

Sheet Name	Site Details
1. Planning authority:	North Herts District Council
2. Site name:	Barkway Park Golf Club. Nuthampstead Road, Royston. SG8 8EN
3. Applicant:	Barkway Park Golf Club
4. Planning application type:	Full planning consent
5. Planning application reference:	26/00253/FP
6. Metric completed by (name & job title):	Mark Cotton (Director)
7. Date of metric completion:	23 January 2026
8. Revision number:	0
9. Masterplan document title / drawing number:	25/010/A/006 - Habitats

Net Gain Targets

10. Targeted % increase in Units	10a. Habitat	10.00
	10b. Hedgerow	10.00
	10c. Watercourses	10.00

11. Optional target increase in units if baseline value is zero	11a. Habitat units	0.00
	11b. Hedgerow units	0.00
	11c. Watercourse units	0.00

For planning authority use only

12. Planning authority reviewer:	
13. Date of planning authority review:	

Site Name:	Barkway Park Golf Club. Nuthampstead Road, Royston. SG8 8EN
Sheet Name	Desktop Assessment

Development

14. Select the type of proposed development. If Other provide details at Q.25 below	Commercial	Site area must be less than 10,000 m2
15. Site area (m ²)	1148.48	
16. Building footprint (m2) of commercial buildings proposed within the development site (or zero if none)	348.31	
N/A		

Designated sites and priority habitats

18. Any designated sites on or within 500m of the site?	No	
19. Any priority habitats on or within 500m of the site?	No	
20. List the designated sites and/or priority habitats	Not applicable	
21. Information sources used for assessment of designated sites and priority habitats (See guidance)	Not applicable	

European protected species

22. Any european protected species present on site	No	
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Site walkover

23. Site walkover completed?	Walkover completed by competent person	A competent person should be able to confidently identify the habitats onsite
24. Date of site walkover - DD/MM/YY	23/01/2026	Site walkover data valid until 23/07/26
25. Who completed the walkover? (Name and job title)	Mark Cotton (Director)	for and on behalf of Architecture & Design Services Ltd.

Additional details

26. Any additional information or notes	None	
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Site Name:		Barkway Park Golf Club. Nuthampstead Road, Royston. SG8 8EN	
Sheet Name		Supporting Information	
Baseline Habitat Photos		Insert photographs to support assumptions made in the metric	
Ref	Habitat type	Photo 1	Photo 2
1	Date taken	23 January 2026	23 January 2026
	Developed land; sealed surface		
2	Date taken	23 January 2026	23 January 2026
	Modified grassland		

Site Name	Barkway Park Golf Club, Nuthampstead Road, Royston, SG8 8EN
Sheet Name	5. Area Habitats

Instructions

1. Enter data into 1a. Baseline habitats table

2. Enter data on habitats to be created into 1b. Habitats to be created

3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

4. Enter data on individual trees into 1d. Tree area calculator

All Key Rules Satisfied ✓

Lost units	0.2187
Created units	0.2320
Enhancement 1b-4	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Areas (m ²)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Area	E. Area	F. Area	Total habitat units	Area lost	Units lost		
1	Other	Developed land sealed surface	Area/compensation not in local strategy/ no local strategy	10.34	10.34	0.00	0.00	0.00	0.0000	Building Footprint	
2	Grassland	Modified grassland	Area/compensation not in local strategy/ no local strategy	1089.54	1089.50	363.05	0.44	363.05	0.2317	Mown grass	
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Trees	Individual trees	Urban/rural tree	Formally identified in local strategy	0.00	0.00		0.0000	0.00	0.0000		
Totals (area and trees, area units and individual land assessment)				1100.49	209.84	363.05	0.4400	363.05	0.2317		
Error Check 1				Area Acceptable ✓							
Error Check 2				Area Acceptable ✓							
Error Check 3				Area Acceptable ✓							

1b. Habitats to be created

Ref	Habitat		Condition Assessment		D. Strategic significance	E. Total Area (m ²)	Habitat units created onsite	Comments	
	A. Broad Habitat	B. Habitat type	Acceptable condition status	C. Targeted condition				User comments	UPA comments
1	Urban	Developed land sealed surface	Not 'Other'	N/A 'Other'	Area/compensation not in local strategy/ no local strategy	283.17	0.0000	Building Footprint	
2	Heathland and shrub	Heathland scrub	Moderate - Good	Good	Area/compensation not in local strategy/ no local strategy	252.09	0.2320	Scrub Land	
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Trees	Individual trees	Urban/rural tree	Moderate	Moderate	Area/compensation not in local strategy/ no local strategy	0.00	0.0000		
Totals (area and trees, area units and individual land assessment)						535.26	0.2320		
Error Check 4						Area Acceptable ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat Type		B. Strategic significance	Area Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	A. Broad Habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type							
1	Grassland	Modified grassland	Condition	Modified grassland	Area/compensation not in local strategy/ no local strategy	363.05	Good	0.1906	0.0006	Wildflower sward	
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals (area and trees, area units and individual land assessment)					363.05	Good	0.1906	0.0006			

1d. - Tree area calculator

Tree size (Diameter at breast height)	A. Total number of trees pre development	B. Number of trees retained (but not enhanced)	C. Number of new trees planted post development	Areas		
				Area pre development	Area retained	Area of new trees planted post development
Small - DBH < 30cm				0	0	0
Medium - DBH > 30 to < 50cm				0	0	0
Large - DBH > 50 to < 75cm				0	0	0
Very Large - DBH > 75cm				0	0	0
Total	0	0	0	0	0	0

Data beyond this row is automated

1e. Trading Summary

Broad Habitat Type - Medium Distinctiveness Habitats	Trading Rules Satisfied ✓
Medium and Low Distinctiveness Band	Trading Rules Satisfied ✓

1f. Habitat trading assessment

Broad habitat types	Distinctiveness Band	Baseline units	Onsite provision	Net change	Trading satisfied?
Cropland	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.4358	0.2077	-0.1661	
Grassland	Low	0.0000	0.0000	0.0000	N/A
	Medium	0.0000	0.0000	0.0000	
	High	0.0000	0.2120	0.2120	N/A
Heathland and shrub	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Intertidal hard structures	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Intertidal sediment	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Lakes	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Sparsely vegetated land	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Urban	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Woodland and forest	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Coastal saltmarsh	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Individual trees	Low	0.0000	0.0000	0.0000	
	Medium	0.0000	0.0000	0.0000	N/A
	High	0.0000	0.0000	0.0000	
Distinctiveness band		Baseline units	Onsite provision	Net change	Trading satisfied?
Medium distinctiveness		0.0000	0.212	0.2120	Yes ✓
Low distinctiveness		0.4358	0.270	-0.1661	Yes ✓
Surplus area habitat biodiversity units after offsetting low distinctiveness units			0.0459		Yes ✓

Site Name **arkway Park Golf Club, Netherfield Road, Royston, SG8 8L**
Sheet Name **Hedges & Lines of Trees**

Instructions:
1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length (m)			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units available	Length lost	Units lost	User comments	LPA comments
1	Hedges and Lines of trees										
2	Hedges and Lines of trees										
3	Hedges and Lines of trees										
4	Hedges and Lines of trees										
5	Hedges and Lines of trees										
6	Hedges and Lines of trees										
7	Hedges and Lines of trees										
8	Hedges and Lines of trees										
9	Hedges and Lines of trees										
10	Hedges and Lines of trees										
11	Hedges and Lines of trees										
12	Hedges and Lines of trees										
13	Hedges and Lines of trees										
14	Hedges and Lines of trees										
15	Hedges and Lines of trees										
16	Hedges and Lines of trees										
17	Hedges and Lines of trees										
18	Hedges and Lines of trees										
19	Hedges and Lines of trees										
20	Hedges and Lines of trees										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Accurate ✓							
Error Check 2				Lengths Accurate ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created on-site	Comments	
			Acceptable condition options	C. Targeted condition				User comments	LPA comments
1	Hedges and Lines of trees								
2	Hedges and Lines of trees								
3	Hedges and Lines of trees								
4	Hedges and Lines of trees								
5	Hedges and Lines of trees								
6	Hedges and Lines of trees								
7	Hedges and Lines of trees								
8	Hedges and Lines of trees								
9	Hedges and Lines of trees								
10	Hedges and Lines of trees								
11	Hedges and Lines of trees								
12	Hedges and Lines of trees								
13	Hedges and Lines of trees								
14	Hedges and Lines of trees								
15	Hedges and Lines of trees								
16	Hedges and Lines of trees								
17	Hedges and Lines of trees								
18	Hedges and Lines of trees								
19	Hedges and Lines of trees								
20	Hedges and Lines of trees								
Totals						0.00	0.0000		
Error Check 1						Lengths Accurate ✓			

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhanced Habitat type		B. Strategic significance	Length Enhanced (m)	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type	Enhancement Type	A. Enhanced habitat type						User comments	LPA comments
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
Totals						0.00		0.0000	0.0000		

Data beyond this row is automated

1e. Trading Summary

Distinctiveness and Habitat Type	Trading Rules Satisfied ✓
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1f. Habitat trading assessment

Site Name
Sheet Name

arkway Park Golf Club, Nuthampstead Road, Royston, SG8 8E
7. Watercourses

Instructions:

1. Enter data into 1a. Baseline habitats
2. Enter data on habitats to be created into 1b. Habitats to be created
3. Enter data on Habitats to be enhanced into 1c. Habitats to be enhanced

All Key Rules Satisfied ✓

Retained Units	0.0000
Lost Units	0.0000
Created Units	0.0000
Enhancement Units	0.0000
Net Change	0.0000

1a. Baseline habitats

Ref	Habitat		C. Strategic significance	Length M			Baseline results			Comments	
	A. Broad Habitat	B. Habitat type		D. Total Length	E. Length retained	F. Length enhanced	Total units onsite	Length Lost	Units lost	User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals				0.00	0.00	0.00	0.0000	0.00	0.0000		
Error Check 1				Lengths Acceptable ✓							
Error Check 2				Lengths Acceptable ✓							

1b. Habitats to be created

Ref	A. Broad Habitat	B. Habitat type	Condition Assessment		D. Strategic significance	E. Total Length created (m)	Units created onsite			Comments	
			Acceptable condition options	C. Targeted condition						User comments	LPA comments
1	Watercourses										
2	Watercourses										
3	Watercourses										
4	Watercourses										
5	Watercourses										
6	Watercourses										
7	Watercourses										
8	Watercourses										
9	Watercourses										
10	Watercourses										
11	Watercourses										
12	Watercourses										
13	Watercourses										
14	Watercourses										
15	Watercourses										
16	Watercourses										
17	Watercourses										
18	Watercourses										
19	Watercourses										
20	Watercourses										
Totals						0.00	0.0000				

1c. Habitats to be enhanced

Baseline ref	Existing Habitat Type		Enhancement Type	Enhanced Habitat type		B. Strategic significance	Length Enhanced	Enhanced Condition	Total Units	Net Improvement	Comments	
	Broad habitat type	Existing habitat type		A. Enhanced habitat type							User comments	LPA comments
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20									0.0000	0.0000		
Totals							0.00		0.0000	0.0000		

Data beyond this row is automated

1e . Trading Summary

Distinctiveness and Habitat Type

Trading Rules Satisfied ✓

1f . Habitat trading assessment

Site Name		Barkway Park Golf Club. Nuthampstead Road, Royston. SG8 8E
Sheet Name		Headline Results
Headline Results		
Headline		BNG Targets Met ✓
Trading Rules		Trading Rules Satisfied ✓
Next steps		Check for input errors/rule breaks present in the metric ⚠
Baseline Units	Habitat units	0.4358
	Hedgerow units	Zero Units Baseline
	Watercourse units	Zero Units Baseline
Post-development Units	Habitat units	0.4817
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net unit change	Habitat units	0.0459
	Hedgerow units	0.0000
	Watercourse units	0.0000
Total net % change	Habitat units	10.53%
	Hedgerow units	% target not appropriate
	Watercourse units	% target not appropriate
Habitats units required to meet target		0.0000
Hedgerow units required to meet target		0.0000
Watercourse units required to meet target		0.0000

Chart 1 - Unit change by habitat group

