



BNG EXEMPTION STATEMENT

Planning Application for New External Gas Meter Box

Loriner House, Broad Street Cuckfield

Background

This planning application seeks consent solely for the installation of a new external gas meter box's to serve the existing property. No other development works are proposed.

The sole reason that planning permission is required is due to the site being located within the **Cuckfield Conservation Area** within Mid Sussex District. The proposed works are minor, external-only alterations that do not result in any land take, vegetation removal, or changes to existing habitats.

Under **Section 90 of the Town and Country Planning Act 1990**, planning permission is required for certain works in conservation areas which would otherwise be permitted development under the **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**. In this instance, the installation of the meter box would be permitted development but for the site's location within a designated conservation area.

The requirement for **Biodiversity Net Gain (BNG)** is set out in **Section 98 of the Environment Act 2021**, which introduces a mandatory condition for certain planning permissions to deliver a minimum 10% biodiversity net gain. This is reflected in the **Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)** and associated guidance from the Department for Environment, Food and Rural Affairs (DEFRA).

However, the statutory BNG requirement applies to developments that result in habitat loss or degradation and excludes:

- Development that does not impact habitat (i.e., "no habitat on site to enhance or mitigate").
- Development falling within the exemptions listed in Schedule 14 to the Environment Act 2021 and the **Biodiversity Gain (Exemptions, Transitional and Savings Provisions) Regulations 2024**.

Given that the proposed works:

1. Are entirely confined to the building façade;
2. Do not involve any groundworks or removal of vegetation;

3. Do not cause any direct or indirect loss of biodiversity habitat;

It is considered that the proposal qualifies as **BNG exempt** under the small-scale and "no habitat impact" criteria.

Conclusion

The proposed development will have no impact upon biodiversity on or adjacent to the site and is therefore outside the scope of mandatory Biodiversity Net Gain requirements under the Environment Act 2021. No further BNG assessment or metric calculation is required in this instance.



Photos of Site July 2025

GRM/0725/C01 : Aug 2025