
STATUTORY INSTRUMENTS

2024 No. 47

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

Self-build and custom build applications.

8.—(1) 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 or custom housebuilding.

(2) In this regulation “self-build or custom housebuilding” has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015⁽¹⁾.

⁽¹⁾ 2015 c. 17; subsection (1A) was inserted into section 1 by section 9(1) of the Housing and Planning Act 2016 (c. 22).