Technical Note

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Project: Ratby Sports Club, Desford Ln, Ratby, Leicester LE6 0JN	**Our Reference:** 250709.BNG.v3
To: Tony Blanchard	**Date:** 12 November 2026
Subject: Biodiversity Net Gain Statement	**Prepared by:** Zachary Mason & Imogen Holloway

Document Control

Author	Reviewer	Comments	Report Version	Issue Date
Zachary Mason	Jeff Grant	First Draft	V1.0	01/04/2026
Zachary Mason	Jeff Grant	Additional Habitat Map + Habitat Unit Changes	V2.0	21/05/2026
Imogen Holloway	Anna Scott-Swift	Updated Post Development Site Plan and updates to BNG figures	V3.0	12/11/2026

Introduction and methodology

Croft Ecology was commissioned by Tony Blanchard, to provide the necessary supporting information on Biodiversity Net Gain for a forthcoming planning application for a of sports pitches and car parking at the Site at Ratby Sports Club, Desford Ln, Ratby, Leicester LE6 0JN (central grid reference: SK 51052 05534) (hereafter referred to as 'the Site').

The purpose of this Technical Note is to present the on-site baseline information for the Site that was used as the basis for the Statutory Metric Biodiversity Net Gain (BNG) calculations.

Areas of the Site had been cleared prior to the Site visit undertaken on 02 December 2025, with areas of vegetation stripped down to the topsoil. The majority of the Site remained uncleared, and details of these uncleared habitats can be found in the Preliminary Ecological Appraisal for Ratby Sport Club (Croft Ecology, April 2026), which should be read in conjunction with this Technical Note. Due to the clearance, the assessment of these areas was undertaken from a combination of survey information from December 2025, and historical satellite imagery. The assessment included:

- An assessment of the baseline habitats within the red line boundary (including a baseline map to UK Hab, Appendix A).
- A condition assessment of all on-site and off-site habitats.

This data was then used to complete the on-site baseline information of the Statutory Biodiversity Metric and the associated condition assessment sheets. Post-development calculations for on-site habitats were also undertaken and are summarised in the Indicative Biodiversity Gain Plan for Ratby

Sports Club, Ratby (Croft Ecology, April 2026) which should be read in conjunction with this Technical Note.

Personnel

The survey and assessment were undertaken by Imogen Holloway and Zachary Mason. Zachary Mason has 5 years of experience working in the field of ecology and has undertaken and reviewed dozens of walkover surveys/baseline habitat surveys and has been using UK Hab survey methodology for the last 4 years. Zachary has prepared many reports during this time including protected species survey reports, method statements, Preliminary Ecological Appraisal reports (PEA reports) and Ecological Impact Assessments (EcIA reports). Zachary holds a level 1 Great Crested Newt (GCN) licence (2025-84173-CL08-GCN). Imogen has three years' experience of conducting bat surveys, carrying out emergence and re-entry surveys, and bat transect surveys. Imogen also has experience writing PEA and BNG reports and conducting PEA and BNG surveys.

The technical review was undertaken by Jeff Grant CEnv MCIEEM, Principal Ecologist at Croft Ecology. Jeff has over 12 years of experience working in the field of ecology and has undertaken and reviewed dozens of walkover surveys/baseline habitat surveys and has been using UK Hab survey methodology for the last four years.

The final review was undertaken by Anna Scott-Swift, BSc (Hons), MSc, MCIEEM, Director of Ecology at Croft Ecology. Anna is Director of Ecology at Croft Ecology and has more than 20 years' experience delivering ecological consultancy projects across a wide range of sectors and scales. She provides technical oversight and quality assurance for Preliminary Roost Assessments, Preliminary Ecological Appraisals and Ecological Impact Assessments, and regularly advises clients on ecological constraints, mitigation and planning strategy.

Survey Date and Conditions

Areas of the Site had been cleared prior to the survey in December 2025. Due to the clearance, the baseline BNG assessment was undertaken from historical satellite imagery dating from May 2025, the most recently available imagery of the Site prior to clearance. The areas of cleared land within the red line boundary (see Figure 1) were assessed.



Figure 1. Site boundary, with the Site shown prior to clearance works (basemap source – Mapbox OpenStreetMap)

UK Hab Field Survey

A UK Hab[1] Field Survey was undertaken following the methodology described within v2.0 documentation (2023). It was used as the basis for subsequent completion of the Statutory Biodiversity Metric and its associated condition sheets.

A fine-scale minimum mapping unit (of 25m^2 or 5m) was deemed appropriate for use at the Site given its relatively small scale, consequently, only habitats with an area of 25m2 or greater, or linear features 5m in length or greater, were mapped.

The UK Hab uses primary codes whereby habitats are categorised by an increasingly detailed hierarchy until a match is discovered. Secondary codes describe environmental factors that provide additional information such as management regime, hydrology or similar. In this case, each habitat was assigned a Primary Code[1] at the Level 4 hierarchy and secondary codes were applied where these could provide greater context.

During the field survey, all habitats within the Site were thoroughly observed, described, and mapped. A DAFOR abundance (D = dominant, A = abundant, F = frequent, O = occasional, R = rare) was assigned to each botanical species identified in each habitat and nomenclature followed Stace (Stace, 2019).

[1] UKHab Ltd (2023) https://www.ukhab.org/

Results

The following paragraphs describe the degraded habitats of the Site prior to degradation occurring. Assessments are from May 2025 due to the date of available satellite imagery.

Tall forbs: parcel references 30726017 and 30726018

Two areas in the centre of the Site and in the southeast corner (highlighted in red on Figure 2) were cleared at the time of the December visit. Based on the satellite imagery, these were assessed to have been the same habitat and in the same condition as the tall forbs that were surveyed within the wider site (highlighted in yellow on Figure 2 and described in more detail within the PEA report). Photos of the tall forbs within the wider site are shown in Photo 1 and 2. This habitat was assessed to be in poor condition as it lacked a varied vegetation structure and different plant species that were beneficial to wildlife.



Figure 2. Satellite imagery from May 2025, used to compare cleared areas of land (highlighted in red) to areas surveyed as tall forbs (highlighted in yellow).



Photo 1: Retained tall forbs within the wider site in December 2025, just outside the southern Site boundary (photo facing south).



Photo 2: Tall forbs within the wider site, just outside the southwest corner of the Site (photo facing northeast, December 2025).

Modified Grassland and Artificially Unvegetated, Unsealed Surface: parcel references 30726016 and 30726016

The area of bare ground in the north of the Site was assessed prior to clearance to have been unsealed surface on the eastern half and modified grassland on the western half (total area highlighted in blue square on Figure 3). The modified grassland was considered to have been comparable to the modified grassland found elsewhere in the Site and therefore for metric purposes the cleared area was assessed to be in poor condition due to a lack of species diversity.



Figure 3. Satellite imagery from May 2025, used to compare cleared areas of land (highlighted in blue) to areas surveyed as modified grassland and unsealed surface (highlighted in purple)

It is understood that planning permission would be subject to the biodiversity gain condition.

A UK Hab Map of the baseline habitats at the Site is provided in Appendix A.

The completed Statutory Biodiversity Metric for the pre-development and post-development value of the on-site and off-site habitats is included within the accompanying Indicative Biodiversity Gain Plan for Land off Ratby Sports Club by Croft Ecology (April 2026).

BNG options

Proposals will remove areas of the grassland and small areas of the pre-degradation tall forbs, which will be replaced with sports buildings, artificial sports pitches and car parking.

Two areas of woodland on Site are detailed within the Croft Ecology Preliminary Ecological Appraisal for Ratby Sports Club. One of these areas (in the northwest) will be retained and another area in the east of the Site will be enhanced from poor to moderate condition to provide compensation for the losses as a result of the proposals. Additionally, areas of poor condition modified grassland and areas of poor condition tall forbs will be enhanced to other neutral grassland in good condition through the use of an appropriate seed mix and appropriate management practices. Additionally, 15 small, native trees in moderate condition will be planted around the car park and within the enhanced area of tall forbs.

Recommendations

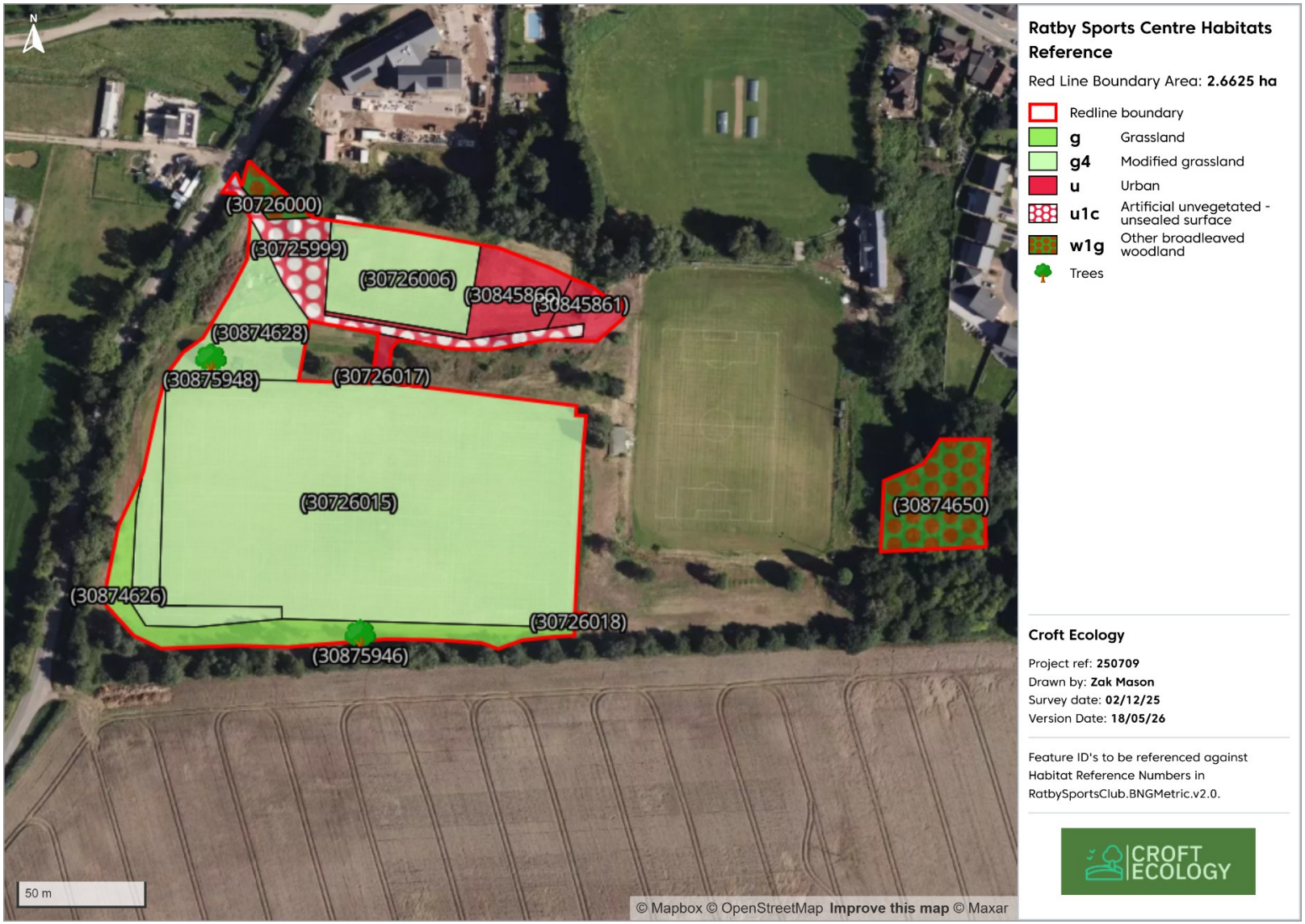
The existing baseline score for the Site is **5.45 area habitat** units with the current onsite proposals delivering a gain of 0.56 units, or 10.19%, successfully achieving 10% biodiversity net gain on Site.

In order for the proposed development to achieve the above BNG and meet the trading rules, the following on-Site (Appendix B) habitat creation measures will be required:

- The current proposals show 15 trees planted around the car park and southern Site boundary. These are assumed to be small, moderate condition trees for the BNG calculations. This habitat and condition are considered achievable in the Site setting.
- The eastern area of woodland will be enhanced from poor to moderate condition through coppicing, tree planting and scrub creation. This habitat and condition are considered achievable in the Site setting.
- Areas of modified grassland and tall forbs along the western, southern and northern Site boundaries will be enhanced to other neutral grassland in good condition through the sewing of a more varied and appropriate seed mix and appropriate management practices. This habitat and condition are considered achievable in the Site setting.
- The remaining areas will be taken up with new access, sports buildings and pitches and car parking, as to be expected of a development of this type and scale.

APPENDIX A – Baseline Habitats Maps

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© Mapbox © OpenStreetMap Improve this map © Maxar
Ratby Sports Centre Habitats Reference
Red Line Boundary Area: 2.6625 ha
Redline boundary
g Grassland
g4 Modified grassland
u Urban
u1c Artificial unvegetated - unsealed surface
w1g Other broadleaved woodland
Trees
Croft Ecology
Project ref: 250709
Drawn by: Zak Mason
Survey date: 02/12/25
Version Date: 18/05/26
Feature ID's to be referenced against Habitat Reference Numbers in RatbySportsClub.BNGMetric.v2.0.
CROFT ECOLOGY

APPENDIX B – *Proposed Site Masterplan – 9431_03_01PL2 A0*

