

WL-252 ADDENDUM

Ecology & BNG Record Correction Note – FINAL

Application: 24/01157/HYB – Kyngs Golf & Country Club

Prepared by: Applicant

Date: [Insert Date]

1. Purpose

This correction note consolidates and clarifies the ecology and biodiversity net gain (BNG) record for application 24/01157/HYB. Several outdated or unrelated ecology/BNG documents were retained within the LPA case file, including PEA v1.0 (December 2024), PEA v2.0 (February 2025), PEA v3.0 (April 2025), pre-2025 BNG assessments, historic golf course ecology material, and the Swan Environmental BNG report. These documents inadvertently influenced consultee evaluation and contributed to confusion in ecology responses, as evidenced up to 14 November 2025. This pack introduces no new ecological information and consolidates the correct documents to ensure review on an accurate and uncontaminated baseline.

2. Confirmed Great Crested Newt Baseline (HYB Only)

Based on the Great Crested Newt Survey (Arbtech, July 2025), fourteen ponds (P1–P14) were assessed within the 250 m influence zone.

Breeding ponds: P1, P2, P4, P5, P7, P8, P9, P11, P13

Supporting ponds: P3, P6, P10, P12, P14

3. Correct and Final Ecology/BNG Baseline

The following documents now constitute the only valid and current ecology/BNG baseline for application 24/01157/HYB:

1. Preliminary Ecological Appraisal (PEA) – v4.0 (25 August 2025)
2. Great Crested Newt Survey – July 2025
3. GCN Mitigation & Enhancement Plan – EPSL Version (October 2025)
4. Statutory BNG Metric – 27 August 2025
5. BNG Assessment – 27 August 2025
6. Pre-Development Habitat Plan – Consolidated Baseline
7. Pond Condition Sheets – P1 to P14
8. Tree Condition Sheets – T1 to T56
9. Proposed Development Plan – Appendix 1 (27 August 2025)

4. Superseded Documents

The following documents must not be used in ongoing assessment:

- PEA v1.0 (December 2024)
- PEA v2.0 (February 2025)
- PEA v3.0 (April 2025)
- BNG Assessment (23 December 2024)

- Swan Environmental BNG report (2024)
- Historic golf-course ecology files
- Any GCN or habitat documents predating July 2025
- Any BNG spreadsheets predating 27 August 2025

5. Instruction to HBBC and LCC Ecology

HBBC and LCC Ecology are requested to assess the application solely on the corrected and final documents listed in Section 3 and disregard all superseded materials listed in Section 4. This ensures the ecology and BNG assessment is consistent, complete and based on the correct baseline information for the HYB application.

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