

Proposed Development Plan – Appendix 1 (27 August 2025) – FINAL

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

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1. Purpose

This cover document accompanies the Proposed Development Plan contained within Appendix 1 of the Biodiversity Net Gain (BNG) Assessment dated 27 August 2025. The Appendix 1 plan provides the definitive spatial layout for habitat creation, enhancement, retention and land-use change calculations used within the Statutory BNG Metric for application 24/01157/HYB.

The appended drawing includes the complete proposed development layout, showing lodge positions, retained vegetation, proposed planting, habitat creation areas, access routes, watercourse buffers and associated infrastructure. The plan is reproduced directly from the BNG Assessment and contains no new ecological information.

2. Contents

This document provides a planning-format cover page only. The operative Appendix 1 plan should be inserted or attached immediately after this page in the ZIP pack as a standalone PDF extracted directly from the BNG Assessment (Appendix 1 – page 18).

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