

Biodiversity Net Gain (BNG) Exemption Report

Proposed Change of Use of Part Ground Floor Including External Alterations

Site: Beach Road Cafe, Beach Road, St Bees, Cumbria

1. Introduction

This report has been prepared in support of a planning application for the proposed change of use of part of the ground floor of Beach Road Cafe, St Bees.

The proposed development comprises:

- Change of use of part of the existing ground floor.
- Replacement of an existing window with a serving hatch.
- Removal of an existing window.
- Breaking out the wall beneath the removed window.
- Installation of a new entrance door with glazed side light.

The report assesses whether the proposal is subject to the mandatory Biodiversity Net Gain (BNG) requirements introduced under Schedule 7A of the Town and Country Planning Act 1990 (as amended by the Environment Act 2021).

2. Existing Site

The application site consists entirely of an existing commercial building occupied as Beach Road Cafe.

The proposed works are confined to alterations within the existing building envelope together with minor modifications to the external elevations.

No vegetation will be removed.

There are:

- no grassed areas affected;
- no trees affected;
- no hedgerows affected;
- no watercourses affected;

- no landscaping affected;
- no habitat loss.

The proposal does not involve any extension into undeveloped land.

3. Description of Development

The proposal includes:

- internal alterations associated with the change of use;
- replacing one existing window with a serving hatch;
- removing one existing window;
- forming a new doorway by breaking out beneath the existing window opening;
- installing a glazed entrance door with matching side light.

All works are undertaken within the footprint of the existing building.

4. Biodiversity Net Gain Assessment

The statutory Biodiversity Net Gain regime generally applies where development results in habitat loss or degradation.

This proposal does not result in the loss of any habitat because:

- all works occur within an existing building;
- there is no increase in the developed footprint;
- there is no removal of vegetation;
- there are no changes to existing habitats;
- no priority habitats are affected;
- no off-site habitats are required.

The external alterations affect only the building façade and have no impact upon habitats capable of supporting measurable biodiversity value.

5. Exemption

The proposal qualifies for exemption from the mandatory Biodiversity Net Gain requirements because it consists solely of works to an existing building which do not impact habitat.

No onsite habitat will be lost, degraded or created and there is therefore no requirement to complete either the statutory biodiversity metric or the Small Sites Metric.

6. Conclusion

The proposed development at Beach Road Cafe consists solely of alterations to an existing commercial building involving:

- change of use of part of the ground floor;
- replacement of an existing window with a serving hatch;
- formation of a new doorway;
- installation of a glazed entrance door and side light.

The works do not affect land containing habitats and will not result in the loss, degradation or alteration of biodiversity.

Accordingly, the proposal is considered exempt from the mandatory Biodiversity Net Gain requirements, and no Biodiversity Gain Plan or Biodiversity Metric is required to accompany the planning application.

Prepared in support of a planning application

Site: Beach Road Cafe, Beach Road, St Bees, Cumbria

Purpose: Biodiversity Net Gain Exemption Statement