regulations 2024, which outlines the conditions under which self-builds qualify for this exemption. To qualify for an exemption as a self-build or custom build the development must

- consist of no more than 9 dwellings
- be on a site that has an area no larger than 0.5 hectares
- consist exclusively of dwellings that are self-build or custom housebuilding as defined in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)

We can confirm that the site meets these criteria and as a result the proposed development is exempt from biodiversity net gain requirements.