

## **BIODIVERSITY NET GAIN EXEMPTION STATEMENT**

**Wylve Village Shop / Wylve Community Hub  
Wyvern Hall, Wylve, Warminster, BA12 0QR**

**PL/2025/09061**

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Following our review of this project in conjunction with Jack Crump of Icon Ecology we submit the as the application is for a temporary (2 year) permission then the BNG requirement can be omitted from the application.

Article 7 ('General requirements: applications for planning permission including outline planning 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. 3. 4. 5.

Schedule 14 of the Environment Act 2021 introduced the concept of BNG into planning legislation, stating that "the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least 10%". 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.

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; our development proposals for this application meets the following exemption criterion from the Regulations as we are seeking only a temporary (2 year) permission.

Matthew Elsinor

Director / Architect  
Build Architects

17<sup>th</sup> December 2025