

# **COYNE ENVIRONMENTAL LTD**

**19 Walnut Road  
Pirton  
SG5 3PX**



## **Landscape Mitigation Report**

**March 2026**

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## INTRODUCTION

Coyne Environmental Ltd have been instructed to carry out an ecological study of 19 Walnut Tree Road, Pirton, SG5 3PX for a development on the site, to be submitted to North Hertfordshire District Council (NHDC). A Preliminary Ecological Appraisal (PEA) has found no ecology of importance on site and a Biodiversity Net Gain (BNG) metric has been undertaken.

This has achieved a **30.32%** Habitat Net Gain with the following mitigation measures:

- **20no** new native trees planted in the communal areas
- **1132m<sup>2</sup>** wildflower meadow (classified as Other neutral grassland -Moderate condition) planted in the communal areas
- **Retention** of all existing trees, as they significantly contribute to the baseline value and overall habitat net gain
- **Detailed Landscape Plan** and Specification
- **Legal Agreement** (S106A or Conservation Covenant) with Applicant and LPA
- **Habitat Management & Maintenance Plan** (HMMP) to comply with the statutory 30 -year legal BNG requirement in the Environment Act 2021

From the survey and analysis of the ecological assessment, it will be possible to review the proposals, to ascertain what measures are needed to achieve a satisfactory result for the environment. The PEA will enable the Local Planning Authority (LPA) to consider the impact of the proposal on any sensitive ecology. 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 years' experience in the environmental field. This includes being a licenced bat worker (Bat Licence 2015-15943-CLS-CLS). The PEA survey was undertaken on the 01.09. 25 in good weather conditions 16°C, 90% cloud cover, dry.



## LOCATION

Pirton is a village in north Hertfordshire ,5 km north-west of Hitchin. The site is adjacent to St Mary parish church (1877) , within the bailey of a former castle, Toot Hill (AM) ,a public green space. This is not a Conservation Area (CA) and there are no Tree Preservation Orders (TPO) on any of the trees within the grounds.

## **SCOPE OF WORKS**

The landscape proposals have several elements which will be set out in the Report. These include:

- Protection of retained tree
- Specification for new tree planting.
- Specification for wildflower seeding.
- Details for implementation.
- Defects period /replacements/aftercare.

This document only covers the soft landscape works and the hard works details will form part of the architect's specifications. However, the overall design needs to be coordinated with the detailed design and will form a comprehensive proposal, for all the external works.

## **BRITISH STANDARDS**

All works and operations are to conform to relevant British Standards (BS) and Codes of Practice (COP).

BS 3926 (1992) Nursery stock to be true to character, well developed with uniform shoot and foliage, typical for the species or type, of local provenance,

BS 3882 (2015) Imported topsoil of low fertility grade, slightly stony texture, pH 7.0, maximum stone size of 50mm. Topsoil free from an excessive weed seed, perennial weeds roots, subsoil and extraneous matter. Do not handle topsoil in heavy rainfall or frosty conditions.

BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs

BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces)

BS 4043 (1989) Plant Stock: 3. "Plant Handling" (Horticultural Trades Association) for all stock.

BS 8545 (2014) Trees: from nursery to independence in the landscape

The Code of Practice for Plant Handling 2002 (Horticultural Trades Association) Plant Stock: to be in accordance with size, description, plant schedule, healthy, vigorous, free from pests/diseases.

## **EXISTING TREE**

All the existing trees on the site will be retained. These should be protected in accordance with BS 5837 (2012) with protective 1.8m high Heras fencing, erected to the outer canopy of the Root Protection Zone (RPZ), before any other works, takes place. This is to be retained in good order for the whole of the construction period and only remove when all other works are completed. No construction works, particularly any proposed service trenches, are to take place, within the RPZ or any storage of materials allowed.

## PLANTING SCHEME

The agreed landscape proposals, as set out in landscape drawing and this specification, consist of detailed planting around the proposed communal area. The plan should be followed along with the planting specification, including adhering to specific species and plant sizes. Changes to the scheme and planting numbers will not be allowed, unless approved by the client or their representative and if agreed should be to the same specification, as the original in all respects. It is important to ensure that the ecological integrity of the proposals is maintained.

### Tree planting

The wooded copse shall be planted in the communal area, using the Miyawaki Method, which is a technique that focuses on growing dense areas of local vegetation over short periods of time as follows:

- identifying the proper plants for the area, particularly identifying four categories: main tree species, sub-species, shrubs, and ground-covering herbs
- 70-80% of the plant's main species or sub-species, with around 10% as shrubs and ground-covering herbs
- soil preparation by loosened area to 30cm -1.0m
- add nutrient soil enhancement (compost)
- planting best in spring
- planting at close mixed density
- maintain the plot with continued watering, weeding, and general maintenance
- self-sustaining after 2-3 years.

Trees Selected Standards planted in prepared ,75mm larger than root spread.

On completion of the planting (trees and whips), the area shall be covered in 100mm. of course bark mulch

| Code | Species          | Bare Rooted stock (BR) | Size (girth /cm)                | NUMBER |
|------|------------------|------------------------|---------------------------------|--------|
| CB   | Carpinus betulus | BR                     | light standard 1.8m<br>ht.60/80 | 8      |
| PA   | Prunus avium     | BR                     | feathered 1.5m<br>ht.30/40      | 6      |
| SI   | Sorbus incana    | BR                     | feathered 1.5m<br>ht.30/40      | 3      |
| TC   | Tilia cordata    | BR                     | Feathered 1.5m ht.<br>30/40     | 3      |

Whips Bare rooted feathered stock planted between the trees 2/3no in random spacing using the forestry V notch method, healing in after planting and mulch.

Upon completion the whole of the planting area is to be protected from possible predation. A 125 m ht. post fence (60mm. dia, softwood posts) with galvanized netting (6mm. holes) on straining wires with the base of the wire buried in the ground (in front of the planting) to prevent wildlife (rabbits) tunnelling under the fencing.

| Code | Species            | Bare rooted | Size (cm) | Spacing (0.5m random) | NUMBERS |
|------|--------------------|-------------|-----------|-----------------------|---------|
| AC   | Acer campestre     | Whip        | 40/60     | middle                | 15      |
| CS   | Cornus sanguinea   | Whip        | 40/60     | middle                | 20      |
| CM   | Crataegus monogyna | Whip        | 60/90     | boundaries            | 10      |
| PS   | Prunus spinosa     | Whip        | 60/90     | boundaries            | 10      |

## WILDFLOWER AREAS

The wildflower areas are part of the mitigation requirement. These areas will be along the watercourse of the communal area. These will be seeded with the following [www.wildflower.co.uk](http://www.wildflower.co.uk) seed mix to manufactures specification. This is to be on prepared beds cultivated to produce a fine tilth of 50mm loam topsoil, containing no weeds or other arisings (stones).

Seeding should only take place in spring or autumn, when the soil is warm and not in wet conditions. Seed mixed with sand and spread broadcast by hand, both ways and only lightly raked in. Water immediately on seeding with light rose spray hose. Important to ensure areas are kept moist until the area is past seedling stage. Any occurring weeds are to be removed on a regular basis, with regular watering in dry periods, to ensure continued growth and flowering.

| Mix            | Code | Area (m2) | Location      |
|----------------|------|-----------|---------------|
| Wildflower mix | WXB3 | 100       | back boundary |

## AFTERCARE

**General Maintenance** Planting shall be maintained for one full season from the date of completion. Throughout the aftercare period, keep all planting areas weed free, particularly any defined in the Weeds Act 1959. This may be achieved using an approved herbicide or by regular cultivation.

Maintenance visits to include the following operations:

Hand weed planting areas, where necessary (especially pernicious weeds -spear thistle, couch grass)

Re-firm plant stock as necessary

Adjust protective fencing as necessary  
Topping up mulch as necessary  
Check stock for signs of pests, disease, death and damage  
Water as necessary

## **REPLACEMENTS**

**Defects** Site shall be inspected and any planting that is not up to standard or are otherwise defective, shall be noted.

**Replacements** Within 1 year of completion, plants that fail to thrive, uprooted or died during the aftercare period, will be replaced with equivalent plants, at no cost.

**Completion** At the end of the defects period, the contractor, shall be released from any further responsibility.

## **CONCLUSION**

Coyne Environmental Ltd has been instructed to provide ecological information of 19 Walnut Tree Road, Pirton, SG5 3PX, for a planning application to North Herts District Council, for development of the site. A Preliminary Ecological Appraisal (PEA) has found no ecology of importance, and a Biodiversity Net Gain (BNG), has achieved a 30.32% habitat net gain, with communal mitigation, all on site.

This will require a Legal Agreement (S106A or Conservation Covenant) between the Applicant and the Local Planning Authority (LPA). To demonstrate that the site will be maintained for the mandatory 30-year period a Habitat Management & Maintenance Plan (HMMP) will also have to be produced.

Therefore, in my professional opinion these the PEA Report, the BNG assessment with accompanying Excel spread sheet, and this Report, should satisfy the requirement for information on ecology, including EPS and biodiversity enhancement. I considered that no further environment surveys are necessary and the Local Planning Authority can determine the Application on this basis.

## **REFERENCES**

Site Plan

Proposals Plan

Mitigation Plan

Coyne Environmental Ltd PEA Report

Coyne Environmental Ltd BNG Report

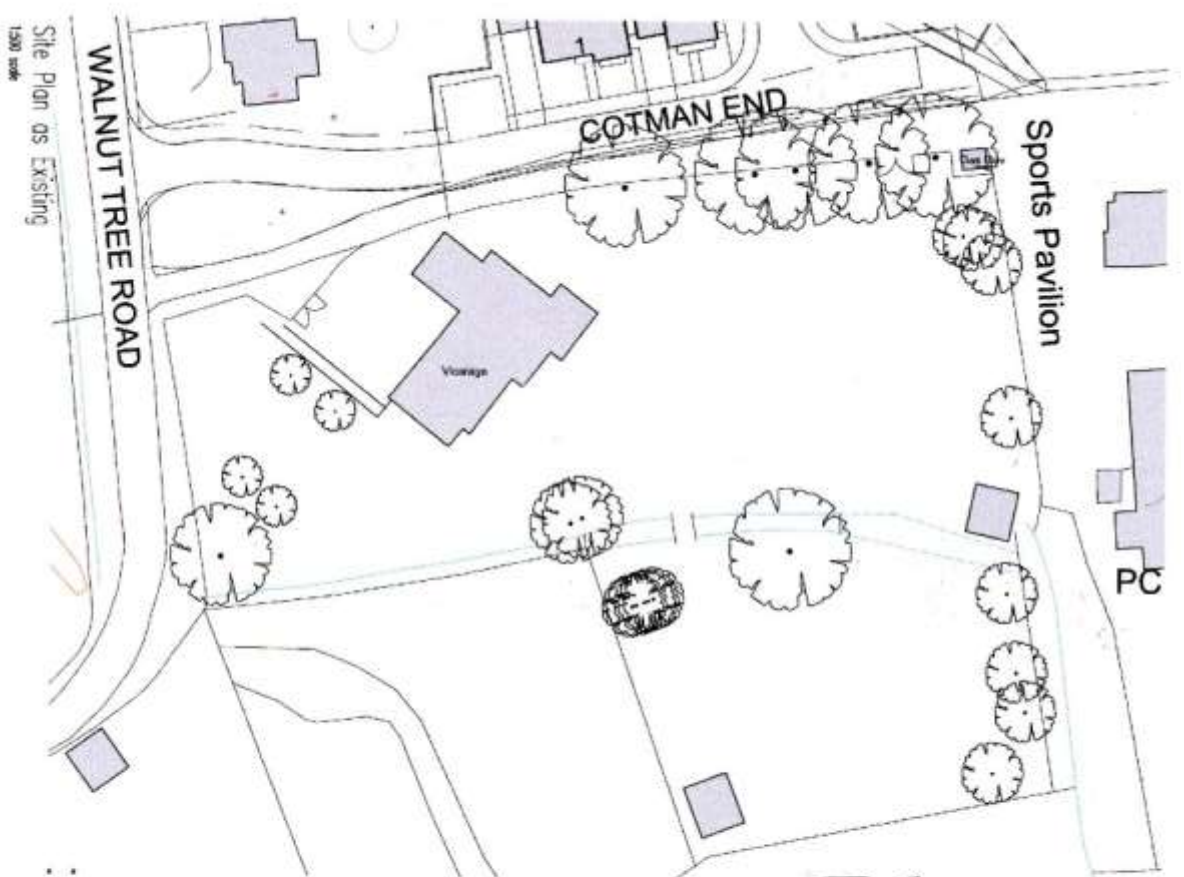
Wildlife & Countryside Act 1981

Environment Act 2021

NOTES



Location Plan  
1:1250 scale



Site Plan as Existing  
1:500 scale

PRE-APP

**PTMANGILF**

Proposed Development  
19 Walnut Tree Road, Farnham

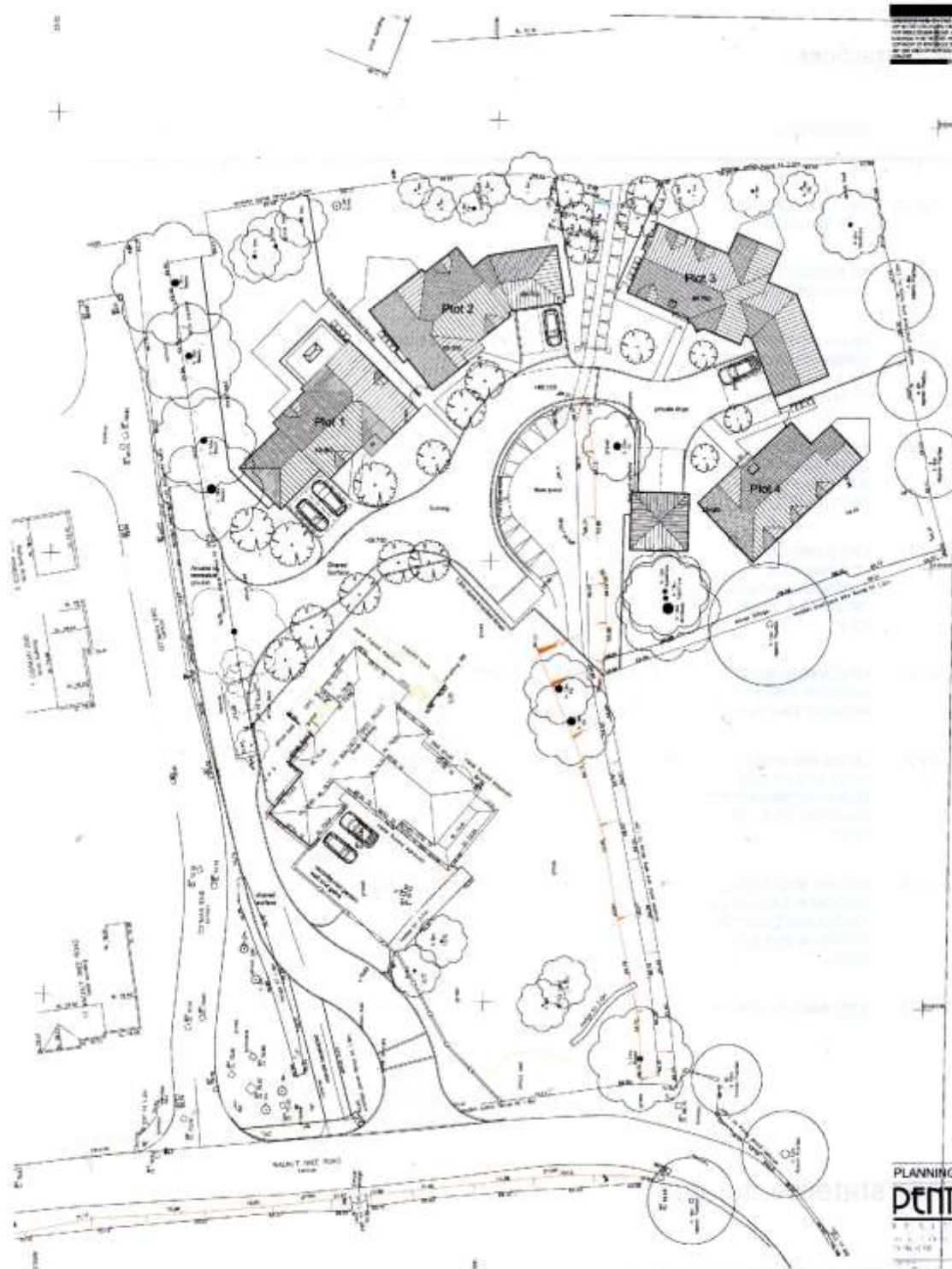
Location Plan and Site Plan as Existing

1:1250 scale

1:500 scale

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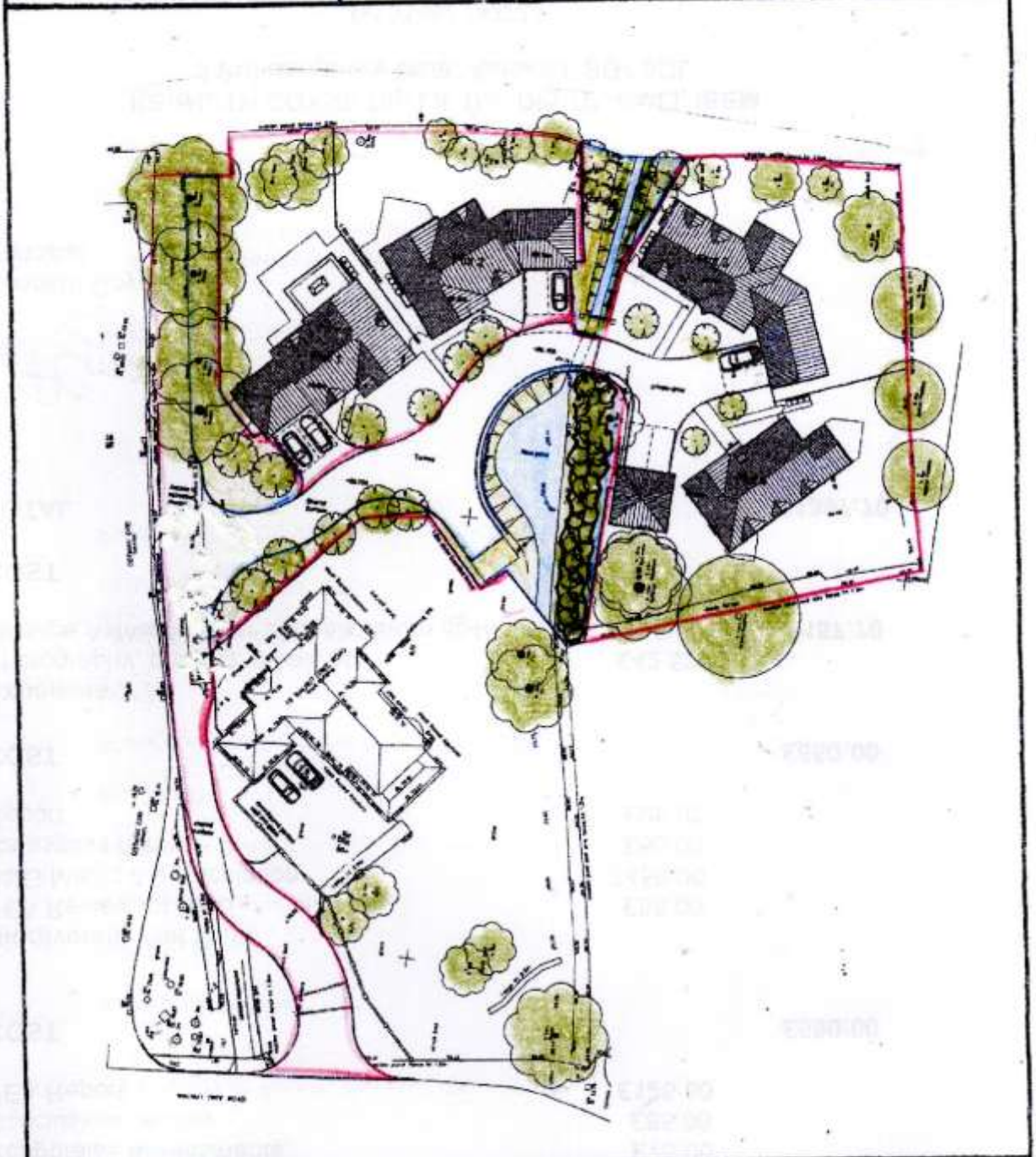
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**RESEARCH**

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| DO NOT SCALE |  |  |
|--------------|--|--|



**KEY**

- red line boundary
- blue line boundary
- wooded.
- Cesspool
- Wildflower seedling
- water-cesspool retained trees

COTTON ENVIRONMENTAL

19 Walnut Trees  
Water Pollution Problem

COTTON & BRYANT MIDDLE SCHOOL  
1000 N. GARDEN ST.  
DALLAS, TEXAS 75206

| DATE | TIME | PAGE |
|------|------|------|
|      |      |      |

1

blue line

Wooded.

Wildcat Creek

Walt

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FROM THE  
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2010