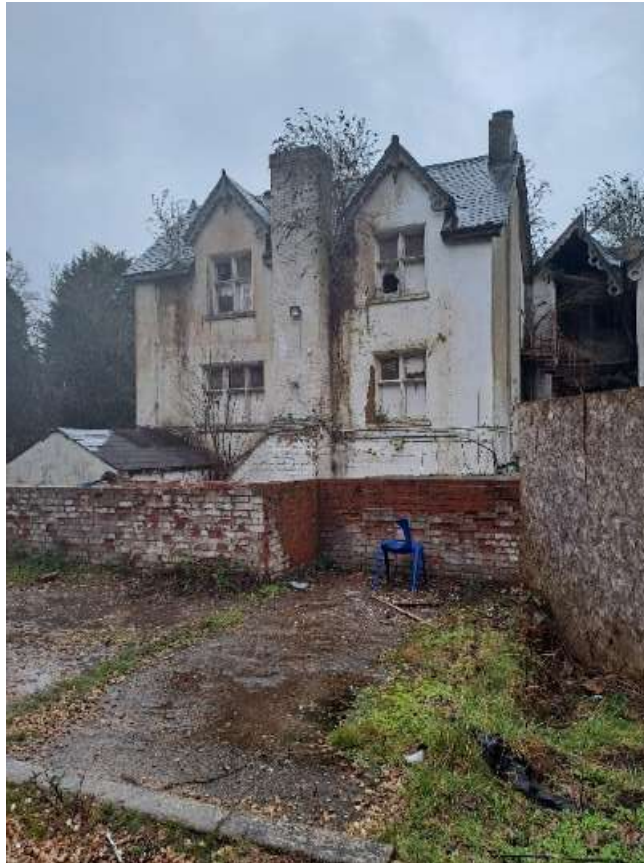


COYNE ENVIRONMENTAL LTD

**Wellbury House
Little Offley
SG5 3BP**



Biodiversity Net Gain Report August 2025

**KENNETH COYNE
Dip LA, DA, Dip TP, Cert Ecol. & Cons (Dist.) ,CMLI
Coyne Environmental
5 Philosophers Gate
Ashwell
Herts.
SG7 5DL**

Company No 51414653

INTRODUCTION

Coyne Environmental Ltd has been instructed, to carry out an ecological assessment of Wellbury House, Little Offley, SG5 3BP for a planning proposal to North Herts District Council. A Preliminary Ecological Appraisal (PEA) has been undertaken and found no ecology of significance on the site. A Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 has now been carried out and achieved a 15.49% habitat net gain and a 00.00 % hedgerow net gain, all on site. This is in preparation to be submitted to the Local Planning Authority (LPA) for development of the site.

I am a qualified Ecologist, with over 40 years' experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The initial Ecological Assessment survey was carried out on 10th March 2025 in good weather conditions 12C, fine, light winds.

The standard Statutory Biodiversity Metric has been used for this project, to obtain the BNG for the site and put forward biodiversity and mitigation measures to obtain a minimum 10% gain. The BNG Metric assessment has now been carried out, as set out in the accompanying Excel Sheet.



HEADLINE RESULTS

Total net unit change		
	Habitat Units	15.49%
	Hedgerow Units	00.00%
Total net % change		
	Habitat Units	15.49%
	Hedgerow Units	00.00%
Habitats units needed required to meet target		
	Habitat Units	00.00
	Hedgerow Units	00.00

This indicates that the required BNG will be achieved with additional mitigation, to gain the necessary overall 10% gain, as seen in the Detailed Results and as will be set out in the Review.

ASSESSMENT RESULTS

Base Line Value		
	Habitat Units	0.34
	Hedgerow Units	0.00
Post development value		
	Habitat Units	0.39
	Hedgerow Units	0.00
On site net change		
	Habitat Units	0.05
	Hedgerow Units	0.00
Cumulative net change		
	Habitat Units	0.05
	Hedgerow Units	0.39
Total net % change		
	Habitat Units	15.49%
	Hedgerow Units	00.00%

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	0.34	0.37	0.00	No additional habitat units needed to meet target
Hedgerow Unit	10%	0.00	0.00	0.000	No additional habitat units needed to meet target

ANALYSIS

The Biodiversity Metric shows a Total Net % change habitat unit for the scheme of **15.49%** and a Total Net % change hedgerow unit of **00.00%** so the overall BNG does gains the minimum 10.00 % required. This therefore meets the Environment Act 2021 Mandatory Requirement for information on biodiversity.

REVIEW

To achieve the 15.49% habitat net gain and 00.00% hedgerow net gain, it will be necessary to enhance the areas as follows:

Creation

- **150m²** wildflower habitat classified as *Other* Neutral Grassland in Good condition, following the UKHab condition assessment criteria.

- **Species mix** Native species suited to neutral soils:
Grasses: *Festuca rubra*, *Agrostis capillaris*, *Anthoxanthum odoratum*
Forbs: *Leucanthemum vulgare*, *Knautia arvensis*, *Lotus corniculatus*,
Rhinanthus minor, *Centaurea nigra*, *Achillea millefolium*
- **Management prescriptions:**
Cut and remove arisings once or twice annually (late July - September)
No fertiliser or herbicide application
Scrub and **invasive** species must be controlled
Soil nutrient levels should be monitored and kept **low**

Planting

- **23no small native trees** include *Acer campestre*, *Crataegus prunifolia*, *Prunus avium*, *Sorbus aucuparia*
- **Standards** 1.2m ,10–12 cm with stakes and guards
- **Watering** during establishment (first 2 years), and subject to annual inspections.
- **Any failures** should be replaced for a minimum of **5 years**.

A Preliminary Ecological Analysis (PEA) has been undertaken and found no ecology of significance. The requirement for information on Biodiversity Net Gain (BNG) has now been undertaken, using the standard Statutory Biodiversity Metric and indicates that the 10% gain can be achieved with additional landscape mitigation. The two Reports and the accompanying Excel Sheet form a joint proposal of the Ecological Assessment (EA) indicating that the development will have minimal effect on ecology and provide the opportunity to increase the areas biodiversity.

CONCLUSION

Coyne Environmental Ltd has been instructed to assess the potential presence or absence of protected ecological features of significance at Wellbury House, Little Offley, SG5 3BP and carry out a Biodiversity Net Gain (BNG) assessment. This is part of a planning proposal to be submitted to North Herts District Council.

In accordance with BCT Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, I conclude that this site does not contain evidence of areas of significance and high biodiversity value. I assess that no further surveys would be needed to confirm this absence.

Therefore, in my professional opinion the PEA and BNG Reports, should satisfy the requirements in respect of ecology and biodiversity enhancement. The application can be considered on this basis and that no further environment surveys are necessary to determine the Application to the Local Planning Authority.

REFERENCES

Proposals Plan

Location Plan

Coyne Environmental Ltd PEA Report

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