Biodiversity Net Gain Exemption Statement

For

Construction of an extension and installation of a new roof covering to an existing industrial building to provide 3x Industrial Units

at

Unit B6 – Moor Road – Old Tannery – Haverigg – LA18 4NG

1. Overview

Fox Architectural Design Ltd has been appointed on this project to provide design documentation and submit a Full Planning Application seeking approval for an extension to an existing industrial property at The Old Tannery in Haverigg.

Planning applications including large extensions and new buildings which remove potential priority habitats would require supporting documentation to demonstrate how a 10% overall gain/uplift in BNG units can be achieved.

2. Proposal/Exemption

The proposal to extend the existing building comprises of approx 42.5m² new build area and therefore would usually require a BNG assessment from an Ecologist to assess the existing site and impact the new building would have on existing wildlife and habitat.

As can be demonstrated within the supporting documentation and photographs added to the Design & Access Statement the existing site and its surroundings comprise of an existing industrial estate.

The existing habitat is urban with large warehouse/industrial buildings and no grassland to disrupt.

The existing landscaping within the application site is concrete with no potential areas for wildlife, and it is considered unlikely that any wildlife would seek this area to roost given the noise and constant vehicular movements.

3. Justification

The client seeks exemption from BNG for this project due to the fact that no existing habitats are evident on site.

Not only are no habitats evident, the current and future use of the site would suggest that no wildlife would seek to roost here when other suitable areas outside of the industrial estate are far more suitable.

The construction works would consist of excavating concrete hardstanding which has no biodiversity value and making good with new concrete to areas disturbed upon completion of the new extension.