

Statutory Biodiversity Net Gain (BNG) Metric – FINAL

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

Date: 27 August 2025

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Document Status: FINAL

1. Purpose

This document provides the summary record for the Statutory Biodiversity Net Gain (BNG) Metric submitted in support of application 24/01157/HYB. The operative file is the Statutory BNG Metric Excel tool dated 27 August 2025. No new ecological information is introduced. This document records the purpose, alignment and results of the final BNG metric for completeness.

2. Summary of Final BNG Results

- Habitat Units (on-site): Baseline 13.80 → Post-Development 16.25 (Net Gain +17.73%)
- Watercourse Units (on-site): Baseline 0.45 → Post-Development 0.52 (Net Gain +15.96%)
- Hedgerow Units: No net change
- All BNG trading rules satisfied
- No off-site units or statutory biodiversity credits required

3. Alignment to Correct Baseline

The Statutory BNG Metric (27 August 2025) aligns with the following documents:

- Preliminary Ecological Appraisal (PEA) v4.0 – 25 August 2025
- Great Crested Newt Survey – July 2025
- GCN Mitigation & Enhancement Plan – EPSL Version (October 2025)
- Pre-Development Habitat Plan – Consolidated Baseline
- Proposed Development Plan – Appendix 1 (27 August 2025)
- Pond Condition Sheets – P1 to P14
- Tree Condition Sheets – T1 to T56

4. Metric Updates and Corrections

The following actions have been completed within the final metric:

- All pond habitat rows (P1–P14) aligned to correct HYB numbering
- Watercourse/ditch baseline updated (D1 and D2)
- All scrub condition values aligned to 'Moderate'
- All tree habitats entered under a single 'Individual Trees' row
- All strategic significance values set to 'No Local Strategy'
- All formulas and trading rules validated

5. File Format and Use

The operative calculation file is:

05 – Statutory BNG Metric – 27.08.25 – FINAL.xlsx

This PDF acts as a record note only. The Excel file must be used for all assessment, determination and legal purposes.

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