



BIODIVERSITY NET GAIN (BNG) SELF-BUILD EXEMPTION STATEMENT

1. Application Details

Applicant Name(s):	Miss Isabella Mears
Site Address:	8A Highfields, Brighton Road, Warringlid
Planning Application Reference:	DM/26/????
Local Planning Authority:	Mid Sussex District Council
Description of Development:	Provision/erection of a single storey self-build dwelling
Number of Dwellings Proposed:	One
Site Area (hectares):	0.089
Date of Statement:	16 th July 2026

2. Purpose of this Statement

This statement is submitted in accordance with Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires an applicant who believes their development is not subject to the biodiversity gain condition to provide a statement setting out the reasons for that belief.

This statement confirms that the proposed development is exempt from the mandatory Biodiversity Net Gain (BNG) requirements introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (SI 2024 No. 47), on the grounds that it constitutes self-build and custom housebuilding.

3. Legal Basis for Exemption

Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 (SI 2024 No. 47) provides that 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 and custom housebuilding within the meaning of section 1(A1) of the Self-Build and Custom Housebuilding Act 2015.

The Self-Build and Custom Housebuilding Act 2015 (as modified by the Housing and Planning Act 2016) defines self-build and custom housebuilding as:

"...the building or completion by — (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals."

4. Confirmation of Exemption Criteria

The applicant confirms the following in respect of this planning application:

Criterion (a): No more than 9 dwellings

The proposed development consists of one single storey dwelling, which therefore satisfies criterion (a).

Criterion (b): Site area no larger than 0.5 hectares

The application site has an area of 0.089 hectares, as shown on the submitted location plan and site plan. This does not exceed 0.5 hectares and therefore satisfies criterion (b).

Criterion (c): Exclusively self-build and custom housebuilding

The development consists exclusively of a dwelling s to be built to the applicant's own plans and specifications, for occupation as the applicant's own home. The applicant confirms that:

- The dwelling had been built to plans and/or specifications decided by the applicants personally;
- The development has been undertaken by, or on behalf of, the applicant for personal occupation as her home;
- The development meets the definition of self-build and custom housebuilding under the Self-Build and Custom Housebuilding Act 2015 (as amended);
- No plot is being acquired from a person who will build a dwelling wholly or mainly to plans or specifications decided or offered by that person (i.e. the development is not speculative housebuilding).

The development therefore satisfies criterion (c).

5. Confirmation of Exemption

Having assessed the proposal against all three criteria set out in Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the applicant confirms that:

Criterion	Requirement	Satisfied?
Reg. 8(1) (a) — Number of dwellings	9 or fewer	YES ✓
Reg. 8(1) (b) — Site area	0.5 ha or less	YES ✓

Reg. 8(1)(c) — Exclusively self-build / custom housebuilding	Meets Act 2015 definition	YES ✓
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All three criteria of Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 are met. The development is therefore exempt from the mandatory BNG condition and a Biodiversity Gain Plan is not required.

6. Voluntary Biodiversity Enhancement

Although exempt from statutory BNG requirements, the applicant is mindful of Mid Sussex District Council's commitment to biodiversity and nature recovery as set out in the Mid Sussex District Plan and the Council's BNG guidance. The applicant proposes the following voluntary biodiversity enhancements:

- Installation of two integrated bird / bat boxes within the new dwelling
- Native species planting / wildflower areas within the garden
- Hedgehog-permeable boundary fencing
- Retention of any existing trees / hedgerows on site boundary

The applicant welcomes any conditions relating to species-specific enhancements that the Council may wish to attach.

7. Declaration

The applicant hereby confirms that:

- The information provided in this statement is accurate and truthful to the best of my knowledge;
- The development meets all three criteria for exemption from the mandatory Biodiversity Net Gain condition under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024;
- The development constitutes self-build and custom housebuilding as defined by the Self-Build and Custom Housebuilding Act 2015;
- The applicant understands that if the exemption criteria are not met, or if the exemption is subsequently revoked, the mandatory BNG condition will apply and a Biodiversity Gain Plan will be required prior to commencement.

GRM/0926.C02/July 2026

