

COYNE ENVIRONMENTAL LTD

**Bondor Business Centre
Crabtree Lane
Baldock
SG7 6HP**



Biodiversity Net Gain Report July 2025

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INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an Ecological Assessment of a proposal at Unit 13, Bondor Business Centre Crabtree Lane, Baldock, SG7 6HP. This is to establish the potential presence or absence of protected ecological features of significance for a proposal on the site. A Preliminary Ecological Appraisal (PEA) has found no ecology of importance and a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021, has also been undertaken. This is for a planning application to North Herts. District Council (NHDC)

From the analysis of this study, it will be possible to review the ecological assessments and BNG results, to ascertain what measures are now needed to achieve a satisfactory ecological result for the site. This should enable UDC to consider the impact of the proposal on the environment. It can then discharge its legal obligations under the “Conservation of Habitats and Species Regulations (2018) and any” Outline Mitigation and Compensation Strategy” if required.



I am a qualified Ecologist, with over 40 year's experience in the environmental field. This includes being a licence bat worker (Bat Licence 2015-15943-CLS-CLS). The Ecological Assessment survey was carried out on the 26th June 2025 , in good weather conditions.

The standard Statutory Biodiversity Metric has been used for this project, to obtain the BNG for the site and has put forward biodiversity and mitigation measures to obtain the mandatory net 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	67.37%
	Hedgerow Units	00.00%

Total net % change		
	Habitat Units	67.37%
	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	0.02
	Hedgerow Units	0.00
Post development value		
	Habitat Units	0.02
	Hedgerow Units	0.00
On site net change		
	Habitat Units	0.01
	Hedgerow Units	0.00
Cumulative net change		
	Habitat Units	0.01
	Hedgerow Units	0.00
Total net % change		
	Habitat Units	67.37%
	Hedgerow Units	00.00%

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	0.02	0.02	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 **67.37%** and a Total Net % change hedgerow unit of **00.00%**, with migration, so the overall BNG does gains the minimum 10.00 % required. This therefore meets the Environment Act 2021 Mandatory Requirement for information on ecology and biodiversity enhancements.

REVIEW

To achieve the **67.37%** habitat net gain and 00.00% hedgerow net gain, it will be necessary to enhance the new landscape areas as follows in accordance with the BNG mitigation hierarchy:

To deliver this gain, a new **Mixed scrub habitat of 45m²** must be created on site, with Target Condition: *Moderate*, as per the UK Habitat Condition Assessment methodology.

Habitat Creation Details:

Species Mix (Native, Wildlife-Friendly):

Planting should consist of a diverse mix of native shrub species to support pollinators, nesting birds, and invertebrates.

Recommended species include:

- *Crataegus monogyna*, *Prunus spinosa*, *Rosa canina*, *Corylus avellana*, *Ilex aquifolium*

Planting Density:

2 plants/ m² in a double-staggered row

5 native species minimum across the planting area

Habitat Condition requirements (*Moderate* – at least **5** of **7** criteria):

At least **two native** woody species present

Structural variation – **mix** of ages and heights (min. 1.5 m by year 3)

20% cover, at least of scrub by **year 5**

Absence of **invasive** non-native species

Evidence of regeneration or recruitment

Limited bare ground (not exceeding **20%**)

Absence of unmanaged grazing or trampling

Management & Maintenance (30-year duration):

Years 1-5 Establishment period

Regular watering during dry spells

Weed suppression through mulching or manual control

Replanting failed stock in Years 2 and 3

Ongoing management:

Light pruning to maintain shape and structure

Rotational cutting every 8–10 years to ensure varied age structure

Annual inspection and remedial action if habitat condition declines

This habitat creation will form the primary intervention to secure the required uplift.

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 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 Unit 13 Bondor Business Centre, Crabtree Lane, Baldock, SG7 6HP 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 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 Preliminary Ecological Appraisal Report and the recommendations in this Biodiversity Net Gain Report with accompanying Excel spread sheet, should satisfy the requirements in respect of ecology and biodiversity enhancement. The application can be considered and that no further environment surveys are necessary. On this basis the Application can be determined by the Local Planning Authority.

REFERENCES

Location Plan

Coyne Environmental Ltd PEA Report

Wildlife & Countryside Act 1981

Environment Act 2021

