



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

29/04/2026

1.2 Planning application reference number

26/00253/FP

1.3 Local planning authority (LPA)

North Herts District Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Barkway Park Golf Club, Nuthampstead Rd, Royston
SG8 8EN.

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Barkway Park Golf Course is an established 18-hole golf course located in Barkway, North Hertfordshire. The proposed development comprises the retention and extension of an existing shed building (footprint: 58.94m²) to create a new covered driving range tee-off structure. This includes the addition of a covered shelter for players, associated hardstanding, and supporting infrastructure.

The development is modest in scale and located within the existing golf course footprint. It involves the loss of a small area of existing modified grassland around the retained shed to accommodate the extension and associated works. To compensate for this and

deliver mandatory Biodiversity Net Gain, the proposals include the creation of new habitats immediately adjacent to the new structure.

Specifically, the scheme incorporates:

- Creation of approximately 250m² of Hawthorn Scrub in a narrow 2-3 m wide strip alongside the new building.
- Creation and/or enhancement of areas of Other Neutral Grassland through seeding of species-rich meadow mixes on surrounding modified grassland.
- Reseeding of any areas of existing modified grassland damaged during construction using the same species-rich grassland mix.

There is no change of use proposed - the site will remain in its current use as a golf course. The development will improve the quality of the driving range facility while delivering measurable biodiversity enhancements in line with national and local planning policy.

All works have been designed to be sympathetic to the existing landscape character and golf course operations, with particular attention given to maintaining clear sightlines, safe playing conditions, and low visual impact. The biodiversity enhancements have been carefully selected to be compatible with ongoing golf course management and the site's Soilscape 9 (lime-rich loamy and clayey) soils.

2. Developer details

2.1 Applicant name

Barkway Park Club Golf Club

2.2 Company name

Barkway Park Club Golf Club

2.3 Address

Barkway Park Golf Club,
Nuthampstead Rd,
Royston,
SG8 8EN.

2.4 Email address

2.5 Telephone number

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and

correct. Any opinions are your genuine opinions.

2.7 Signature

2.8 Date

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

3.2 Company name

3.3 Address

3.4 Email address

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

☒ Yes

☐ No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met the guidance on 'what counts towards your BNG'?

[Find out what you can count towards a development's BNG](#)

All proposed habitats (Hawthorn Scrub and Other Neutral Grassland) are created on-site within the red line boundary of the application site. The habitats are new creations on existing modified grassland and will be secured for a minimum of 30 years through planning condition. No habitats have been created in advance of the application. All works comply with the statutory Biodiversity Gain Requirements and national planning guidance.

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

The development footprint is very small and confined to an area of low-value modified grassland surrounding the existing shed (58.94 m²), which is being retained and extended. Impacts have been minimised by:

- Retaining the existing shed building and building directly onto it.
- Locating all new works within the already managed golf course land.
- Retaining and enhancing surrounding grassland rather than removing it.
- Creating the new Hawthorn Scrub strip immediately adjacent to the structure to provide instant biodiversity compensation.
- Using only light scarification for grassland preparation to protect soil structure.
- There are no irreplaceable habitats on or adjacent to the development area.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

☒ Yes

☐ No

4.6 How will you achieve the target net gain percentage?

☒ On-site

☐ Off-site

☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

☒ Yes

☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

The creation of Other Neutral Grassland (via seeding of a clay-tolerant species-rich mix) and Hawthorn Scrub (narrow 2–3 m strip of native shrub species) are both considered significant on-site enhancements. These habitats align with priorities in the Hertfordshire Local Nature Recovery Strategy, which identifies:

- Neutral grassland as a key habitat for nature recovery; and
- Biodiversity Priority 18: Increase the amount of well-managed scrub habitat (including creation of scrub ecotones and transitional habitats).

The enhancements will be secured via planning condition and delivered through a detailed Habitat Management and Monitoring Plan (HMMP) appended to this document, ensuring long-term management for a minimum of 30 years.

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

0

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

N/A

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

N/A

4.12 Do you have a habitat management and monitoring plan?

☒ Yes

☐ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

1365 Barkway Parl Golf Club -
The_Statutory_Metric_Macro_Disabled_1.0.4

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

This biodiversity gain plan is based on the accepted
small sites metric calculation tool and supporting
documents produced by Mark Cotton.

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

As above

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

1365.26.1 Barkway Park Golf Club – Landscape Proposals

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

Reference number

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

24.04/2026

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

No constraints – full access, good weather conditions.

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.22

Number of hedgerow biodiversity units

0.0

Number of watercourse biodiversity units

0.0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.49

Number of hedgerow biodiversity units

0.0

Number of watercourse biodiversity units

0.0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.27

Area habitat biodiversity units % change

124.43%

Hedgerow biodiversity units

0.0

Hedgerow biodiversity units % change

0%

Watercourse biodiversity units

0.0

Watercourse biodiversity units % change

0%

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

N/A

7.2 Biodiversity gain site register reference number

N/A

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

A2

A3

A4

A5

H

W

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

N/A – No Very High distinctiveness habitats are present in the baseline or will be lost as part of the development.

High

N/A – No High distinctiveness habitats are present in the baseline or will be lost as part of the development.

Medium

The trading rules have been fully met. The small loss of existing Modified Grassland (typically Low to Medium distinctiveness) is compensated by the creation of Other Neutral Grassland and Hawthorn Scrub, both of which are Medium or higher distinctiveness habitats under the Statutory Biodiversity Metric.

Low

The trading rules have been fully met. Any loss of Low distinctiveness grassland has been more than offset by the creation of higher-value habitats (Medium distinctiveness neutral grassland and scrub).

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

- ☐ Yes
☐ No