

# COYNE ENVIRONMENTAL LTD

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



## **Preliminary Roost Assessment**

**November 2025**

**Kenneth Coyne**  
**Dip LA, DA, Dip TP, Cert. Ecol. & Cons. (Dist.) CMLI**  
**Coyne Environmental Ltd**  
**5 Philosophers Gate, Ashwell, SG7 5DL**  
**01462 743723**  
**Email: [kcoyne@coyneenvironmental.co.uk](mailto:kcoyne@coyneenvironmental.co.uk)**

**Company Number: 51414653**

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## INTRODUCTION

1.1 356 Architects have instructed Coyne Environmental Ltd to carry out a Preliminary Roost Assessment (PRA) of 1 Priory Lane, Little Wymondley, Hitchin, SG4 7HE (Grid Reference: TL 21513 27507). This is to establish the potential presence or absence of bats or their roosts (European Protected Species) for development of the commercial site. The PRA will be conducted in accordance with the Bat Conservation Trust (BCT), Good Practice Guidelines, 4th edition, 2023 and CIEEM UK Bat Mitigation Guidelines (Reason and Wray, 2023). It is proposed to demolish the existing commercial buildings (Car Showrooms and Funeral Directors) and replace with three new dwellings. A planning application is being prepared to submit to North Herts District Council (NHDC).

1.2 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 PRA 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.



1.3 Kenneth Coyne is 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 initial Ecological Assessment survey was undertaken on the 6<sup>th</sup> of August 2025 in good weather conditions 19°C, sunny, dry.

## SITE

2.1 Little Wymondley is a village within North Hertfordshire, 2 miles south-east of Hitchin which can be accessed by the nearby A602 alongside access to Stevenage. Little Wymondley is within Wymondley Parish Council alongside Great Wymondley, and due to several housing developments over the years is now considered the Parish's main settlement.

2.2 The site is at the junction of Priory Lane and Priory View, in a mainly residential area. This consists of a joint car showroom and funeral director's premises. The building is a modern single storey brick structure with tiled pitch roof. This appears to be in good condition. Additionally, there are two sheds within the site. The Funeral Directory fenced rear yard, has two trees on a raised bank, with weeds, at the rear boundary.

2.3 Apart from this small amount of vegetation, the rest of the site is hardstanding, mainly for the display of The Car Shroom vehicles for sale. The initial assessment appears that this site is one of minimal value for wildlife.

## **AREA DESIGNATIONS**

3.1 Management and protection of biodiversity within the UK planning system is set out through European and UK legislation. The Wildlife and Countryside Act (1981) is the main protection for wildlife. There is also legislation for specific species, Protection of Badgers Act 1992, Habitat Regulations 1994 Schedule 2 (European Protected Species), EU Habitats and Birds Directive and more general guidance, EU Biodiversity Strategy 2011-2020.

3.2 Little Wymondley is within a pocket of the Green Belt land and surrounded by it but does not have the classification and therefore is classed as a Category A village. NHDC Local Plan 2011-2031 states in Policy CGB4 that planning permission for the re-use or replacement of buildings to affordable accommodation will be granted if the proposed buildings do not have a materially greater impact on the openness of the area.

3.3 Bats are protected under Schedule 5 of the WCA. However, since 2007 the effective protection for bats now comes from Schedule 2 of the Conservation (Natural Habitats &c) Regulations 1994, which defines "European Protected Species" (EPS). All bats and their habitats are protected and must not be harmed in any way. It is an offence to disturb or harm a bat, or damage or obstruct access to a roost. This survey was undertaken in accordance with the Bat Conservation Trust (BCT), Good Practice Guidelines, 4th edition, 2023.

## **ROOST ASSESSMENT**

4.1 The PRA was conducted on the 6<sup>th</sup> of August 2025 in good weather conditions 19°C, sunny, and dry by Kenneth Coyne (Bat Licence: 1015-15943-CLS-CLS). Kenneth Coyne is a qualified Ecologist, with over 40 years' experience in the environmental field.

4.2 The building was examined externally and internally to assess the potential of the building to provide roosting sites for bats. Suitability criteria for the buildings include construction details, stability of temperature, protection from the elements, light levels, cobwebs, level of disturbance, potential roosting locations and potential bat

access points. The site consists of a single storey building with no loft space; therefore, a loft assessment is not necessary. The external areas of the premises were inspected for any signs of bats., on windowsills and other openings. No bat droppings, wings (discarded meals) or signs of entry (urine stains, scratches) on walls or roof soffits / tiles, was found. In accordance with the Bat Conservation Trust 4th Ed. (2023) Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, the site is assessed to be a limited habitat for bats and a **negligible** potential as a roost site.

4.3 Within the rear yard of the Funeral Director's premises, there are two trees, on a raised area, at the rear of the funeral directors enclosed yard. These are a mature sycamore (*Acer pseudoplatanus*) and a multi-stemmed ash (*Fraxinus excelsior*). Underneath this is an area of bare ground with a few emergent weeds (*Urtica dioica*, *Rumex obtusifolius*, *Silene delicate*), which is the only ecology of note on the property.

4.4 Apart from these two mature trees, in rough weedy soil, on the rear boundary, no wildlife was observed on the site survey. These are the only areas of natural vegetation within the property. The rest of the site is hardstanding of minimal ecological potential. The site is therefore assessed to have only a low value for wildlife in general.

4.4 No birds were observed, on the survey. The trees were inspected for any active bird's nests or nest building, but nothing was observed. Any proposed works near the vegetation should be avoided in the breeding season March -August. If active nests occur and emergency operations are necessary, they must not be undertaken until an ecologist has undertaken a bird nest transit inspection. The active nest must be zoned off by protective fencing and can only be continue when fledglings have departed from the nest, conformed by the appointed ecologist.

## **BIODIVERSITY NET GAIN**

5.1 The Environment Act 2021 has a mandatory requirement for Biodiversity Net Gain (BNG) on developments of a minimum of 10%. This has been instructed as part of the planning application. Any required mitigation, in the form of ecological enhancements could include, native species planting, selected wild flora mixes and habitat creation in the form of bat and bird boxes.

## CONCLUSION

6.1 Coyne Environmental Ltd has been instructed to undertake a Preliminary Roost Assessment (PRA) of 1 Priory Lane, Little Wymondley, SG4 7HE, for a re-development of the site. This has now been completed and no ecology and has been determined as a site with a **negligible** roost potential. The area may be used as a commuting and feeding site for bats.

6.2 It is therefore concluded that this survey and PRA Report should satisfy North Herts District Council on ecology and that no further studies are necessary. On this basis the application can be submitted and determined by the Local Planning Authority.

## REFERENCES

Site Plan

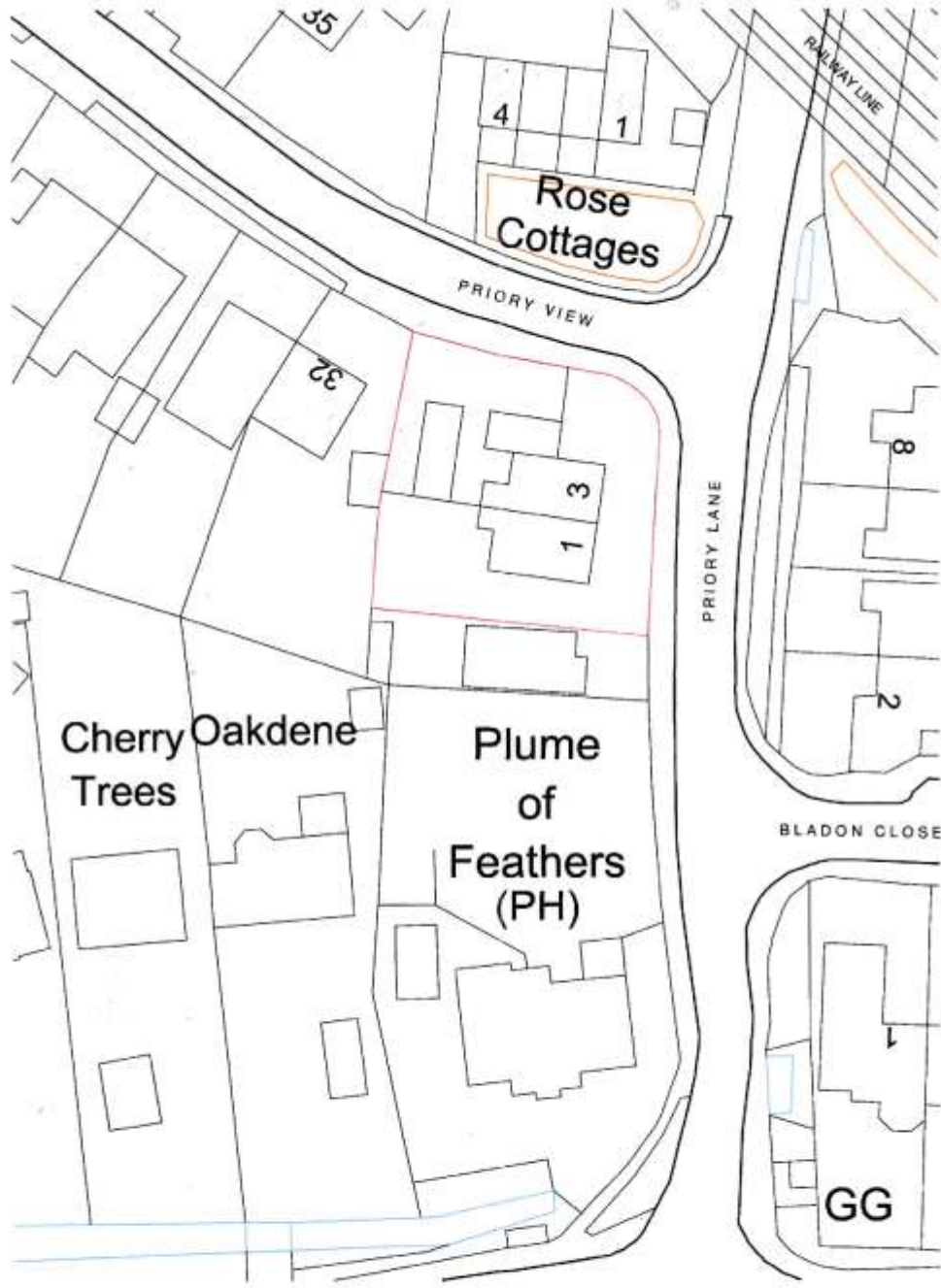
Base Habitat Plan

Post Habitat Plan

Proposal Plan

Wildlife & Countryside Act 1981

Environment Act 2021



Scale 1:500 0 5 10 20 30m

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

TITLE:  
Site / Block Plan

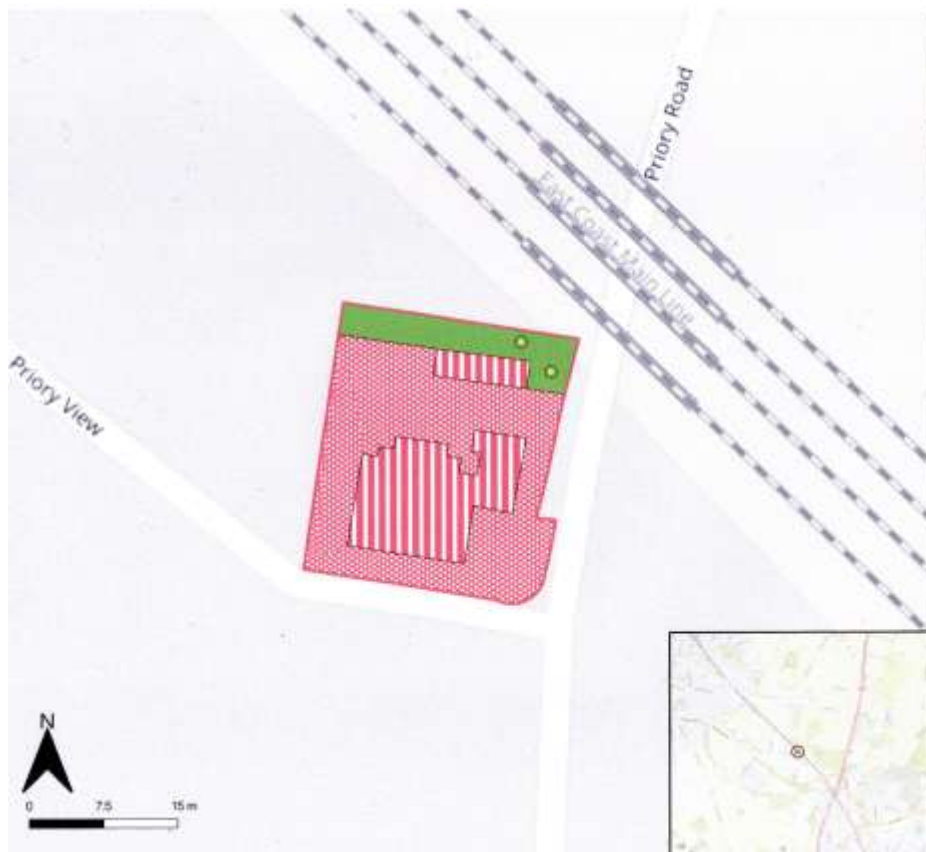
PROJECT:  
New Housing

SCALE: 1:500@A4 DATE: Oct 24 DRAWN BY: IDW CHECKED:

ISSUE STATUS:  
Feasibility Study

PROJECT No: 2437 DWG No: P 001 REV:

**356 ARCHITECTS**  
1/29a HIGH STREET - STEVONAGE - HERTFORDSHIRE - SG1 3LL  
TEL: 07862 860 581 • E: 01438 234711 • A: drew@356architects.co.uk



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

### Copyright & Details

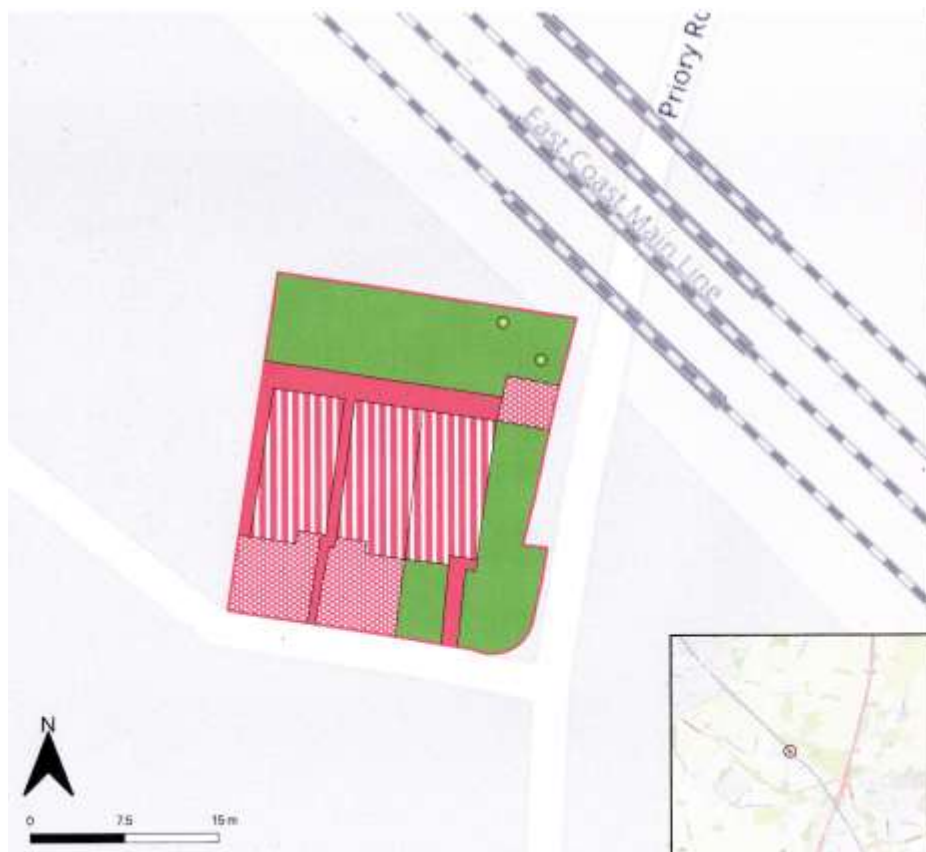
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Map created on 25/11/2025  
Scale at A3: 1:250 (25000) scale of inset map at A3: 1:50000 (50000)  
Software: QGIS version 3.34.10-Prizren

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.



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