

Pre-Development Habitat Plan – Consolidated Baseline – FINAL

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

Prepared by: Applicant

Source Mapping: Preliminary Ecological Appraisal (PEA) v4.0 – 25 August 2025

Document Status: FINAL

Date: [Insert Date]

1. Purpose

This Pre-Development Habitat Plan consolidates the complete baseline habitat mapping for application 24/01157/HYB. The mapping is drawn directly from the Preliminary Ecological Appraisal (PEA) v4.0 dated 25 August 2025. It brings together, in a single consolidated document, the baseline mapping for the northern section, southern section, and access-track corridor of the development site.

This document introduces no new ecological information. It is provided to ensure that HBBC and LCC Ecology review the hybrid application using the correct, uncontaminated ecological baseline. It supersedes all earlier habitat maps contained within PEA v1.0 (December 2024), PEA v2.0 (February 2025), PEA v3.0 (April 2025), all pre-2025 baseline material, as well as unrelated and historic mapping held within the LPA file.

2. Contents

The complete consolidated baseline plan comprises the following mapping taken directly from PEA v4.0 (25 August 2025):

- Baseline Habitat Plan – Northern Site (Appendix 1a)
- Baseline Habitat Plan – Southern Site (Appendix 1b)
- Baseline Habitat Plan – Access-Track Corridor (Appendix 1c)

These maps include:

- Full UKHab baseline classifications
- Correct pond locations (P1–P14)
- Complete baseline of 56 trees
- Watercourse and ditch baseline (D1 and D2)
- Combined red line boundary
- All parcels used within the Statutory BNG Metric (27 August 2025)

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Note: Baseline maps should be inserted following this cover page as separate pages or appended PDF extracts from PEA v4.0 (pages 23–25).