Existing planning applications

If a planning application for a development was made before day one of mandatory BNG on 12 February 2024, the development is exempt from BNG.

Variations of planning permission

Transitional arrangements also apply for variations to existing planning permissions. There is more information in the planning practice guidance (https://www.gov.uk/guidance/biodiversity-net-gain).

Developments below the threshold

A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

A development 'impacts' a habitat if it decreases the biodiversity value (https://www.gov.uk/guidance/understanding-biodiversity-net-gain#measuring-biodiversity-).

Find out more about this exemption (https://www.gov.uk/guidance/biodiversity-net-gain).

Householder applications

These are applications made by householders as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (https://www.legislation.gov.uk/uksi/2015/595/article/2).

It includes, for example, small projects like home extensions, conservatories or loft conversions.

Self-build and custom build applications

You must meet all of the following conditions to qualify for an exemption as a self-build or custom build.

The development must: