

COYNE ENVIRONMENTAL LTD

**19 Walnut Tree Road
Pirton
SG5 3PX**



Biodiversity Net Gain Report January 2026

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INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an ecological assessment of 19 Walnut Tree Road, Pirton, SG5 3PX, for a planning proposal of new stables, to North Herts District Council (WHDC). A Preliminary Ecological Appraisal (PEA) has been undertaken and found no evidence of any ecology of importance, including bats (European Protected Species). A Biodiversity Net Gain (BNG) in accordance with the Environment Act 2021 has now been carried out and achieved a **30.32%** habitat net gain, all on site.

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 BAS survey was carried out on the 01 09.25, in weather conditions to comply with the Bat Conservation Trust (BCT) guidelines.

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. The BNG Metric assessment has now been completed, as set out in the accompanying Excel Sheet.



HEADLINE RESULTS

Total net unit change		
	Habitat Units	30.32%
	Hedgerow Units	00.00%
Total net % change		
	Habitat Units	30.32%
	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 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	1.75
	Hedgerow Units	0.00
Post development value		
	Habitat Units	2.29
	Hedgerow Units	0.00
On site net change		
	Habitat Units	0.53
	Hedgerow Units	0.00
Cumulative net change		
	Habitat Units	0.53
	Hedgerow Units	0.00
Total net % change		
	Habitat Units	30.32%
	Hedgerow Units	00.00%

DETAILED RESULTS

Type	Target	Baseline Unit	Unit Required	Unit Deficit	Note
Habitat Unit	10%	1.75	1.93	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 **30.32%** and a Total Net % change hedgerow unit of **00.00%** so the overall BNG does gains the minimum 10.00 % required. This therefore meets the Environment Act 2021 Mandatory Requirement for information on biodiversity.

REVIEW

To achieve the 30.32% habitat net gain and 00.00% hedgerow net gain, it will be necessary to enhance the areas as following measures must be implemented:

- 20no new native trees planted in the communal areas
- 1132m2 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.
- These are to be set out in a Detailed Landscape Plan and Specification
- Supported by a Habitat Management & Maintenance Plan (HMMP) to comply with the statutory 30 -year legal BNG requirement in the Environment Act 2021

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 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 at 19 Walnut Tree Road, Pirton, SG5 3PX 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.

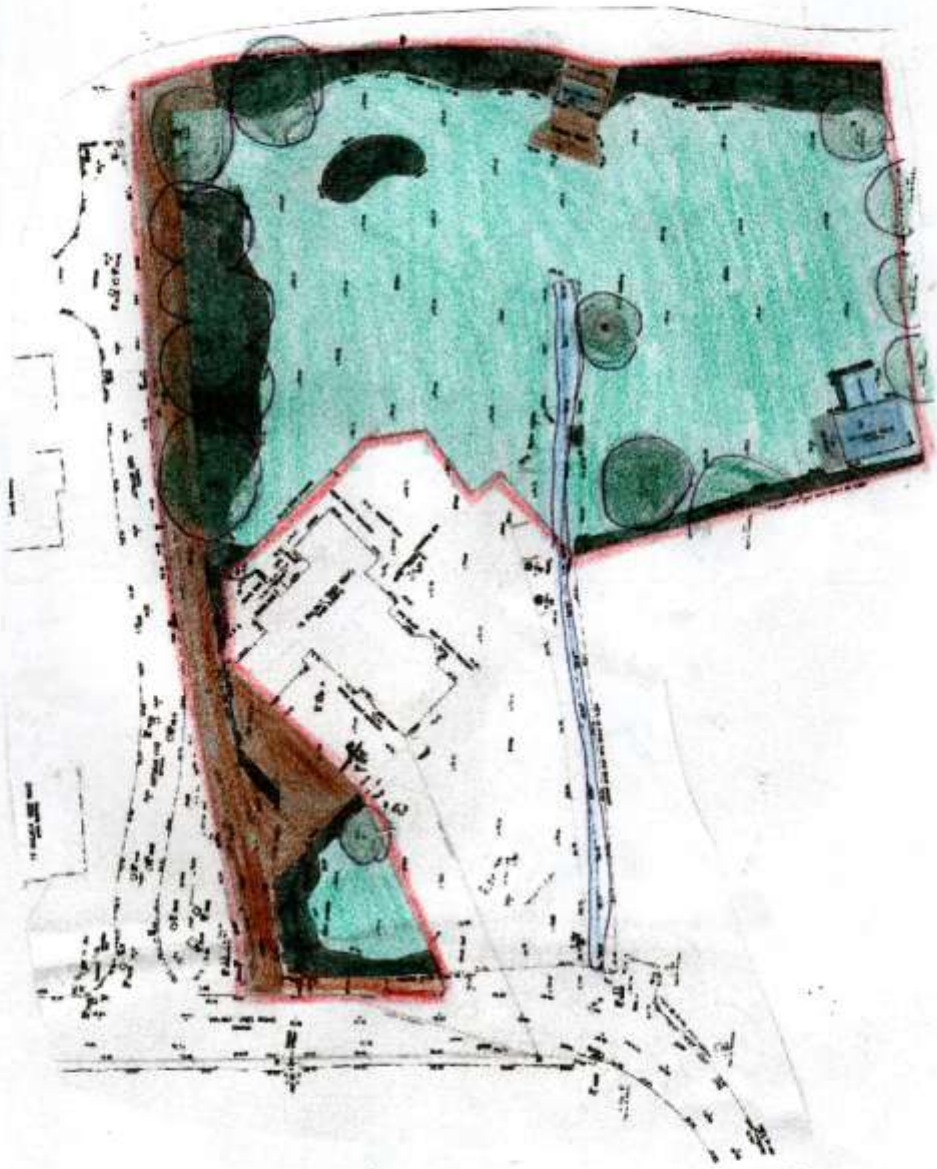
In accordance with BCT Guidelines and having regard to the Conservation of Habitats and Species Regulations 2017, I conclude that this site does not contain evidence of areas of significance and high biodiversity value, including European Protected Species (EPS). I assess that no further surveys would be needed to confirm this absence.

Therefore, in my professional opinion the Preliminary Ecological Appraisal Report, Bat Activity Survey 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 on this basis and that no further environment surveys are necessary to determine the Application to the Local Planning Authority.

REFERENCES

Site Plan
 Baseline Habitat Plan Post Habitat Plan
 Coyne Environmental Ltd PEA Report
 Wildlife & Countryside Act 1981
 Environment Act 2021

DO NOT SCALE



NOTES:
 Refer to the map in conjunction with the client's landscape plan and related landscape design.
 The measurements are to be taken of the existing site.
 All measurements and plans are to be checked and on the landscape contract to be signed by the client and the landscape architect to be the responsibility of the client and the landscape architect.

- KEY**
- red line boundary
 - hard surfaces
 - buildings
 - Vegetation
 - Shrub/hedge
 - ditch
 - Trees
 - lawns

COTYNE ENVIRONMENTAL
 Landscape Design
 19 Walnut Tree Rd
 Gorton
 Bristol
 Cotyne Environmental
 19 Walnut Tree Rd
 Gorton
 Bristol
 Cotyne Environmental
 19 Walnut Tree Rd
 Gorton
 Bristol

DO NOT SCALE



42000
 Map to be used in conjunction with the report. Symbols and other related landscape drawings.
 The landscaping is to be installed in the landscape.
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- KEY**
- red line
 - boundary
 - Buildings
 - Hard Surfaces
 - Trees
 - Shrubs
 - Grass
 - Water

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