

Luscinia
Ecology

From 6th August 2026

BNG Has Changed. Could Your Small Site Now Be Exempt?

Swipe →





New Exemption:

From 6th August 2026

Sites at or under 0.2 hectares may no longer require Biodiversity Net Gain provided no Priority Habitat is affected.

What does 0.2 hectares actually look like?

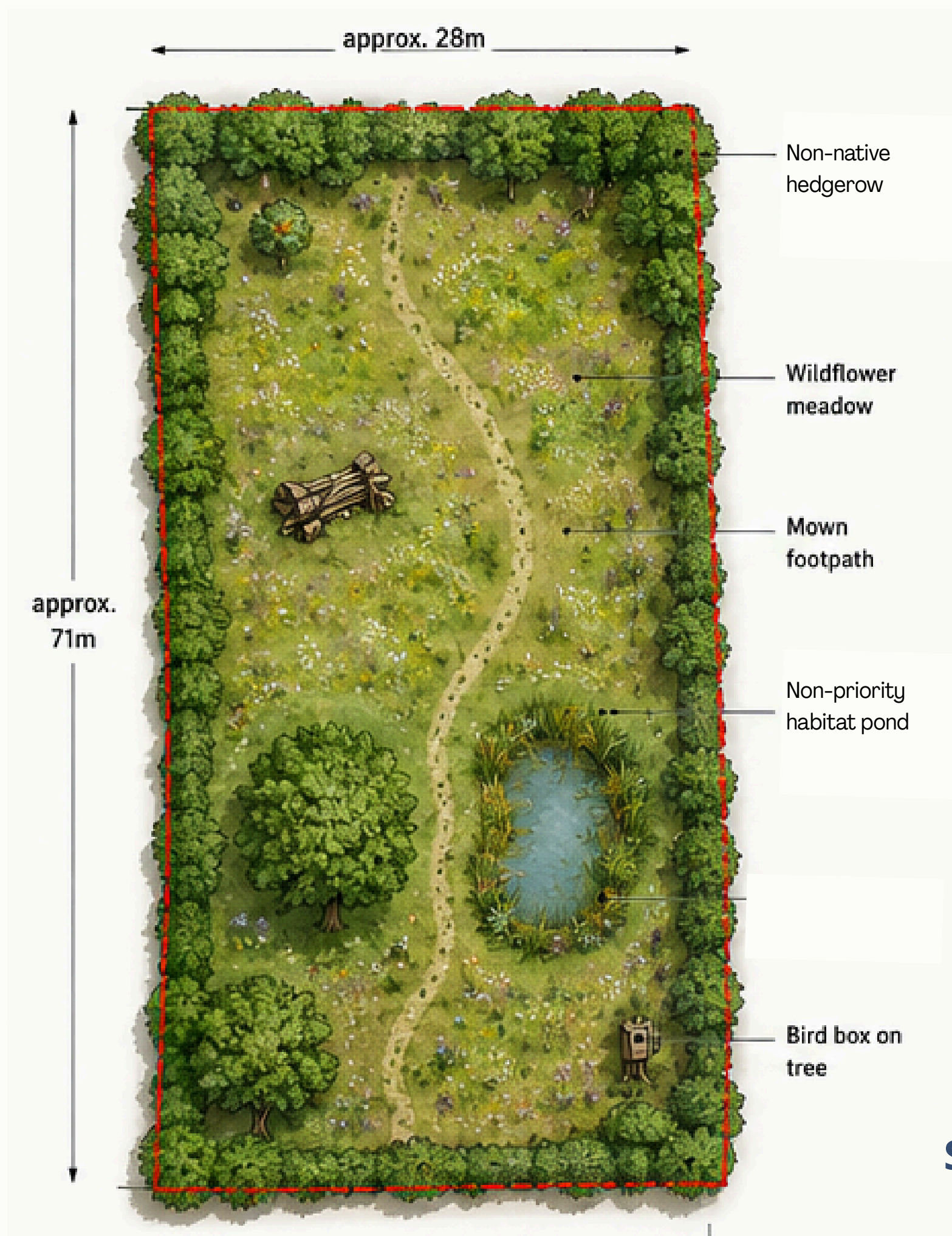
Swipe →



1. No Built Development

Example

0.2 ha (2,000m²) - 0.2 ha exempt small site example.

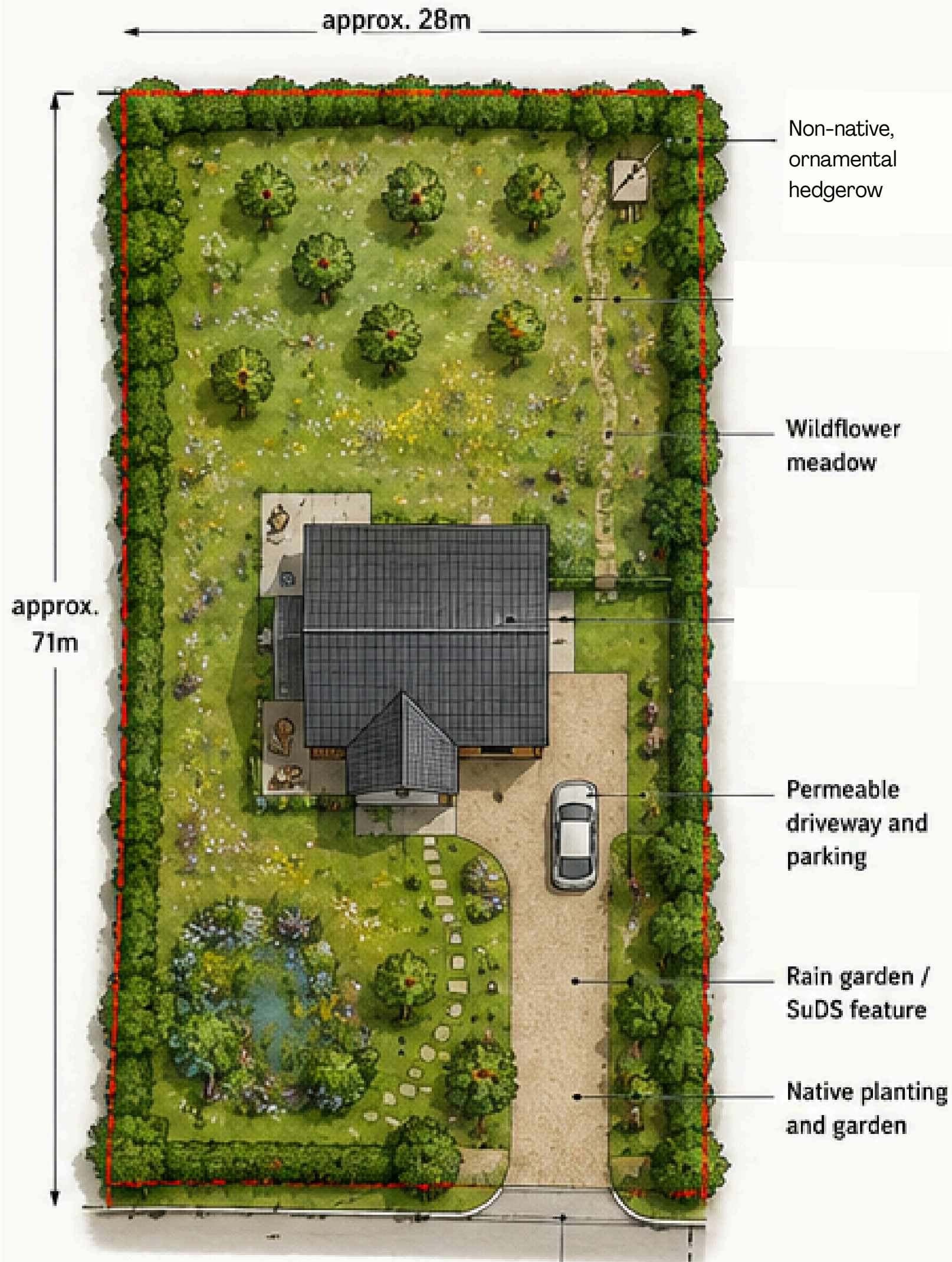


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2. One House (Self-Build)



Example self-build dwelling on a 0.2 ha exempt site.



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3. Small Housing Development

Example small residential development (6 homes) on a 0.2 ha exempt site.

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But don't stop there...

The exemption doesn't automatically apply.

If your proposal affects a Priority Habitat, BNG is likely to apply again.

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Before assuming your site is exempt:

- ✓ Check the site area
- ✓ Speak to an ecologist early
- ✓ Identify Priority Habitats
- ✓ Consider access requirements

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Get advice early.

Speaking to an ecologist early can save:

- ✓ Time
- ✓ Survey costs
- ✓ Redesigns
- ✓ Planning delays

Need help assessing a site?

Get in touch to chat with an expert today.



Look out for our deep dive explainer videos all about BNG.

