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STATUTORY INSTRUMENTS

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**2024 No. 48**

The Biodiversity Gain Requirements  
(Irreplaceable Habitat) Regulations 2024

**Exception for phased development**

4. Regulation 3 does not apply in relation to—
  - (a) the grant of outline planning permission, where the reservation of matters for subsequent approval has the effect of requiring or permitting development to proceed in phases; or
  - (b) the grant of any kind of planning permission, where the grant is subject to conditions (whether requiring the subsequent approval of any matters or otherwise) having that effect.