

COYNE ENVIRONMENTAL LTD

**Merchant Taylors
Rolly Lane
Ashwell
SG7 5LY**



Biodiversity Net Gain Report

February 2026

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INTRODUCTION

Coyne Environmental Ltd has been instructed by Urban Space Planning to carry out an Ecological Assessment of Merchants Taylors, Rolly Lane, Ashwell SG7 5LY. This is to establish the potential presence or absence of protected ecological features of significance and carry out an assessment to obtain a Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021. A Planning Application is to be submitted to North Herts. District Council (NHDC) for two new dwelling in the grounds of the old tennis courts.

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 8.9.25 and found no ecology of importance.



It is proposed to use the standard Statutory Biodiversity Metric 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 and has achieved the necessary net gain, as required in the legislation, as set out in the accompanying Excel Sheet. This shows that the BNG target has been met, for submission to the NHDC.

HEADLINE RESULTS

Total net unit change		
	Habitat Units	11.47%
	Hedgerow Units	34.19%
Total net % change		
	Habitat Units	11.47%
	Hedgerow Units	34.19%
Habitats units needed required to meet target		
	Habitat Units	00.00
	Hedgerow Units	00.00

This indicates that the required BNG be achieved without Off-site mitigation. The proposals have therefore gained 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	1.59
	Hedgerow Units	0.30
Post development value		
	Habitat Units	1.77
	Hedgerow Units	0.40
On site net change		
	Habitat Units	0.18
	Hedgerow Units	0.10
Cumulative net change		
	Habitat Units	0.18
	Hedgerow Units	0.00
Total net % change		
	Habitat Units	11.47%
	Hedgerow Units	34.19%

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	1.59	1.75	0.00	No additional habitat units needed to meet target
Hedgerow Unit	10%	0.30	0.33	0.00	No additional habitat units needed to meet target

ANALYSIS

The Biodiversity Metric shows a Total Net % change habitat unit for the scheme of **11.47%** and a Total Net % change hedgerow unit of **34.19%** so the overall BNG does gain the minimum 10.00 % required. This therefore does meet the Environment Act 2021 Mandatory Requirement for information on biodiversity.

REVIEW

To meet the statutory 10% Biodiversity Net Gain requirement and achieve the **11.47% habitat net gain** and the **34.19% hedgerow net gain**, the following mitigation enhancements measures will be needed:

- the scheme **does** achieve net gain in area habitat units.
- it does not currently meet the statutory trading rules for mixed native scrub, (provision is too low compared to the habitat losses/changes proposed)
- **103m² mixed native scrub** allocated at the front of the property

- **90m2** additional native scrub (total **193m2**) required to bring the metric into compliance
- **15.2m lin.** additional species -rich hedgerow to *Moderate* Condition with appropriate cutting regime
- This mitigation will need to be shown on the updated landscape plan and secured through a HMMP and legal agreement.

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 reviewed, using the standard Statutory Biodiversity Metric and indicates that the 10% gain can be achieved, all on site. 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 importance at Merchant Taylors, Rolly Lane, Ashwell, SG7 5LY 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 the LPA.

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 (PEA) Report and this Biodiversity Net Gain (BNG) Report with accompanying Excel spread sheet, satisfy the requirements in respect of ecology and biodiversity enhancement. I recommend that the application can be submitted to North Herts District Council on this basis and that no further environment surveys are necessary to determine the application.

REFERENCES

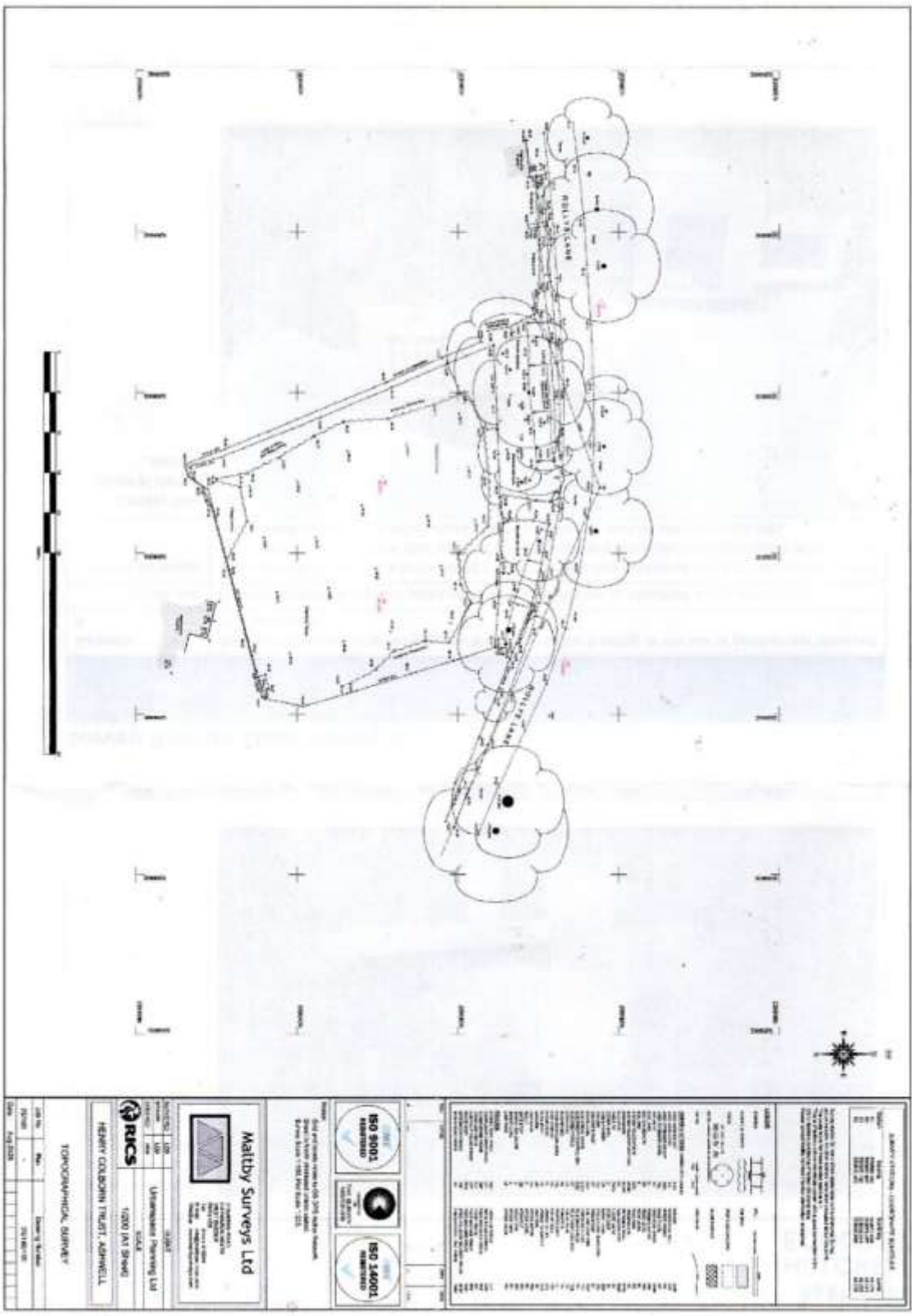
Site Plan

Proposals Plan

Coyne Environmental Ltd PEA Report

Environment Act 2021

Wildlife & Countryside Act 1981



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**PROPOSED FIRST FLOOR
PLAN**

RESEARCH AND INNOVATION

PROJECT NAME
ASHWELL TENNIS COURTS

PROJECT NUMBER	TYPE
PROJECT STATUS	TOP PLANNING
PROJECT ADDRESS	ASPHALT, TRUCK COURTS, RECREATION, AIRPORT, BIL. 2008

Abstract

[illegible]

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DEPARTMENT	CHARGE
GR	CD
SC	PL
100	AT

