

Technical Note

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Project: Stoke Golding Village Hall, Hall Drive, Stoke Golding, Nuneaton, CV13 6EA **Our Reference:** 250627.BNGTechNote.v1

To: Stoke Golding Parish Council **Date:** 11 September 2025

Subject: Biodiversity Net Gain Statement **Prepared by:** Liza Clift

Introduction and methodology

Croft Ecology was commissioned by Stoke Golding Parish Council to provide the necessary supporting information on Biodiversity Net Gain for a planning application to Hinckley and Bosworth Borough Council for the installation of a Multi Use Games Area (MUGA) at Stoke Golding Village Hall, Hall Drive, Nuneaton CV13 6EA (central grid reference: v). The existing site comprised an area of modified grassland, with a square of concrete and a line of brick wall. The construction of the MUGA will replace these existing features, therefore requiring a minimum 10% BNG to support the proposal. the proposal.

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 and make recommendations for achieving the required 10% BNG post-development.

A baseline habitat survey at the Site was undertaken on 28 August 2025 and included the following:

- 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 habitats – Appendix B.

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, based on Hayward Architects drawing 25/59 01 dated July 2025, were also undertaken and are summarised in the Indicative Biodiversity Gain Plan for Stoke Golding Village Hall (Croft Ecology, September 2025) which should be read in conjunction with this Technical Note.

Personnel

The survey, assessment and review of this technical note were undertaken by Jeff Grant CEnv MCIEEM, Principal Ecologist at Croft Ecology. Jeff has over 12 years of experience working in ecology and has undertaken and reviewed dozens of Preliminary Ecological Appraisals and Ecological Impact Assessments for projects of a range of scales. The survey, BNG calculations and technical note were completed by Liza Clift BSc (Hons) MSc, Seasonal Ecologist at Croft Ecology. Liza has prepared several reports including protected species survey reports and PEAs.

Survey Date and Conditions

The Site was visited on 12 August 2025 and included land within the red line boundary (see Figure 1).

Weather conditions at the time of the survey were dry with light air, 10% cloud cover, and a temperature of 20°C.



Figure 1. Site boundary (shown in red)

UK Hab Field Survey

A UK Hab¹ 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 25m² 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 Code¹ at the Level 4 hierarchy and secondary codes were applied where these could provide greater context.

¹ UKHab Ltd (2023) <https://www.ukhab.org/>

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).

Results

Red line boundary

Parcel Reference: 29241719– Modified Grassland

The Site was dominated by an existing playing field of modified grassland which was regularly managed and had a consistently short sward. An additional area of grassland was included in the red line boundary for delivery of the required net gain (see Appendix B). Species diversity was poor, with 3 species on average per m². Species present included dominant perennial rye-grass *Lolium perenne*, occasional ribwort plantain *Plantago lanceolata* and rare occurrences of white clover *Trifolium repens*, pineappleweed *Matricaria discoidea*, creeping buttercup *ranunculus repens*, and dandelion *Taraxacum spp.*



Photo 1. Modified grassland on Site

Parcel References: 29241617– Developed land, sealed surface

A small, concreted area used to play ball games, such as basketball and football, was present at the north of the Site.



Photo 2. Concreted area used to play ball games at the north of the Site

Parcel reference- 29241627- Built linear feature

A brick wall, supporting a basketball hoop, at the north of the site.



Photo 3. Brick wall on the Site

A UK Hab Map of the baseline habitats at the Site is provided in Appendix A and condition assessments for the on-site habitats are provided in Appendix C.

The completed Statutory Biodiversity Metric for the pre-development and post-development value of the on-site habitats is included within the accompanying Indicative Biodiversity Gain Plan for Stoke Golding Village Hall by Croft Ecology (September 2025).

Limitations

All areas of the Site were accessible with no limitations.

Recommendations

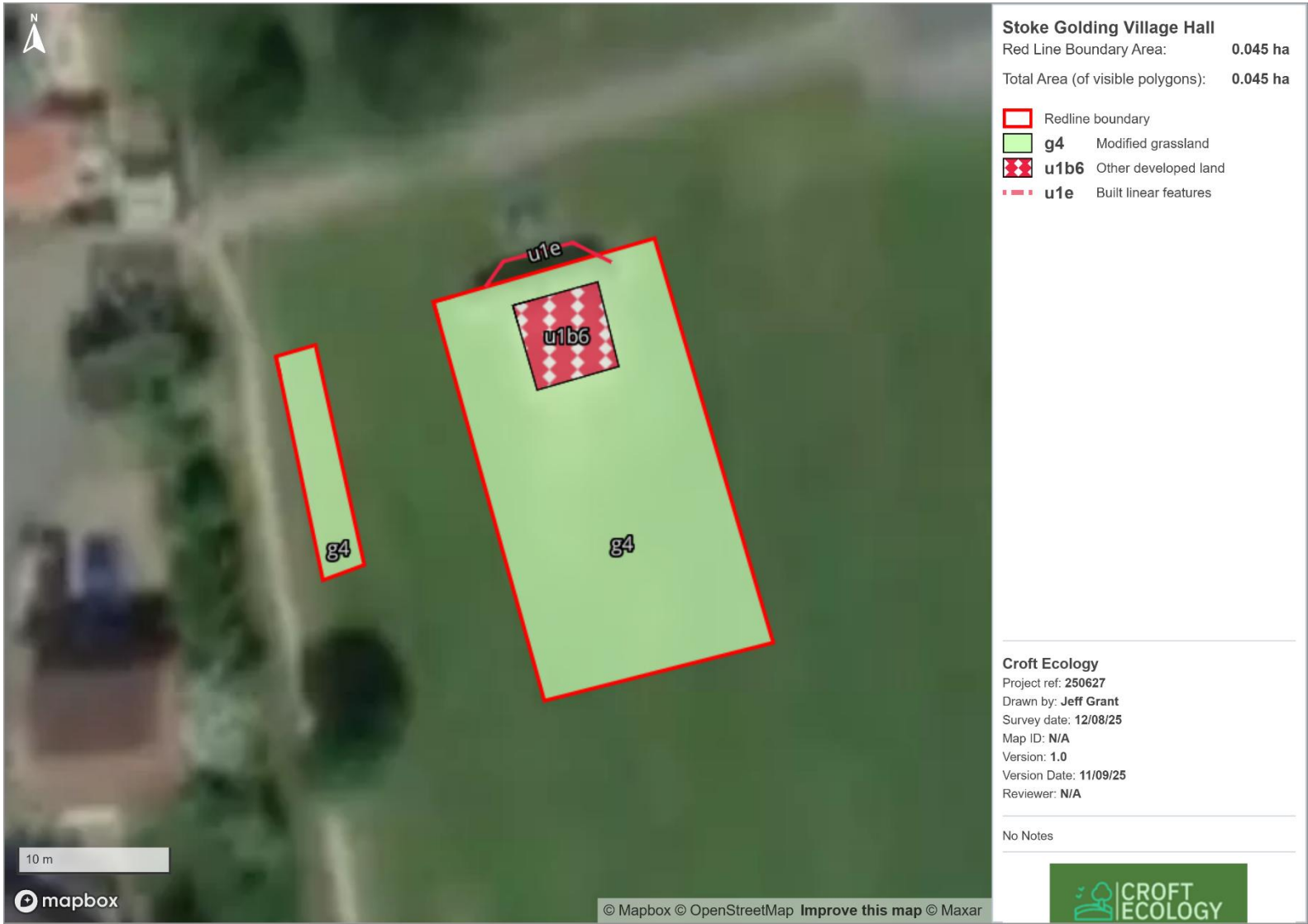
The existing baseline score for the Site is 0.05 habitat units, meaning a post-development score of 0.055 habitat units or greater would deliver the required BNG.

The development results in the loss of low distinctiveness, low quality habitat (modified grassland and developed land), with no other habitats being impacted.

Compensation and enhancement measures are included below and have been discussed and agreed with the client:

- 4x small, moderate condition, trees will be planted along the western boundary of the playing field (as shown in Appendix B). The trees will achieve moderate condition by passing the condition assessment criteria A (native species), B (predominantly continuous canopy) and E (more than 20% of the canopy will be oversailing vegetation). It is recommended that these trees are native specimens.
- The above measures will enable the proposed development to achieve a significant increase in biodiversity post development with a result of **29.81% habitat units BNG**.

APPENDIX A – Stoke Golding Village Hall Baseline Habitats Map



APPENDIX B – Stoke Golding Village Hall Proposed on site gain



APPENDIX B – Stoke Golding Village Hall Condition Assessments