

Biodiversity Net Gain (BNG) Assessment – FINAL

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

Date: 27 August 2025

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Document Status: FINAL

1. Purpose

This Biodiversity Net Gain (BNG) Assessment provides the narrative explanation and habitat mapping used in support of the Statutory BNG Metric (27 August 2025) for application 24/01157/HYB. It is based entirely on the final ecological baseline established in the Preliminary Ecological Appraisal (PEA) v4.0 (25 August 2025). No new ecological information is introduced. The document explains and supports the habitat units set out in the statutory metric tool.

2. Contents of the BNG Assessment

This assessment includes:

- Baseline habitat plan (UKHab classifications)
- Post-development habitat plan
- Habitat parcel descriptions and areas
- Distinctiveness and condition assessments
- Proposed habitat creation and enhancement
- Watercourse and ditch assessments
- Hedgerow and linear habitat analysis
- Proposed planting and landscaping
- BNG summary tables
- Appendix 1 – Proposed Development Plan (27 August 2025)

3. Key BNG Findings

The BNG Assessment confirms the following results:

- Habitat Net Gain (on-site): +17.73%
- Watercourse Net Gain (on-site): +15.96%
- Hedgerow Units: No net change
- All BNG trading rules satisfied
- No off-site units or statutory biodiversity credits required

4. Alignment With Ecology Baseline

This Assessment aligns directly with:

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

5. File Status

This BNG Assessment PDF is a narrative and mapping support document. The operative biodiversity unit calculations are contained in the Excel tool:

05 – Statutory BNG Metric – 27.08.25 – FINAL.xlsx

The BNG Assessment and Excel tool together form the complete BNG submission for 24/01157/HYB.

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