

COYNE ENVIRONMENTAL LTD

**1 Priory Lane
Little Wymondley
SG4 7HE**



Biodiversity Net Gain Report October 2025

KENNETH COYNE
Dip LA, DA, Dip TP, Cert Ecol. & Cons, Cert Ecol & Cons (Dist.) CMLI
Coyne Environmental Ltd
5 Philosophers Gate
Ashwell
Herts.
SG7 5DL
01462 743723
kcoyne@coyneenvironmental.co.uk

Company No.51414653

INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an ecological assessment of 1 Priory Lane, Little Wymondley, SG4 7HE for a planning application to develop the site. A Preliminary Ecological Appraisal (PEA) has been undertaken to establish the potential presence or absence of protected ecological features and nothing of significance was found. A Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 has also now been carried out and achieved a **14.43 %** Net Gain. This can now be submitted to North Herts District Council (NHDC) for determination.

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 the 5.8.25.



The standard Statutory Biodiversity Metric was used for this project to obtain the BNG for the site and put forward biodiversity and mitigation measures to obtain a minimum 10% gain. This has achieved the necessary **NET GAIN 10%** as set out in this Report and the accompanying Excel Sheet. This shows that the **BNG TARGET** has been met and can now be submitted as required in the legislation to the Local Planning Authority (LPA).

HEADLINE RESULTS

Total net unit change		
	Habitat Units	14.43%
	Hedgerow Units	00.00%
Total net % change		
	Habitat Units	14.43%
	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 can be achieved with no need for off-site mitigation. The proposals will therefore gain the necessary overall 10% gain, as seen in the Detailed Results and as will be set out in the landscape proposals.

ASSESSMENT RESULTS

Base Line Value		
	Habitat Units	0.26
	Hedgerow Units	0.00
Post development value		
	Habitat Units	0.30
	Hedgerow Units	0.00
On site net change		
	Habitat Units	0.04
	Hedgerow Units	0.00
Cumulative net change		
	Habitat Units	0.04
	Hedgerow Units	0.00
Total net % change		
	Habitat Units	0.04
	Hedgerow Units	0.00

A biodiversity net gain of **14.43%** habitat units and **00.0%** hedgerow units has been achieved in the Excel Metric This has exceeded of the required 10% Net Gain mainly due to the fact that the proposal has a relatively large plot to accommodate the necessary required mitigation.

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	0.26	0.29	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 **14.43%** and a total net % change hedgerow unit of **00.00%** so the overall **BNG gains the minimum 10.00 %** required. This therefore meets the Environment Act 2021 mandatory requirement for information on biodiversity.

REVIEW

To achieve the Net Gain, it will be necessary to enhance the retained landscape areas as follows:

- Existing trees on site must be **retained**, as these contribute significantly to the baseline habitat value and are essential to achieving the Net Gain.
- **214m2 vegetated garden (grass)**, to be created, as measured in the plan.
- **Provided** these measures are **implemented** as set out, the scheme delivers the required net gain without the need for off-site compensation.

A Preliminary Ecological Analysis (PEA) has already been undertaken in a separate Report. The requirement for information on Biodiversity Net Gain (BNG) has now been undertaken, using the 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 of 1 Priory Lane, Little Wymondley, SG4 7HE and carry out an assessment to obtain a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. This is part of a planning proposal to be submitted to North Herts District BNG 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, including European Protected Species (EPS). I assess that no further surveys would be needed to confirm this absence.

Therefore, in my professional opinion the PEA Report and this Biodiversity Net Gain Report with accompanying Excel spread sheet, satisfy the requirements in respect of ecology and biodiversity enhancement. I recommend that the application can be considered by NHDC on this basis and that no further environment surveys are necessary to determine the application.

REFERENCES

Location Plan

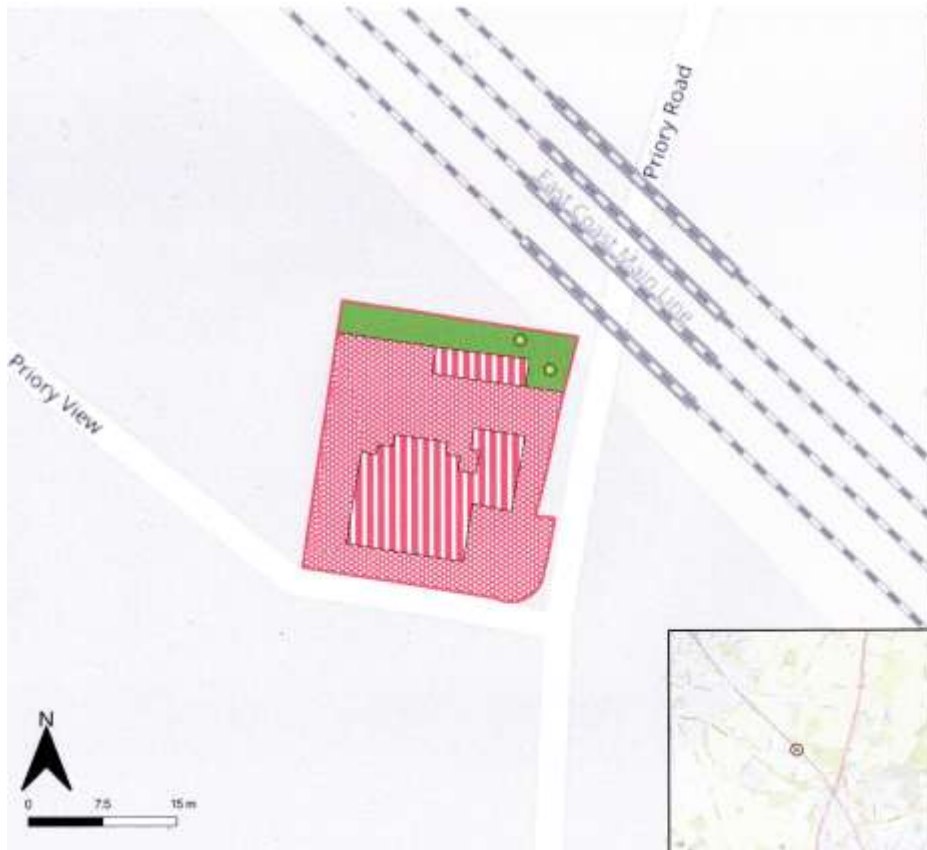
Site Plan

Proposals Plan

Coyne Environmental Ltd Preliminary Ecological Appraisal (PEA) Report

Environment Act 2021

Wildlife & Countryside Act 1981



Location: 5 Philosophers Gate, Ashwell,
SG7 5DL

Project Title:

1 Priory Lane, Little Wymondley, Basle
Habitat Plan no: 2523, 24/11/2025

Client:

356 Architects

Legend:

- Red Line Boundary
- Existing Medium Rural Tree
- Artificial unvegetated/unsealed surface
- Developed land, sealed surface
- Modified grassland

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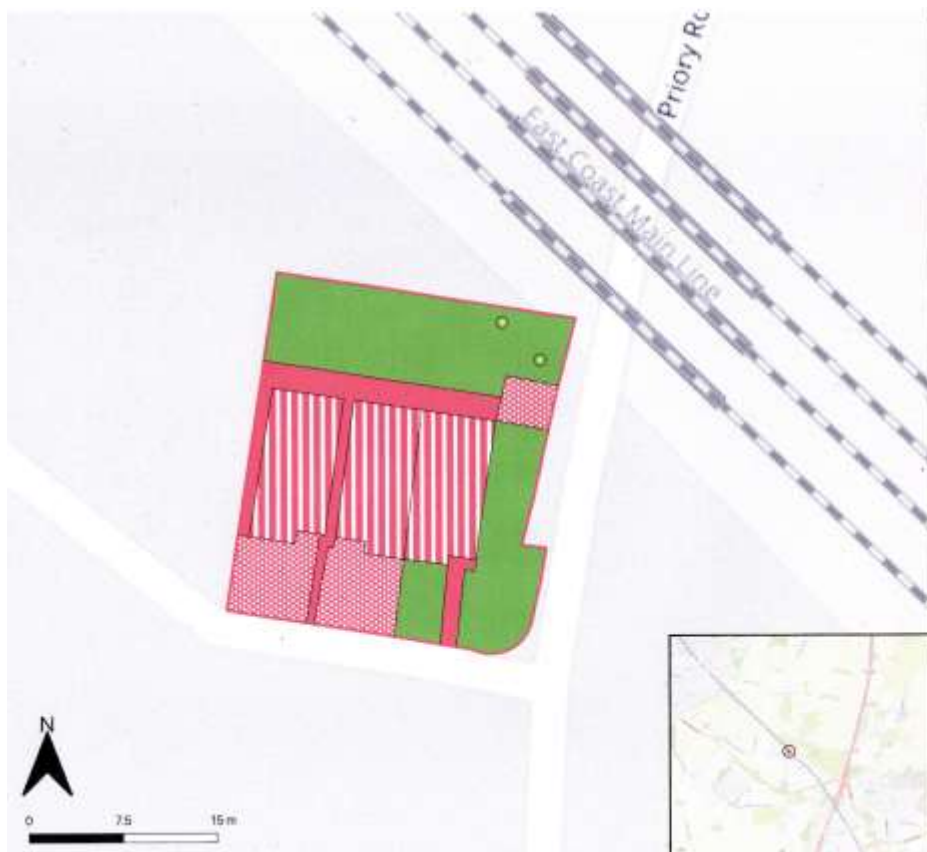
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Map created on 25/11/2025
Scale at A3: 1:250 (25000:1) scale of inset map at A3: 1:50000 (50000:1)
Software: QGIS version 3.34.10-Prizren

Plan to be read in conjunction with the client's drawings and other landscape drawings.

No measurements are to be scaled off these drawings. Work from figured dimensions only.

All measurements and levels are to be checked on site. Landscape architect to be notified of any discrepancies prior to the commencement of works.



Location: 5 Philosophers Gate, Ashwell,
SG7 5DL

Project Title:

1 Priory Lane, Little Wymondley, Post
Habitat Plan No. 2523, 24/11/2025

Client:

356 Architects

Legend:

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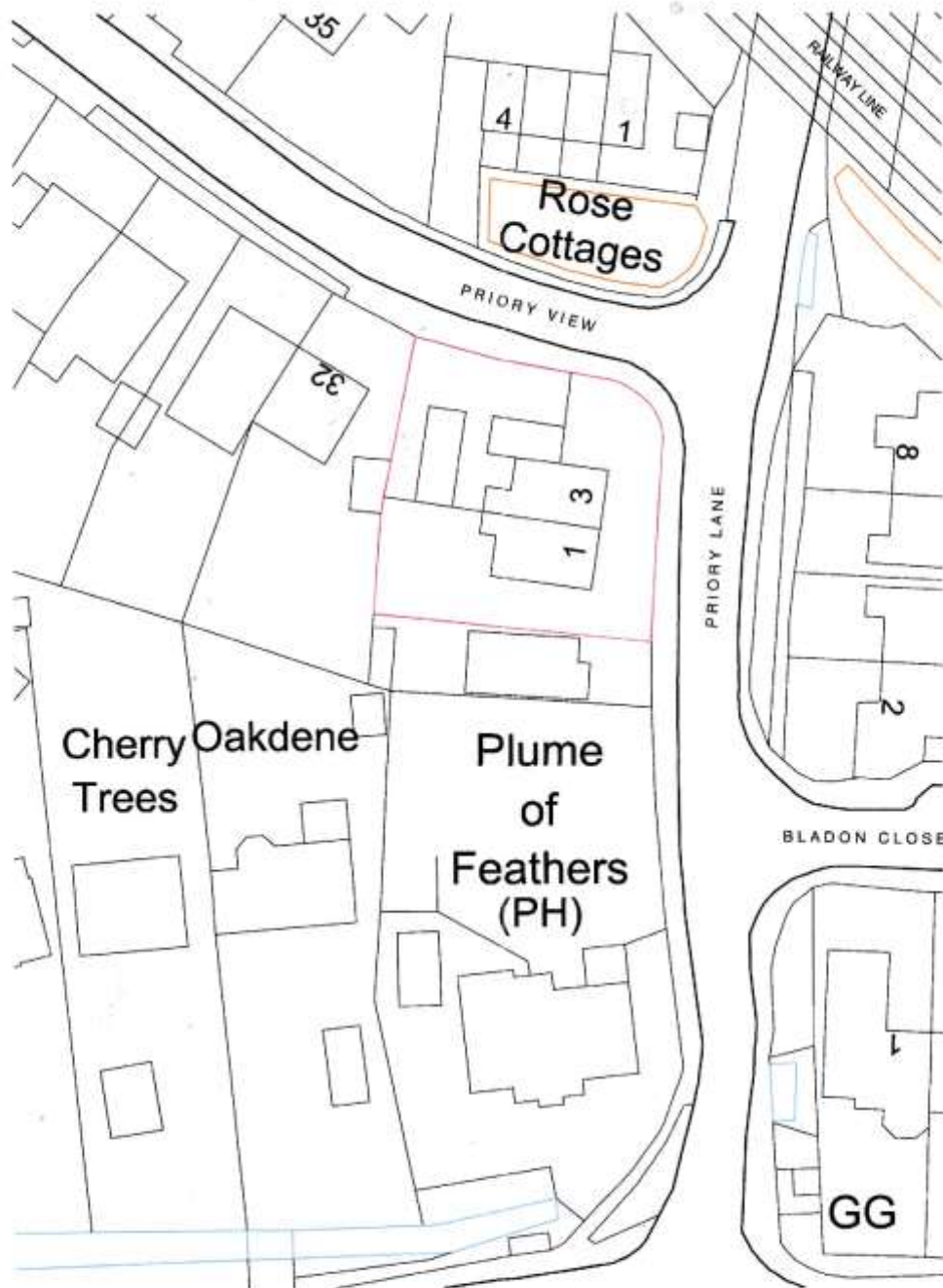
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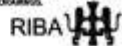
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Scale 1:500 0 5 10 15 20 25 30m

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CLIENT:
Mr. R. Carter - 24 Froghall
Lane, Walkem,
Hertfordshire, SG2 7PH

TITLE:
Site / Block Plan

PROJECT:
New Housing

SCALE:
1:500@A4

DATE:
Oct '24

DRAWN BY:
JRW

CHECKED:

ISSUE STATUS:
Feasibility Study

PROJECT No:
2437

DOC No:
P 001

REV:

355 ARCHITECTS
172a HIGH STREET - STEVENAGE -
HERTFORDSHIRE - SG1 3LL -
t: 01438 860 587 - e: 01438 234711 -
e: drew@355architects.co.uk



