

COYNE ENVIRONMENTAL

Waterford House

Vicarage Lane

Waterford

SG14 2PZ



Biodiversity Net Gain Report

November 2023

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INTRODUCTION

Coyne Environmental has been instructed to carry out an Ecological Assessment of Waterford House. 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 in preparation to submit East Herts Council (EHC) for a new stable and menage with paddocks.

I am a qualified Ecologist, Associate of the Institute of Ecology & Environmental Management with over 35 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 5th October 2023.

It is proposed to use the Standard Metric 4.0 for this project to obtain the BNG for the site and put forward biodiversity and mitigation measures to obtain a minimum 10% gain. The initial BNG metric was below the necessary 10% Net Gain and had to be re-viewed. Additional landscape proposals have now been included in the mitigation proposals (see plan) and the Excel metric has been re-calculated. This has achieved a **NET GAIN of 12.84%** as set out in the accompanying Excel Sheet. This shows that the **BNG TARGET** has been met and can be submitted as required to EHC.

HEAD LINE RESULTS

Total net unit change		
	Habitat Units	12.84%
	Hedgerow Units	13.92%
Total net % change		
	Habitat Units	12.84%
	Hedgerow Units	13.92%
Habitats units needed required to meet target		
	Habitat Units	0
	Hedgerow Units	0

This indicates that the required BNG can be achieved with no need for off-site mitigation. The proposals will therefore gain the necessary overall **10% gain**, as seen in the Detailed Results and as set out in the landscape proposal plan.

DETAILED RESULTS

Base Line Value		
	Habitat Units	1.45
	Hedgerow Units	0.08
Post development value		
	Habitat Units	1.64
	Hedgerow Units	0.09

Net gain targets		
	Habitat Units	0.19
	Hedgerow Units	0.01
Total net unit change		
	Habitat Units	12.84%
	Hedgerow Units	13.92%
Total net % change		
	Habitat Units	12.84%
	Hedgerow Units	13.92%

ASSESSMENT

The Biodiversity Metric shows a total net % change habitat unit of **12.84%** and a total net % change hedgerow unit of **13.92%** so the overall **BNG meets the minimum 10.00 %** required. This therefore meets the Environment Act 2021 mandatory requirement for information on biodiversity.

To achieve this result the landscape proposals now have a larger number of trees and improvements to the existing hedges as follows:

Proposed trees:

15no Carpinus betulus

10 no Populus tremula

5 no Prunus avium

10 no Quercus robur

All standards container grown with softwood stakes and ties and protected against wildlife

Hedges (existing hedges to be gapped up and laurel hedge replaced with native stock)

Mixed double line of 1/3/2 container 2 lit. pots

Crataegus monogyna

Ilex aquifolium

Carpinus betulus

All stock to be protected against wildlife

All stock to be maintained for 12 month and ant that die are to be replaced at no cost.

REVIEW

Coyne Environmental has been instructed to assess the potential presence or absence of protected ecological features of significance at Waterford House 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 for a new stable with menege to be submitted to East Herts Council.

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 undertaken, using the Standard Metric 4.0 calculation and indicates that the **10% gain** can be achieved. 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

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), and assess that no further surveys would be needed to confirm this absence.

Therefore, in my professional opinion the Ecology Appraisal Report and the Biodiversity Net Gain Report, satisfy the requirements in respect of biodiversity enhancement as required for submission to EHC. I recommend that the application can be considered on this basis and that no further environment surveys are necessary to determine the application.

REFERENCES

Proposed Planting Plan
UKHAB Baseline Habitat Map
The Wildlife and Countryside Act (1981)
BS 42020 (2013)
EU Biodiversity Strategy 2011-2020.



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- Legend**
- Red Line Boundary
 - Existing Tree
 - Non-native and ornamental hedgerow
 - Native hedgerow

- HABITATS**
- Developed land, sealed surface
 - Modified grassland



0 25 50 m

Scale: 1:600

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03-11-2023

AugmentBNG.



WILDFLOWER SEEDING
www.wildflower.co.uk
MIX LWXP

TREE PLANTING
BP Betula Pendula (Birch)
CB Carpinus Betulus (Hornbeam)
ST Sorbus Tormentosa (Service Tree)
TC Tilia Cordata (Lime)

HEDGES
Hedge (1m bore rooted stock)
AC Acer campestre (Field Maple)
CB Carpinus Betulus (Hornbeam)
CS Cornus Sanguinea (Dogwood)

NOTES:

Plan to be read in conjunction with the clients drawings and other relevant landscape drawings.
No measurements are to be scaled off these drawings.
Work from figure dimensions only.
All measurements and levels are to be checked out on site.
Landscape architect to be notified immediately of any discrepancies prior to the commencement of works.

- Existing Hedge
- Native Trees
- Existing Trees
- Proposed native hedge
- Wild Flower Seeding
- Short Grass

COYNE ENVIRONMENTAL

DR. K. DA. PRATO

WATERFORD HOUSE
MITIGATION PROPOSALS
LANDSCAPE MASTER PLAN

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DRAWING NO	REVISION	DATE
WH01/23	8	10/12/2023