

From: [REDACTED]
To: [PF - Planning](#)
Cc: [REDACTED]
Subject: FW: PP-14814339 - Additional Ecology Files - Ratby Sports Club Desford Lane Ratby
Date: 02 April 2026 09:54:23
Attachments: [image021.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[RatbySportsClub.PEA.v1.pdf](#)
[RatbySportsClub.BNGMetric.v1.xlsm](#)
[RatbySportsClub.Grassland.CondAsst.pdf](#)
[RatbySportsClub.IndividualTrees.CondAsst.pdf](#)
[RatbySportsClub.Urban.CondAsst.pdf](#)
[RatbySportsClub.Woodland.CondAsst.pdf](#)
[RatbySportsClub.IndGainPlan.v1.pdf](#)
[RatbySportsClub.BNGTechNote.v1.pdf](#)

Good morning,

We submitted a full planning application on the portal on Monday (30th March). The application reference is y PP-14814339

I have attached the required ecological documents to this email, to be considered in conjunction with the other submitted drawings and documents. The attached files are as listed:

RatbySportsClub.BNGMetric.v1 – Biodiversity Net Gain Metric
RatbySportsClub.IndGainPlan.v1 – Biodiversity Gain Plan
RatbySportsClub.PEA.v1 – Preliminary Ecological Appraisal
RatbySportsClub.Grassland.CondAsst – Grassland Condition Assessment
RatbySportsClub.IndividualTrees.CondAsst – Individual Trees Condition Assessment
RatbySportsClub.Urban.CondAsst – Urban Condition Assessment
RatbySportsClub.Woodland.CondAsst – Woodland Condition Assessment

We have also been advised by our ecologist that one of the questions in the application form should be changed –

The date that the **pre-development biodiversity value** was calculated should have been 01/05/2025 with the following reasoning/evidence:

During the baseline survey on 2 December 2025, some areas of the Site had already been cleared. An assessment of aerial photography and an assessment of the habitats on Site that were unimpacted meant that it was still possible to map the extent of these habitats and their likely condition before their removal. Their condition was backdated to their conditions in May 2025 (pre-clearance). This assessment is outlined within the Biodiversity Net Gain Tech Note for the Site; RatbySportsClub.BNGTechNote.v1.

Apologies for any confusion.

I trust that this information and attached files are acceptable to progress the application through validation.

I'd be grateful if you could acknowledge receipt of this email.

Many thanks,

Katie Searle
Architectural Assistant

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Tel: [REDACTED]



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