

COYNE ENVIRONMENTAL LTD

**1 Caldecote Lane
Newnham
SG7 5JZ**



BIODIVERSITY NET GAIN REPORT

November 2025

KENNETH COYNE
Dip LA, DA, Dip TP, Cert Ecol. & Cons (Dist.) CMLI.
Coyne Environmental
5 Philosophers Gate
Ashwell
Herts
SG7 5DL
01462 743723

Company No 51414653

INTRODUCTION

Coyne Environmental Ltd has been instructed to carry out an ecological study of 1 Caldecote Lane, Newnham, SG7 5JZ. This is for a planning application, to North Herts District Council (NHDC) for development of the site. A Preliminary Ecological Appraisal (PEA) has been undertaken, and no ecology of significance including bats (European Protected Species) was found. A revised Biodiversity Net Gain (BNG) Metric has now been undertaken and has achieved the 10% Net Gain as required in the Environment Act 2021. This indicates that the BNG target has been met as required in the legislation.



I am a qualified Ecologist, with over 40 years' experience in the environmental field. This includes being a license bat worker (Bat License 2015-15943-CLS-CLS). The PEA survey was carried out on the 04.09.25 This was conducted within the CIEEM guidelines.

HEADLINE RESULTS

Total net unit change	Units	Net gain
	Habitat Units	11.09%
	Hedgerow Units	13.08%
Total net% change		
	Habitat Units	11.09%
	Hedgerow Units	13.08%
Habitat units required to meet target		
	Habitat Units	00.00
	Hedgerow Units	00.00

This indicates that the required BNG will achieve the required mandatory minimum 10% net gain in the Environment Act 2021, with offsite mitigation. The Detailed Results and Analysis are set out below.

ASSESSMENT RESULTS

Onsite base line	Units	Net gains	Net gain	Notes
	Habitat units	0.64		
	Hedgerow units	0.24		
Onsite post intervention				
	Habitat units	0.46		
	Hedgerow units	0.26		
Onsite net change				
	Habitat units	-0.18	-28.47%	On site net gain has not reached target set
	Hedgerow units	0.00	00.00%	On site net gain is less than target set
Offsite base line				
	Habitat units	0.22		
	Hedgerow units	0.00		
Offsite post intervention				
	Habitat units	0.47		
	Hedgerow units	0.03		
Offsite net change				
	Habitat units	0.25	117.20%	
	Hedgerow units	0.03	N/A	
Cumulative net unit change				

	Habitat units	0.07		
	Hedgerow units	0.03		
Total net unit change				
	Habitat units	0.07	11.09	
	Hedgerow units	0.00	13.08	
Total % change				
	Habitat units	11.09%		Net gain achieved
	Hedgerow units	13.08%		Net gain achieved

DETAILED RESULTS

Type	Target	Baseline Unit	Units Required	Units Deficit	Notes
Habitat unit	10%	0.64	0.70	0.07	No additional habitat units required
Hedgerow unit	10%	0.26	0.28	0.00	No additional hedgerow units required

ANALYSIS

The Biodiversity Net Gain Metric shows a Total Net % change habitat unit for the scheme of **11.09%** and a Total Net % change hedgerow unit of **13.08%** so the overall BNG does gain the minimum 10.00 % required. This will meet the Environment Act 2021 mandatory requirement for information on biodiversity, with offsite mitigation.

REVIEW

The Small Sites Metric is **not applicable** to this project, as the **site exceeds the size threshold** defined in the Small Sites metric. The project can achieve a Net Gain of 11.09% in area habitat units and **13.08%** in hedgerow units.

Off-site Measures Required to Achieve Net Gain:

- **540m²** enhancement of off-site Modified grassland to Other neutral grassland in Good Condition (wildflower area), following the habitat condition assessment criteria.
- **Recommended seed mix** www.pictorialmeadows.co.uk **Native wildflower PS05** mix, sown to manufactures instructions.
- **Retention** of all existing on-site hedgerows, as they contribute significantly to the baseline and overall BNG outcome.
- **10 m lin.** new native hedgerow on **off-site land**, 1/3/2 *Crataegus monogyna*, *Ilex aquifolium*, *Acer campestre* 1m ht. all containerised stock, with protection against wildlife grazing
- **20no native trees** on **off-site land**, of following species *Carpinus betulus*, *Acer campestre*, *Tilia cordata* 1.5m feathered, container grown stock, with stakes, ties and protection against wildlife grazing.

A Preliminary Ecological Analysis (PEA) has already been undertaken, by others, in a separate Report and found no ecology of significance. The requirement for information on Biodiversity Net Gain (BNG) has now been undertaken, using the Statutory Biodiversity Metric and indicates that the 10% Net Gain can be achieved with offsite mitigation measures. The two Reports and the accompanying Excel Sheet will 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

CONCLUSIONS

Coyne Environmental Ltd has been instructed to undertake an ecology assessment of 1 Caldecote Lane, Newnham, SG7 5JZ., for any wildlife of significance on the site. A Preliminary Ecological Appraisal (PEA) found no evidence of any ecology of importance. The Biodiversity Net Gain (BNG) Statutory Biodiversity Metric can achieve the 10% net gain with recommended off-site mitigation, as required under the Environment Act 2021.

The site survey and subsequent desk top study indicates that this is not in an area sensitive landscape. In my professional opinion, I assess that the proposal, will have minimal impact on the overall ecology and bats (EPS) in particular. I conclude that, no further environmental studies are required and that the Application can be determined by North Herts District Council, on this basis.

REFERENCES

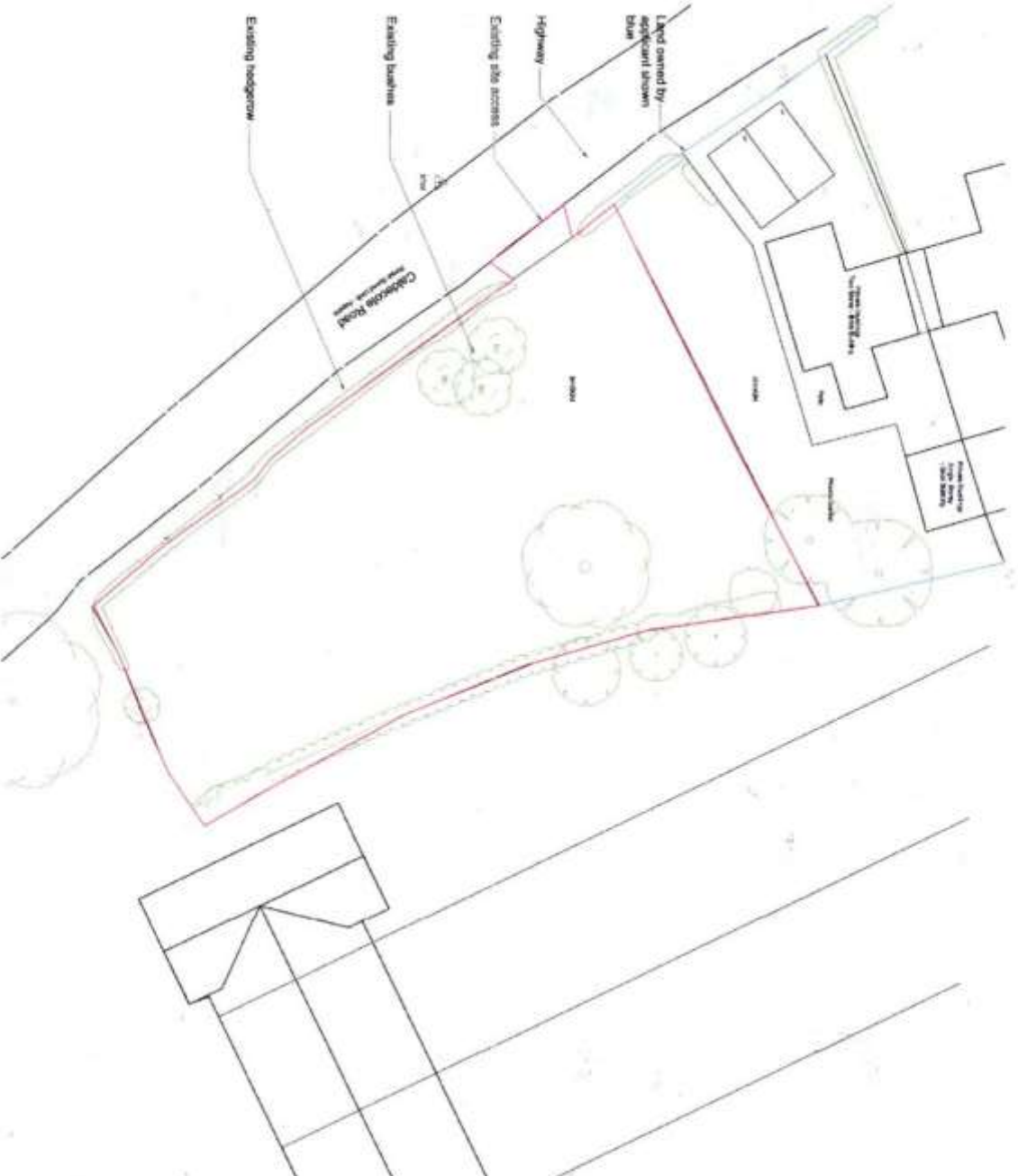
Existing Site Plan

Proposal Plan

Coyne Environmental PEA Report

Wildlife & Countryside Act (1981)

Environment Act (2021)



**Colin Eades
and Amy Moss**

Plot 1, 1/1 Caldecote
Road,
Newnham, Herts
SG11 100
01438 551111
amy@mossmoss.co.uk

Client: Mr Alex Fair

Project: L/A 1 Caldecote
Road,
Newnham, Herts

Drawing:
Existing site

Drawn by: AF 02 Date: July
2025

Drawn by: AM Checked: CE

Scale: 1:200 @ A3

Revision:

The contents of this drawing is the
property of Colin Eades & Amy Moss
and may not be copied or used in part
without written consent.



**Colin Eades
and Amy Moss**

Rose Cottage, High Street, Garsington,
Oxford, OX4 1DQ
colineades@gmail.com
amy@prospectdevelopment.co.uk

Client: **Mr Alex Farr**

Project: **L/A 1 Caldecote
Road,
Newnham, Herts**

Drawing:
Proposed Site / Block Plan

Dwg no: **AF 03** Date: **July
2025**

Drawn: **AM** Checked: **CE**

Scale: **1:200 @ A3**

Revisions:

The content of this drawing is the
property of Colin Eades & Amy Moss
and may not be copied in whole or part
without formal consent.