

ECOLOGY & BNG ASSESSMENT (BNGA)

1st December 2025

Salisbury Golf Centre, Wilton Road,
Salisbury, Wiltshire, SP2 9NY

Applicant: Salisbury Golf Centre

Agent/planner: Henshaw Planning

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This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing (CIEEM, 2017) and Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021).

This report may contain sensitive data pertaining to particularly vulnerable species. It is the responsibility of the Local Planning Authority to determine whether data and information contained within this report is made publicly available.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report.

SURVEY DATA LIFESPAN AND VALIDITY OF THIS REPORT:

Unless otherwise explicitly stated, survey data contained within this report is valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site. However, should the condition on-site change substantially during this 12-month period, and/or if the nature/extent of the development changes, then this report may not be valid, and a reassessment of the site may be required.

This report has been prepared to identify the presence of protected species and habitats within the site, where this falls within the scope of the agreed works.

Survey data has a limited lifespan for mitigation licence applications with Natural England. Update surveys may be required e.g. in the event a bat licence is required; survey data must be sought from the then current survey season (May to August).

The results of the surveys and this assessment are representative at the time of the surveys taking place.

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NON-TECHNICAL SUMMARY:

- ◆ ABR Ecology Ltd were commissioned by Henshaw Planning on behalf of Salisbury Golf Centre to produce an Ecology and Biodiversity Net Gain (BNG) Assessment to inform a full application for four new padel courts and additional parking at Salisbury Golf Centre, Wilton Road, Salisbury, Wiltshire, SP2 9NY.

Survey background:

- ◆ A Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 22nd May 2025 by experienced botanist and class licensed ecologist Becci Smith MCIEEM and assistant ecologist Zoe Barrett. An update PEA survey for additional red line boundary land was undertaken on 23rd September 2025 by experienced botanist Amy Parsons ACIEEM and Zoe Barrett.

Habitats:

- ◆ Area habitats on-site include modified grassland (g4 108 510 516 529), ruderal vegetation (u 81), artificial unvegetated, unsealed surface (u1c), bare ground (u 510) and individual urban trees (u 32). No hedgerows or watercourses are present on-site.

Non-native invasive species (NNIS):

- ◆ No non-native invasive species were recorded on-site.

Biodiversity Net Gain (BNG) – metric results:

- ◆ The baseline for the BNG assessment is taken to be 1st November 2024 before the site visit due to five trees being removed.
- ◆ The baseline units on-site are 4.14; and it is anticipated that a combined net unit change of +0.91 units will be generated / retained post-development.
- ◆ The development is estimated to result in a percentage change of +22.06% in habitat units. Although the 10% net gain for area habitats has been achieved, the trading rules have not been satisfied; refer to Section 4 for full results.
- ◆ As the proposed habitat (other neutral grassland and individual trees) are ‘medium’ distinctiveness and contributes significantly to the site’s net gain, a Habitat Management and Monitoring Plan (HMMP) and a legal agreement to secure the habitat gains over a minimum 30-year period will be required.

Badgers:

- ◆ It is possible that badgers are utilising the site for foraging and commuting purposes and mitigation is detailed in Section 5.

Barn owls and other nesting birds:

- ◆ No evidence of barn owl and no likely foraging habitats were recorded on-site. There is potential for nesting birds in the individual trees on-site; mitigation for nesting birds is therefore provided in Section 5.

Bats:

Roosts in trees

- ◆ The trees on-site were considered to hold '**negligible potential**' for roosting bats. Therefore, no impacts on roosting bats are anticipated as part of the works; further information is provided in Section 5 regarding the validity of this report.

Commuting and foraging habitats

- ◆ Bats are highly likely to be foraging and commuting across the site; measures for lighting reduction are detailed in Section 5 to minimise impacts of obtrusive lighting on foraging and commuting bats.

Dormice:

- ◆ The site is not considered likely to support dormice; no mitigation is advised for this species.

Great crested newts (GCN):

- ◆ The site is not considered likely to support GCN; no mitigation is advised for this species.

Hedgehogs:

- ◆ The site consists of suitable habitats for hedgehogs. A mitigation strategy is detailed in Section 5.

Common reptiles and amphibians (herpetofauna):

- ◆ No impacts on common herpetofauna are anticipated as part of the works and no further action is advised for these species provided that vegetation within the site and working area is kept short (>5cm) prior to and during the works.

Biodiversity enhancements:

- ◆ To enhance the site for biodiversity, bat boxes and bird nesting boxes will be erected on suitable trees within the wider site ownership; refer to Section 5 for details.

1. INTRODUCTION

- 1.1 ABR Ecology Ltd were commissioned by Henshaw Planning on behalf of Salisbury Golf Centre to produce an Ecology & Biodiversity Net Gain Assessment (BNGA) for Salisbury Golf Centre, Wilton Road, Salisbury, Wiltshire, SP2 9NY (central grid reference: SU 12137 30868) (herein referred to as ‘the site’ / ‘on-site’). This report was requested to inform a full application for four new padel courts and additional parking.
- 1.2 A Preliminary Ecological Appraisal (PEA) including a Daytime Bat Walkover (DBW) was conducted on 22nd May 2025 by experienced botanist and class licensed ecologist Becci Smith MCIEEM and assistant ecologist Zoe Barrett. An update PEA survey for additional red line boundary land was undertaken on 23rd September 2025 by experienced botanist Amy Parsons ACIEEM and Zoe Barrett.
- 1.3 An existing site plan is provided in Appendix A and a proposed site plan and elevations are provided in Appendix B.

Site context

- 1.4 The application site is situated within Salisbury Golf Centre within a semi-urban area. The immediate surrounding area comprises golf fairways consisting of grassland, individual trees and an A road and railway line to the immediate north lined with mature trees and hedgerow. The wider surrounding landscape comprises urban development to the north and east, pockets of deciduous woodland, arable farmland and the River Nadder to the south. The site and wider surrounding landscape provide good opportunities for wildlife.

Aims and scope of the report

- 1.5 This assessment primarily aims to determine the biodiversity value of the site and looks to identify the presence/likely absence of protected and vulnerable species onsite. This report also aims to evaluate whether there will be any potential development impacts on protected species and habitats and identifies whether mitigation and/or protected species licensing is required to ensure the development complies with legislation and national and local planning policy.
- 1.6 This assessment also estimates the Biodiversity Net Gain (BNG) anticipated to be generated by the current proposals for the site, as measured using the Statutory Biodiversity Metric (DEFRA, 2025a); and follows guidance set out within the

Biodiversity Net Gain: Good Practice Principles for Development (Baker *et al.*, 2019) and BS 8683:2021 Process for designing and implementing Biodiversity Net Gain - Specification (BSI, 2021).

Relevant planning policy and legislation

1.7 Full details of relevant planning policy and legislation are provided in Appendix C of this report; the following policy and legislation in respect of biodiversity is applicable to this application:

- ◆ The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- ◆ The Wildlife and Countryside Act 1981 (as amended) – Section 1 and Schedules 1 and 5
- ◆ The Environment Act 2021 – Part 6 Schedule 14
- ◆ Town and Country Planning Act 1990 – Schedule 7A (as inserted by Schedule 14 of the Environment Act 2021)
- ◆ The National Planning Policy Framework (NPPF) 2024 – Section 15
- ◆ National Planning Practice Guidance Natural Environment - para 10-35
- ◆ The Natural Environment and Rural Communities (NERC) Act 2006 – Sections 40 and 41
- ◆ Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System
- ◆ The Wiltshire Core Strategy 2015 (Wiltshire Council, 2015)
- ◆ Local Nature Recovery Strategy for Wiltshire and Swindon Public Consultation Draft March 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025)

1.8 **It is the responsibility of the applicant(s) to ensure that the proposed development proceeds in full compliance with legislation, national and local policy, and in accordance with all conditions of the obtained planning consent(s). It is also the responsibility of the applicant(s) to request a report amendment / reassessment of the site where the scale/nature of the proposed plans subsequently change.**

2. METHODOLOGY

Desktop data search

- 2.1 Protected sites under the UK National Site Network including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), and Ramsar's were identified within 7.5 kilometre (km) of the site; and Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), and Local Nature Reserves (LNRs) were identified within 2km of the site using the Multi-Agency Geographical Information for the Countryside (MAGIC) website (MAGIC, 2025).
- 2.2 A search was also conducted on MAGIC (2025) to identify the potential presence of priority habitats, European Protected Species (EPS) licences and known great crested newt breeding ponds.
- 2.3 Wiltshire & Swindon Biological Records Centre (WSBRC) (2025) were contacted to provide records of protected, vulnerable and notable species, Local Wildlife Sites (LWS) and Ecological Networks within a 1km radius of the application site.
- 2.4 This information was used to evaluate the potential of the site for protected and vulnerable species, and to determine whether there is potential for development impacts on these species, surrounding habitats and protected sites.
- 2.5 To inform the BNG assessment, a desktop study was undertaken to determine strategic significance of habitats. This comprised a review of the following:
 - ◆ Multi-Agency Geographic Information for the Countryside (MAGIC) online database (accessed September 2025) to identify any statutory nature conservation designations.
 - ◆ Data search response from WSBRC (May 2025).
 - ◆ The Wiltshire Core Strategy (Wiltshire Council, 2015).
 - ◆ Local Nature Recovery Strategy for Wiltshire and Swindon Public Consultation Draft March 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025).

Botanical survey (UKHab)

- 2.6 A botanical survey of the site was conducted on 22nd May 2025 by experienced botanist Becci Smith MCIEEM and assistant ecologist Zoe Barrett and an update PEA

on the 23rd September 2025 by experienced botanist Amy Parsons ACIEEM and Zoe Barrett.

- 2.7 Habitats on site were classified and coded in accordance with the UKHab Classification System, using the UK Habitat Classification Definitions document Version 2.0 (UKHab Ltd, 2023a) and UKHab Field Key Version 2.1 (UKHab Ltd, 2023b). Other features of ecological interest were identified using ‘target notes’. Habitats were assigned both primary and secondary (essential and additional) UKHab codes, where relevant.
- 2.8 The survey involved a detailed flora survey of habitats, and each flora species was allocated an abundance in accordance with the DAFOR scale, using local (L) as a pre-fix where a species was restricted in distribution across the habitat:

D – Dominant

A – Abundant

F – Frequent

O – Occasional

R – Rare

- 2.9 Habitats on-site were classified and coded in accordance with the UKHab Classification System, using the UK Habitat Classification Definitions document Version 2.0 (UKHab Ltd, 2023¹) and UKHab Field Key Version 2.1 (UKHab Ltd, 2023²). Other features of ecological interest were identified using ‘target notes’.
- 2.10 All mapping was undertaken digitally within the Coreo app and the geopackage was then imported back into QGIS.

Statutory Biodiversity Metric

Baseline and proposed habitat mapping

- 2.11 Pre and post-development habitat maps were digitised using the QGIS template associated with the Statutory Biodiversity Metric (Natural England, 2025a). The proposed site plan (as shown in Appendix B) was georeferenced, and habitats were overlain using this plan.
- 2.12 Information was entered for each parcel including habitat type, condition, strategic significance, a unique habitat parcel reference, a retention category and a spatial risk category for both on-site and offsite proposed habitats (where applicable).

Strategic significance

- 2.13 Habitats within the site were assessed to identify whether these occurred within any strategic locations for biodiversity; if a Local Nature Recovery Strategy (LNRS) was published for the Local Planning Authority, a search of the LNRS was conducted to determine if any proposed habitats within the site fall within a strategic location for a target habitat type in that particular location.

Measurements of Habitat Areas

- 2.14 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping and aerial photography overlain in QGIS and Coreo. Post-development habitat parcels were calculated by measuring the proposed site plan (as shown in Appendix B).
- 2.15 Data from the QGIS template was then transferred to the Statutory Biodiversity Metric Calculation tool using the QGIS Import Tool associated with the Metric.

Surveyor competencies and relevant training

- 2.16 Becci Smith MCIEEM and Amy Parsons ACIEEM undertook the baseline surveys assisted by assistant ecologist Zoe Barrett; all ecologists have undertaken CIEEM certified training in the Biodiversity Metric 4.0 and UK Habs.

Protected species assessment

Badgers

- 2.17 A walkover was conducted during the site visit looking for potential evidence of badgers *Meles meles*. Evidence of badgers can include the presence of setts (underground burrows), 'snuffle marks' (nose marks and scratches from badger foraging within the earth), latrines (territorial marking sites), scats, hair, footprints and well-worn paths.

Barn owls and other nesting birds

- 2.18 A search was conducted for evidence of barn owl *Tyto alba* and other nesting birds within and around the buildings and vegetation during the site visit. Evidence of nesting birds can include the physical presence of chicks and/or adult birds, nesting material, eggs and/or egg casings, feathers, white splashing (droppings), and pellets (for barn owls).

Bats

Daytime Bat Walkover (DBW)

- 2.19 A Daytime Bat Walkover (DBW) survey was conducted to assess the site and record any habitats suitable for roosting bats. This included an inspection of buildings and trees for bat suitability as detailed below.

Survey conditions, equipment and timings

- 2.20 Survey information for the Preliminary Roost Assessment (PRA) is provided in Table 1 below:

Table 1: Weather conditions, equipment and timings for survey

Survey date	Time of survey	Surveyor(s)	Equipment available for use	Weather conditions		
22/05/2025	11:00am	Becci Smith MCIEEM and Zoe Barrett	High-powered torch, endoscope, binoculars	Temp:	Okta cloud cover:	Beaufort wind force:
				18°C	5/8	0/12

- 2.21 The surveying ecologists have received training in Working at Heights (and in-house training in the use of ladders for PRA surveys), Manual Handling, and Emergency First Aid At Work to ensure compliance with Health and Safety legislation (The Work at Height Regulations 2005, Manual Handling Operations Regulations 1992, The Health and Safety (First-Aid) Regulations 1981).

Trees

- 2.22 A Ground-Level Tree Assessment (GTLA) was undertaken in accordance with The BCT Guidelines (Collins, 2023). A systematic search was made of any trees on-site for bats and where present, information was compiled on the potential and actual bat entry/exit points (where possible); potential and actual bat roosting locations; and any evidence of bats found.
- 2.23 The inspection was carried out systematically and consistently around all parts of each tree (from all angles and close to the trunk and further away). Potential Roosting Features (PRFs) that can be exploited by bats include the following (Table 2 below):

Table 2: Potential Roosting Features (PRFs) for bats in trees

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
Woodpecker holes	Lightning strikes	Fluting Ivy
Squirrel holes	Hazard beams	
Knot holes	Subsidence cracks	
Pruning cuts	Shearing cracks	
Tear outs	Transverse snaps	
Wounds	Welds	
Cankers	Lifting bark	
Compression	Desiccation	
Forks	Fissures	
Butt rots	Frost cracks	

2.24 Trees were categorized in accordance the scale shown in Table 3 below:

Table 3: Categories for assigning tree potential for roosting bats

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

2.25 The above assessment was further refined for any trees with identified Potential Roosting Features (PRFs) which were categorized in accordance with the following scale (Table 4 below) (Collins, 2023):

Table 4: Categories for assigning tree potential for roosting bats

Suitability	Description
PRF-I	PRF is only suitable for individual bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.26 The tree was identified as a ‘confirmed’ bat roost where bat evidence was recorded. If droppings were present, a sample of the bat droppings were collected and couriered to Swift Ecology Ltd for DNA analysis to confirm the species of bat present.

Dormice

2.27 An assessment was conducted to evaluate the suitability of the habitats on-site for the dormouse *Muscardinus avellanarius*, a small, nocturnal mammal which

occupies habitats such as hedgerows, scrub, woodland and treelines. The dormouse requires good habitat connectivity and suitable food resources providing fruit, nuts, nectar and/or insects throughout the year.

Great crested newts

- 2.28 The habitats on-site were assessed for their potential to support the great crested newt *Triturus cristatus* (GCN). GCN occupy both aquatic and terrestrial habitats, spending most of their life cycle on land and a short period of the year for breeding and egg-laying. Suitable terrestrial habitats can include grassland, woodland, hedgerows, scrub, and tall herb communities; and suitable overwintering (hibernation) sites can include piles of materials such as rubble/logs and at the base of buildings/stone walls.
- 2.29 GCN are known to travel up to 500 metres (m) from their breeding sites; for this reason, an aerial assessment was made prior to the site visit to determine if any waterbodies were present on-site and around the site (offsite). Any accessible waterbodies were assessed under the Habitat Suitability Index (HSI) (Oldham et al, 2000, 2008) to determine the suitability of the waterbody to support great crested newts.

Reptiles and common amphibians

- 2.30 An appraisal of the habitats on-site was conducted to evaluate their suitability for common British reptiles, such as slow worm *Anguis fragilis*, common lizard *Zootoca vivipara*, grass snake *Natrix helvetica* and adder *Vipera berus*, and common amphibians such as common frog *Rana temporaria*.
- 2.31 Suitable habitats for reptiles and amphibians include those with a varied structure, offering a range of niches for basking and foraging. Typical habitats include rough and unmanaged grassland with shorter margins, heathland, woodland, scrub and ruderal vegetation. Potential overwintering (hibernation) sites can include piles of materials such as rubble/logs, rockeries and at the base of buildings/stone walls.

Survey limitations and assumptions

PEA and UKHabs survey

- 2.32 An aerial search for waterbodies can be constrained by the accuracy of online maps. Several websites were accessed to minimize the chances of missing waterbodies,

however, garden ponds within residential properties are very rarely mapped and it is possible that waterbodies have been overlooked as part of this assessment.

- 2.33 The site visit provides a 'snapshot' of the site and does not take into account seasonal variation. Flora species may have been overlooked due to the constraints of the season and time in which the survey was undertaken.
- 2.34 Certain species, such as bats and nesting birds, are highly mobile and it is therefore possible for these species to occupy the site at any time in the future, particularly if any alterations/changes occur to the site. The survey only provides a 'snapshot' in time and does not account for seasonal variation. As such, it is not possible to have complete certainty that species are not present, rather, there was no indication of their presence at the time of survey.

PRA and GTLA surveys

- 2.35 Evidence of crevice-dwelling bats may have been overlooked due to the nature of bat roosts, being remote and often inaccessible. Binoculars were used to identify any potential bat droppings on the exterior features of the trees where possible.
- 2.36 Often bats leave no visible sign of their presence on the outside of trees, and even when they do, wet weather can wash evidence away.
- 2.37 The GLTA can be constrained by canopy cover and by the angle of the surveyor and some Potential Roosting Features (PRFs) may not be visible from ground level. Where PRFs are present at height, these cannot be inspected from ground level. A full detailed tree inspection will be required at the full application stage to determine the PRFs and potential of trees to be impacted.

DEFRA Statutory Biodiversity Metric

- 2.38 The Statutory Biodiversity Metric relies on outputs of biodiversity unit calculations which are not absolute values or scientifically precise. Therefore, the Metric and its outputs should be informed by a qualitative assessment and the Metric's results interpreted within caution.
- 2.39 The Statutory Biodiversity Metric does not change the legislation afforded to biodiversity; individual species and protected/irreplaceable habitats are outside of the scope of the Metric and are addressed separately within this assessment.
- 2.40 The accuracy of habitat area measurements is limited by the form of baseline data collection and resolution of the proposed site plan. QGIS and Coreo have been used

to calculate habitat areas which have been aligned with Google Maps satellite imagery and the proposed site plan.

- 2.41 Habitat condition for newly created habitats was assigned on a precautionary approach and with consideration of biological and operational phase conditions (i.e. which may limit the degree to which 'good' condition is likely to be reached).

Reporting and survey lifespan

- 2.42 The data within this report should not be seen as comprehensive. Data obtained from the data search (WSBRC, 2025) is unlikely to provide a complete record of species within the search area. It is possible that a species may occur within the vicinity of the site that has not been identified within the data search.
- 2.43 Survey data is considered valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site.
- 2.44 **Survey data is only intended for the proposals outlined within this report.** If any material changes to the site occur and/or if the nature and/or extent of the proposed development changes, an update visit to reassess the site will be required, and any conclusions provided herein may not be relied upon.

3. RESULTS

Desktop data search

Internationally, nationally and regionally protected (statutory) sites

- 3.1 MAGIC (MAGIC, 2025) was used to identify any international statutory sites located within 7.5km of the application site and national/local sites within 2km of the site. Results are presented in Table 5 below:

Table 5: Internationally, nationally and regionally protected (statutory) sites

Site name	Distance from site	Designation	Site description
River Avon	240m south	SAC	The Avon and its tributaries comprise a large, lowland river system. It includes sections running through chalk, greensand and clay, with transitions between them. Five aquatic <i>Ranunculus</i> species occur in the river system, but stream water-crowfoot <i>Ranunculus penicillatus</i> ssp. <i>pseudofluitans</i> and river water-crowfoot <i>R. fluitans</i> are the main dominants. Some winterbourne reaches, where pond water-crowfoot <i>R. peltatus</i> is the dominant water crowfoot species, are included in the SAC. There is an extensive population of Desmoulin's whorl snail <i>Vertigo moulinsiana</i> along the margins and associated wetlands of the Rivers Avon, Bourne and Wylfe.
River Avon System	240m south	SSSI	The Avon is richer and more varied than in most chalk streams with over 180 species of aquatic plant having been recorded, one of the most diverse fish faunas in Britain and a wide range of aquatic invertebrates. It rises in the Pewsey Vale as a network of clay streams fed by chalk springs. These converge to a chalk river running through Salisbury Plain. The upper reaches of the rivers are largely fed from chalk springs and in the Avon itself flows are relatively constant. The system has an extremely diverse fish fauna with more species recorded in the Avon than in any other British river. The renowned salmonid fisheries, with wild populations of migratory sea trout <i>Salmo trutta</i> , brown trout and Atlantic salmon <i>Salmo salar</i> . A wide range of coarse fish are present, including bullhead <i>Cottus gobio</i> , minnow <i>Phoxinus phoxinus</i> , 3-spined stickleback <i>Gasterosteus aculeatus</i> , dace <i>Leuciscus leuciscus</i> , stone loach <i>Noemacheilus barbatulus</i> , pike <i>Esox lucius</i> , grayling <i>Thymallus thymallus</i> , eel <i>Anguilla anguilla</i> , perch <i>Perca fluviatilis</i> , roach <i>Rutilus rutilus</i> , gudgeon <i>Gobio gobio</i> , bleak <i>Alburnus alburnus</i> . The system is notable for brook lamprey <i>Lampetra fluviatilis</i> , having particularly important spawning areas in the upper reaches.
Bemerton Heath &	490m northwest	LNR	The site comprises mixed woodland. A third of the canopy comprises larch, with the remainder of the

Barnard's Folly			canopy comprising a variety of broad-leaved species.
Avon Valley	1.2km northeast	LNR	The Avon Valley LNR consists of marshy vegetation, willow carr, grassland, earth banks and reedbeds.
West Harnham Chalk Pit	1.9km southeast	SSSI	Geological site of interest.
Great Yews	7.4km south	SAC	Great Yews SAC comprises an extensive areas of yew woodland with veteran trees of around 300 years old. The site is situated on gently sloping ground on the upper chalk south of Salisbury and has a long history as yew woodland.

Impacts on statutory sites

- 3.2 No impacts on the above statutory sites are anticipated as part of the application; therefore, no further action is recommended in relation to statutory sites.

Locally designated (non-statutory) sites

- 3.3 WSBRC (2025) were consulted to provide results of any locally designated sites within 2km of the site. Results are presented in Table 6 below:

Table 6: Locally designated (non-statutory) sites

Site name	Distance from site	Designation	Area (ha)	Site description
Bull Plot Meadow	290m southwest	LWS	4.19	A small area of former water-meadow with damp neutral grassland.
Island Meadow	330m south	LWS	4.36	Wet woodland, fen and unmanaged neutral grassland on a derelict water-meadow site on an island in the River Nadder.
Bemerton Meadows West	470m south	LWS	11.44	A small area comprising three fields of neutral grassland adjoining the River Nadder
Bemerton Mainland Meadow	470m southeast	LWS	1.83	A small area of neutral grassland.
Bemerton Heath and Barnard's Folly	520m northwest	LWS	11.64	Two stands of plantation woodland on a low hill within a residential district of Salisbury. Managed as a Local Nature Reserve.
Fitzgerald Farm Meadows	530m southeast	LWS	20.2	A large complex of derelict water meadows, bordering the River Nadder. Supports neutral grassland with fen vegetation in low-lying areas and drainage channels and areas of scrubby wet woodland.

Impacts on non-statutory sites

- 3.4 No impacts on non-statutory sites are anticipated due to sufficient distance and presence of landscape buffers between the application site and the locally designated (non-statutory) sites.

- 3.5 No further mitigation is recommended in relation to locally designated (non-statutory) sites.

Priority habitats

- 3.6 No priority habitats were identified on-site; the nearest area of priority habitat, deciduous woodland, is located approximately 170m northeast of the site boundary (MAGIC, 2025). The habitat is buffered by a road and urban development, therefore no impacts on this habitat are anticipated.
- 3.7 No further action is recommended regarding priority habitats.

Protected, rare and vulnerable species

- 3.8 WSBRC (2025) was consulted to provide any records of protected/vulnerable species of interest as presented in Table 7 below:

Table 7: Records for protected/vulnerable species of interest

Species	Taxonomic name	Number of records	Latest record	Nearest record to site
Amphibians and Reptiles				
Common frog	<i>Rana temporaria</i>	8	2012	150m northeast
Common lizard	<i>Zootoca vivipara</i>	9	2003	530m southeast
Common toad	<i>Bufo bufo</i>	5	2000	Within 1km
Grass snake	<i>Natrix helvetica</i>	2	2000	Within 1km
Slow-worm	<i>Anguis fragilis</i>	12	2017	150m northeast
Bats				
Brandt's bat	<i>Myotis brandtii</i>	2	2006	870m northwest
Brown long-eared bat	<i>Plecotus auritus</i>	7	2021	845m west
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	5	2021	845m west
Daubenton's bat	<i>Myotis daubentonii</i>	4	2021	845m west
Leisler's bat	<i>Nyctalus leisleri</i>	4	2021	845m west
Lesser horseshoe	<i>Rhinolophus hipposideros</i>	6	2021	845m west
Natterer's bat	<i>Myotis nattereri</i>	4	2021	845m west
Noctule	<i>Nyctalus noctula</i>	6	2021	845m west
Pipistrelle species	<i>Pipistrellus sp.</i>	4	2002	860m north
Serotine	<i>Eptesicus serotinus</i>	5	2021	845m west
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	5	2021	845m west
Whiskered bat	<i>Myotis mystacinus</i>	5	2021	845m west
Birds				
Barn owl	<i>Tyto alba</i>	14	2022	Within 1km
Black-headed gull	<i>Chroicocephalus ridibundus</i>	73	2021	Within 1km
Brambling	<i>Fringilla montifringilla</i>	1	2008	Within 1km
Bullfinch	<i>Pyrrhula pyrrhula</i>	17	2021	255m northeast
Cetti's warbler	<i>Cettia cetti</i>	70	2021	Within 1km
Collared dove	<i>Streptopelia decaocto</i>	23	2021	265m northeast
Columba oenas	<i>Stock dove</i>	15	2015	Within 1km
Common gull	<i>Larus canus</i>	21	2021	Within 1km
Coot	<i>Fulica atra</i>	38	2020	470m southeast
Cormorant	<i>Phalacrocorax carbo</i>	11	2020	Within 1km
Corn bunting	<i>Emberiza calandra</i>	5	2021	Within 1km
Cuckoo	<i>Cuculus canorus</i>	17	2020	800m southwest
Dunnock	<i>Prunella modularis</i>	70	2021	Within 1km

Fieldfare	<i>Turdus pilaris</i>	7	2020	Within 1km
Gadwall	<i>Maraca strepera</i>	2	2019	Within 1km
Grasshopper warbler	<i>Locustella naevia</i>	10	2021	645m southeast
Great black-backed gull	<i>Larus marinus</i>	1	2020	Within 1km
Green sandpiper	<i>Tringa ochropus</i>	2	2020	Within 1km
Greenfinch	<i>Chloris chloris</i>	52	2021	210m northeast
Grey heron	<i>Ardea cinerea</i>	21	2021	500m southeast
Grey partridge	<i>Perdix perdix</i>	1	2018	Within 1km
Grey wagtail	<i>Motacilla cinera</i>	1	2021	590m southwest
Hawfinch	<i>Coccothraustes coccothraustes</i>	2	2020	Within 1km
Herring gull	<i>Larus argentatus</i>	14	2020	Within 1km
Hobby	<i>Falco subbuteo</i>	2	2020	Within 1km
House Martin	<i>Delichon urbicum</i>	28	2021	Within 1km
House sparrow	<i>Passer domesticus</i>	61	2021	Within 1km
Kestrel	<i>Falco tinnunculus</i>	41	2021	100m west
Kingfisher	<i>Alcedo atthis</i>	41	2021	800m southwest
Lapwing	<i>Vanellus vanellus</i>	4	2021	360m southwest
Lesser black-backed gull	<i>Larus fuscus</i>	16	2021	Within 1km
Lesser redpoll	<i>Acanthis cabaret</i>	1	2018	Within 1km
Linnet	<i>Linaria cannabina</i>	8	2020	350m northeast
Little egret	<i>Egretta garzetta</i>	29	2021	565m southeast
Mallard	<i>Anas platyrhynchos</i>	98	2021	150m northeast
Marsh harrier	<i>Circus aeruginosus</i>	1	2021	Within 1km
Marsh tit	<i>Poecile palustris</i>	2	2008	Within 1km
Meadow pipit	<i>Anthus pratensis</i>	3	2021	Within 1km
Mistle thrush	<i>Turdus viscivorus</i>	18	2021	855m north
Moorhen	<i>Gallinula chloropus</i>	86	2021	375m southwest
Nightingale	<i>Luscinia megarhynchos</i>	1	2017	Within 1km
Osprey	<i>Pandion haliaetus</i>	2	2019	Within 1km
Peregrine	<i>Falco peregrinus</i>	15	2021	825m northwest
Pintail	<i>Anas acuta</i>	1	2006	Within 1km
Red kite	<i>Milvus milvus</i>	18	2021	150m northeast
Redwing	<i>Turdus iliacus</i>	38	2021	350m southwest
Reed bunting	<i>Emberiza schoeniclus</i>	26	2021	785m southwest
Rook	<i>Corvus frugilegus</i>	27	2021	855m north
Scots pine	<i>Pinus sylvestris</i>	6	2018	860m north
Sedge warbler	<i>Acrocephalus schoenobaenus</i>	39	2021	785m southwest
Skylark	<i>Alauda arvensis</i>	12	2020	Within 1km
Snipe	<i>Gallinago gallinago</i>	2	2020	Within 1km
Song thrush	<i>Turdus philomelos</i>	74	2021	250m northeast
Sparrowhawk	<i>Accipiter nisus</i>	16	2021	565m southeast
Spotted flycatcher	<i>Muscicapa striata</i>	2	2020	870m north
Starling	<i>Sturnus vulgaris</i>	60	2021	250m northeast
Swift	<i>Apus apus</i>	89	2021	150m northeast
Tawny owl	<i>Strix aluco</i>	1	2018	Within 1km
Teal	<i>Anas crecca</i>	4	2020	Within 1km
Whinchat	<i>Saxicola rubetra</i>	1	2020	Within 1km
Whitethroat	<i>Curruca communis</i>	23	2021	Within 1km
Willow warbler	<i>Phylloscopus trochilus</i>	14	2021	855m north
Woodpigeon	<i>Columba palumbus</i>	131	2021	265m northeast
Wren	<i>Troglodytes troglodytes</i>	114	2021	250m northeast
Yellow wagtail	<i>Motacilla flava</i>	6	2020	Within 1km
Yellowhammer	<i>Emberiza citrinella</i>	22	2020	Within 1km
Invertebrates				
Black oil-beetle	<i>Meloe proscarabaeus</i>	1	2011	405m west
Blood-vein	<i>Timandra comae</i>	2	1992	775m southwest

Buff ermine	<i>Spilosoma lutea</i>	1	2020	840m southeast
Dark-barred twin-spot carpet	<i>Xanthorhoe ferrugata</i>	2	1991	480m west
Desmoulin's whorl snail	<i>Vertigo moulinsiana</i>	3	1996	315m north
Ear moth	<i>Amphipoea oculatea</i>	1	1991	Within 1km
Grey dagger	<i>Acronicta psi</i>	1	1992	775m southwest
Grizzled skipper	<i>Pyrgus malvae</i>	1	2011	525m southeast
Knot grass	<i>Acronicta rumicis</i>	1	2023	230m southeast
Mottled rustic	<i>Caradrina morpheus</i>	1	1992	775m southwest
Mouse moth	<i>Amphipyra tragopoginis</i>	2	1991	775m southwest
Oak hook-tip	<i>Watsonalla binaria</i>	1	1991	Within 1km
Shaded broad-bar	<i>Scotopteryx chenopodi</i>	1	1991	Within 1km
Small blue	<i>Cupido minimus</i>	1	2013	525m southeast
Small phoenix	<i>Ecliptopera silaceata</i>	2	1991	775m southwest
Small square-spot	<i>Diarsia rubi</i>	1	1991	775m southwest
White ermine	<i>Spilosoma lubricipeda</i>	2	2020	775m southwest
Other mammals				
Eurasian badger	<i>Meles meles</i>	4	2017	255m northeast
West European hedgehog	<i>Erinaceus europaeus</i>	113	2022	65m northwest
Eurasian otter	<i>Lutra lutra</i>	6	2022	125m northwest
Polecat	<i>Mustela putorius</i>	1	2009	800m northwest
Rabbit	<i>Oryctolagus cuniculus</i>	2	2011	255m northeast
Water shrew	<i>Neomys fodiens</i>	2	1958	Within 1km
Water vole	<i>Arvicola amphibius</i>	270	2017	235m southwest
Plants				
Basil thyme	<i>Clinopodium acinos</i>	4	1932	Within 1km
Bluebell	<i>Hyacinthoides non-scripta</i>	5	2013	875m north
Chamomile	<i>Chamaemelum nobile</i>	3	1888	Within 1km
Meadow clary	<i>Salvia pratensis</i>	1	1888	Within 1km
Tubular water-dropwort	<i>Oenanthe fistulosa</i>	9	2010	355m south

- 3.9 There are nearby records for amphibians, badger, hedgehogs and reptiles; these species are discussed further on in Section 3.

Botanical survey (UKHab)

Habitats recorded on-site

- 3.10 The following habitats were recorded within the site (photographs provided in Appendix D and a habitat map with species lists for each habitat are provided in Appendix E and of this report) (Table 8):

Table 8: Habitats recorded on-site

Habitat	Primary UKHab code	Secondary UKHab code(s) ¹	Description
Modified grassland	g4	108, 510, 516, 529	Modified grassland is present on-site in the form of a golf course (529) fairway. The grassland is actively managed (516) and regularly mown (108). Areas of bare ground (510) are present to the north of the habitat parcel.

Artificial unvegetated, unsealed surface	u1c	-	A gravel road and parking is present throughout the site.
Ruderal / ephemeral vegetation	u	81	A small area of ruderal vegetation is present to the north of the gravel parking area.
Bare ground	u	510	An area of bare ground is present to the northwest of the site adjacent to the tree line/hedgerow outside of the red line boundary.
Urban trees	g	32	A line of alternative sycamore <i>Acer pseudoplatanus</i> and lime <i>Tilia sp.</i> trees is present along the eastern boundary of the location of the new padel courts. A second line of trees was present along the western boundary of the location of the new padel courts however they were removed before the baseline survey was undertaken. Three additional scattered trees are present across the site.

Non-native Invasive Species (NNIS)

- 3.11 No non-native invasive species, as listed under Schedule 9 of The Wildlife and Countryside Act 1981 (as amended), were recorded on-site. Therefore, no further action is advised regarding NNIS.

Impacts of development on habitats

- 3.12 The proposed development will involve the retention of the urban trees present during the baseline survey and the existing gravel road and parking. Modified grassland and ruderal/ephemeral vegetation will be lost to facilitate the new padel courts and additional parking for the padel courts.
- 3.13 Satellite imagery provided by Google Earth (2025) shows that a line of five trees were present within the red line boundary and had been removed before the baseline survey was undertaken. The trees were removed some time between November 2024 and the survey in May 2025 and were not removed in relation to a planning consent. They have therefore been included within the baseline for the BNG calculation.
- 3.14 The results of the metric, undertaken to calculate measurable habitat losses/gains, are provided under Section 4 of this report.

Protected species assessment

Badgers

- 3.15 Four badger records are present within 1km of the site, the closest being 255m northeast (WSBRC, 2025) and the site possesses some suitable habitat for badgers.

No evidence to suggest badger is present on-site was identified such as burrowing / setts or foraging signs.

- 3.16 It is possible that badgers are utilising the site for foraging and commuting purposes and mitigation is detailed in Section 5.

Barn owls and other nesting birds

- 3.17 No evidence of barn owls was present on-site; the grassland on-site is regularly mown and lacks a deep thatch layer required for prey, and this species is not considered to be impacted by the proposals; barn owls are not discussed further in this assessment.
- 3.18 The trees on-site provide suitable habitat for nesting birds. A mitigation strategy for nesting birds is provided in Section 5.

Bats

Daytime Bat Walkover (DBW)

Trees - roosts

- 3.19 The trees on-site were assessed for their potential to support roosting bats; the trees were not considered to hold potential for roosting bats due to a lack of Potential Roost Features (PRFs). No further action is recommended in relation to roosting bats and trees; however, further information is provided in Section 5 regarding the validity of the survey.

Artificial lighting and bats – foraging and commuting habitats

- 3.20 It is likely that bats are commuting and foraging across the general site, especially along the tree line edge to the north of the site. Bats are very sensitive to artificial lighting, which can impede their ability to successfully forage and can alter flightpaths (BCT & ILP, 2023). As bats may be using the property during nocturnal hours, it is essential that new lighting is designed to minimise impacts on foraging bats, particularly around areas with mature vegetation such as trees and hedges. Light spill can extend beyond the site boundary and may therefore also impact bats using neighbouring land.
- 3.21 Specifications for new lighting designed to reduce impacts on bats are detailed in Section 5.

Dormice

- 3.22 No known dormice records exist within the local area (WSBRC, 2025); and the nearest European Protected Species (EPS) licence is located approximately 8.2km southeast of the site (MAGIC, 2025). The habitats within the application area are considered unsuitable for dormice. Therefore, dormice are not considered to be affected by the proposed works and no mitigation is advised for this species.

Great crested newts

- 3.23 There are limited terrestrial habitats on-site for great crested newt (GCN). The majority of the site comprises developed land and grassland that is managed to a short sward height due to its use as a golf course. A small strip of ruderal/ephemeral vegetation is present to the north of the site, potentially suitable for GCN, however, this is located between developed land within the site and a main road and train track to the north.
- 3.24 The site is located within a 'Green Zone' for GCN (Natural England, 2025). No ponds were identified on-site and no waterbodies were identified within 250m of the site (MAGIC, 2025). There are no known GCN records within the local area (WSBRC, 2025) and the closest positive GCN licence return is located approximately 11.4km southeast of the site (MAGIC, 2025).
- 3.25 The presence of GCN is considered unlikely given the limited extent of habitat within the works area and the lack of records in the surrounding area. GCN are therefore not considered further in this assessment.

Hedgehogs

- 3.26 There are suitable habitats on-site for hedgehog including grassland which provides suitable foraging and commuting habitat. There are 113 known records for hedgehog, the closest approximately 65m northwest of the site (WSBRC, 2025).
- 3.27 It is considered possible that hedgehogs utilise the site; hedgehogs are a priority species due to their rural population decline (Wembridge, D. *et al*, 2022). Therefore, mitigation for hedgehogs is provided in Section 5 of this report.

Reptiles and common amphibians (herpetofauna)

- 3.28 The site is very limited habitat on-site for common reptiles and amphibians (herpetofauna) due to the majority of the site comprises developed land or grassland of a short sward height, providing little to no protective cover.
- 3.29 There are records for reptiles and common amphibians in the local area (WSBRC, 2025), however, nearby records are obstructed from the site by a main road and train track.
- 3.30 For these reasons, common reptiles and amphibians are considered unlikely to be impacted by the proposed development and these species are not considered further in this assessment.

4. BIODIVERSITY METRIC CALCULATION RESULTS

DEFRA Biodiversity Metric calculation

- 4.1 A DEFRA Biodiversity Metric calculation (Natural England, 2025a) was undertaken to estimate the projected habitat gains / losses from the proposed development. A full copy of the Calculation Tool accompanies this report and must be read in conjunction with this report.

Baseline habitats

- 4.2 A baseline (existing) habitats plan is provided in Appendix E and photographs in Appendix D of this report. Habitat Condition Assessments are provided in Appendix F providing the habitat condition score for each habitat type and habitat parcel recorded on-site.

Relevant date for baseline of the site

- 4.3 The relevant date for the baseline of the site is taken to be prior to the five trees being removed; from satellite imagery the trees were removed between November 2024 and the survey date on the 22nd May 2025; therefore the relevant date for the baseline of the site is taken to be 1st November 2024. These trees have been accounted for in the metric.
- 4.4 No further site clearance is thought to have occurred on-site.

Baseline habitats present on-site

- 4.5 Baseline habitats present within the site are listed in Table 9 below:

Table 9: Baseline habitats present on-site

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
<i>Area habitats</i>					
Modified grassland	BA-A	1.3823	Low	Poor	2.76
Ruderal/ephemeral vegetation	BA-B	0.0072	Low	Moderate	0.03
Artificial unvegetated, unsealed surface	BA-C	0.4362	Low	n/a	0.00
Bare ground	BA-D	0.0142	Low	Poor	0.03
Urban tree	BA-T1	0.0163	Low	Moderate	0.13
	BA-T2	0.0041	Low	Good	0.05

Habitat type	Habitat parcel reference	Area (ha) / length (km)	Strategic significance	Habitat condition	Habitat units
	BA-T3	0.0041	Low	Moderate	0.03
	BA-T4	0.0041	Low	Good	0.05
	BA-T5	0.0041	Low	Moderate	0.03
	BA-T6	0.0041	Low	Good	0.05
	BA-T7	0.0163	Low	Good	0.20
	BA-T8	0.0163	Low	Moderate	0.13
	BA-T9	0.0163	Low	Moderate	0.13
	BA-T10	0.0163	Low	Good	0.20
	BA-T11	0.0163	Low	Moderate	0.13
	BA-T12	0.0163	Low	Moderate	0.13
	BA-T13	0.0041	Low	Moderate	0.03
	BA-T14	0.0041	Low	Moderate	0.03
Total units =					4.14 units
<i>Hedgerow habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a
Total units =					n/a
<i>Watercourse habitats</i>					
n/a	n/a	n/a	n/a	n/a	n/a
Total units =					n/a

Proposed habitats

- 4.6 A proposed (post-development) habitats plan is provided in Appendix E; proposed on-site habitats are presented in Table 10 below:

Table 10: Proposed habitats on-site

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
<i>Area habitats</i>					
Modified grassland	BA-A	0.8472	Poor	Criterion C – scrub present below 20% of total grassland area. Criterion E – cover of bare ground between 1 and 5%. Criterion F – cover of bracken less than 20%.	1.69

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
				Criterion G – absence of invasive non-native plant species.	
Ruderal/ephemeral vegetation	BA-B	0.0072	Moderate	Criterion B – habitat parcel contains different plant species that are beneficial for wildlife. Criterion C – invasive non-native plant species cover less than 5% of total area.	0.03
Artificial unvegetated, unsealed surface	BA-C	0.4362	n/a	n/a	0.00
Bare ground	BA-D	0.0142	Poor	Criterion C – invasive non-native plant species cover less than 5% of total area.	0.03
Urban tree	BA-T1	0.0163	Moderate	Criterion B – tree canopy is predominantly continuous. Criterion C – tree is mature. Criterion D – Little or no evidence of an adverse impact on tree health by human activities. Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	0.13
	BA-T2	0.0041	Good	Criterion A – tree is native. Criterion B – tree canopy is predominantly continuous. Criterion C – tree is mature. Criterion D – Little or no evidence of an adverse impact on tree health by human activities. Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	0.05
	BA-T3	0.0041	Moderate	Criterion B – tree canopy is predominantly continuous.	0.03

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
				Criterion C – tree is mature. Criterion D – Little or no evidence of an adverse impact on tree health by human activities. Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	
	BA-T4	0.0041	Good	Criterion A – tree is native. Criterion B – tree canopy is predominantly continuous. Criterion C – tree is mature. Criterion D – Little or no evidence of an adverse impact on tree health by human activities. Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	0.05
	BA-T5	0.0041	Moderate	Criterion B – tree canopy is predominantly continuous. Criterion C – tree is mature. Criterion D – Little or no evidence of an adverse impact on tree health by human activities. Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	0.03
	BA-T6	0.0041	Good	Criterion A – tree is native. Criterion B – tree canopy is predominantly continuous. Criterion C – tree is mature. Criterion D – Little or no evidence of an adverse impact on tree health by human activities.	0.05

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
				Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	
	BA-T12	0.0163	Moderate	Criterion B – tree canopy is predominantly continuous.	0.13
	BA-T13	0.0041	Moderate	Criterion C – tree is mature.	0.03
	BA-T14	0.0041	Moderate	Criterion D – Little or no evidence of an adverse impact on tree health by human activities.	0.03
Other neutral grassland	PR-A	0.3859	Moderate	Criterion A – parcel represents a good example of its habitat type targeted using appropriate seed mixture. Criterion C – cover of bare ground is between 1 and 5 %. Criterion D – cover of bracken is less than 20% and scrub less than 5%.	2.39
Artificial unvegetated, unsealed surface	PR-B	0.0186	n/a	n/a	0.00
Developed land; sealed surface	PR-C	0.1306	n/a	n/a	0.00
Urban tree	PR-T1-T30	0.1221	Moderate	Criterion B – tree canopy is predominantly continuous. Criterion D – Little or no evidence of an adverse impact on tree health by human activities. Criterion F – more than 20% of the tree canopy area is oversailing vegetation.	0.37
Total units projected from retained habitats =					2.29 units
Total units projected from enhanced habitats =					2.39 units

Habitat type	Habitat parcel reference	Area / length	Proposed habitat condition	Criteria targeted	Habitat units
Total units projected from creation =					0.37 units
Total units =					5.06 units
Hedgerow habitats					
n/a	n/a	n/a	n/a	n/a	n/a
Total units projected =					0 units
Watercourse habitats					
n/a	n/a	n/a	n/a	n/a	n/a
Total units projected =					0 units

Strategic significance

- 4.9 A search was undertaken on the Local Nature Recovery Strategy (LNRS) for Wiltshire and Swindon Public Consultation Draft March 2025 (Wiltshire Council, New Forest National Park & Swindon Borough Councils, 2025) to determine if any proposed habitats are in a strategic area for habitat creation.
- 4.10 None of the proposed habitats were considered to be in a strategic location for habitat creation; therefore, all habitats were assigned a 'low' strategic significance.

Headline results

- 4.11 The headline results presenting the projected overall net loss/gain for the site is presented in Figure 1 below:

Figure 1: DEFRA Statutory Biodiversity Metric headline results

FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.91		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	22.06%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	4.14	4.56	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Interpretation of results

- 4.11 Based upon the current proposals, there is anticipated to be an overall combined net unit change of +0.91 habitat units; this is equivalent to a net % change of +22.06% post-development.
- 4.12 Although the 10% net gain is anticipated to be achieved on-site, the trading rules have not been satisfied primarily due to a net loss of urban trees.
- 4.13 The unit shortfall summary is presented in Figure 2 below which indicates the minimum habitat units required to achieve the equivalent 10% net gain (area habitat units are organised by tiers ('A1'-'A5'), 'H' hedgerow units and 'W' watercourse units):

Figure 2: DEFRA Statutory Biodiversity Metric unit shortfall summary

Tier	Unit Shortfall by Tier	Credits Required
A1	0.41	0.82 ▲
A2	0.00	0.00
A3	0.00	0.00
A4	0.00	0.00
A5	0.00	0.00
H	0.00	0.00
W	0.00	0.00

Statement on the application of the BNG mitigation hierarchy

Avoidance

- 4.14 The medium distinctiveness habitats (urban trees) on-site have been retained where possible to ensure avoidance of impacts. Five trees were lost prior to the site visit taking place, however, their loss is unavoidable due to the proposed location of the new padel courts. Additionally, the loss of the low distinctiveness habitat, modified grassland, is unavoidable for the new padel courts and the new car parking spaces. All other habitats on-site have been fully retained.
- 4.15 Despite the application of avoidance of impacts, the trading rules have not been met due to a loss of individual trees.

Mitigation

- 4.16 The second step of mitigating impacts has been considered. An additional 30 individual trees have been proposed throughout the site and an area of modified grassland will be enhanced to create other neutral grassland of moderate condition in the south of the site.

Compensation

4.17 The last step of ‘compensation’ must now be pursued for the habitat losses and to balance the trading rules. Off-site habitat units from a local habitat bank should be considered in the first instance, and where this is not possible and as a last resort, statutory biodiversity credits will need to be purchased to provide the equivalent 10% net gain. Further information is provided in Section 5 below.

5. BIODIVERSITY MITIGATION AND ENHANCEMENT PLAN

Biodiversity Net Gain (BNG) – habitat gains/losses

- 5.1 Based upon the current proposals, there is anticipated to be an overall net gain of +0.91 habitat units; this is equivalent to a net % change of +22.06% in habitat units post-development.
- 5.2 Although the 10% net gain is anticipated to be achieved on-site the trading rules have not primarily been met due to a net loss of urban trees.

Requirements to discharge the biodiversity gain condition of planning permission

- 5.3 As the trading rules have not been balanced, the applicant must now purchase habitat units from a local offsite provider or as a last resort purchase statutory biodiversity credits from Natural England to meet the mandatory minimum 10% net gain requirements as required under the Environment Act 2021.
- 5.4 The applicant should note that the Spatial Risk Multiplier (SRM) has already been applied to the unit shortfall summary (Section 4 – Figure 2 final column), and so this represents the number of units needed to be purchased if purchasing statutory biodiversity credits (x 2 multiplier applied).
- 5.5 Both options are detailed below:

Offsite habitat units

- 5.6 Should offsite habitat units be available and purchased through an offsite provider, an appropriate SRM will be applied depending on where the units are allocated (x 1 for units located within the LPA or National Character Area (NCA) boundary, therefore half of the above units; x 1.5 for units within a neighbouring LPA / NCA boundary, and x 2 if the units are not located within LPA/NCA or neighbouring LPA/NCA boundaries, therefore the same number of units as shown in Figure 2 above).
- 5.7 In line with the BNG mitigation hierarchy, the applicant must contact a local habitat bank before considering statutory biodiversity credits, which are a last resort option.
- 5.8 A copy of the completed metric calculation tool will need to be submitted to the offsite provider if habitat units are purchased and the offsite provider will need to complete the offsite section of the tool, with the appropriate SRM applied, depending on where the purchased habitat units are located. Habitat units can be found online, examples of offsite providers/marketplaces include:

<https://gaiacompany.io/>

<https://environmentbank.com/>

Statutory biodiversity credits

- 5.9 As a last resort, statutory biodiversity credits may be purchased only where local habitat units are unavailable. A copy of the calculation tool will need to be submitted to Natural England; an estimation of pricing for credits can be found online via the below link, however, a final price will be provided in a quotation once applied for:

<https://www.gov.uk/guidance/estimate-the-cost-of-statutory-biodiversity-credits>

Biodiversity Gains Plan and Habitat Management and Monitoring Plan (HMMP) (if applicable)

- 5.10 A biodiversity gain condition will be applied to the planning consent, and a Biodiversity Gains Plan must be submitted to the Local Planning Authority (LPA) by the applicant. The Biodiversity Gains Plan is a mechanism to ensure the post-development biodiversity value of the development's on-site habitat is accurate based on the approved plans and drawings; and any offsite biodiversity gains have been registered and allocated to the development; and/or biodiversity credits, if necessary, have been purchased.
- 5.11 Where there are 'significant' on-site gains (this includes habitats of 'medium' or higher distinctiveness), a Habitat Management and Monitoring Plan (HMMP) will likely be required; a draft HMMP may also be required pre-planning decision to provide further information. The HMMP details how the on-site habitats will be created, managed and secured over a minimum 30 year period.

Bats

Roosting bats:

- 5.12 The PRA of Salisbury Golf Centre was undertaken, and no evidence of roosting bats was identified. On this basis, it is considered that bats are likely absent from the trees and therefore roosting bats are not considered likely to be impacted by the proposed works as shown in this report.
- 5.13 The PRA survey only provides a 'snapshot' in time and does not account for seasonal variation; bats may have been overlooked due to seasonal constraints. Bats are a highly mobile species and as such, it is not possible to have complete certainty that bats are not present, rather, that there was no indication of bats at the time of survey.

- 5.14 The surveys can only be considered valid for 12 months from the survey dates in accordance with the CIEEM Advice Note (CIEEM, 2019). The 12-month period is considered acceptable where the conditions of the trees on-site remain unchanged since the survey and the proposals for the site are unchanged. If any changes to the plans occur, or if 12 months pass and no works have been undertaken, this report and any conclusions provided will not be valid. In this event, it is the responsibility of the applicant to contact ABR Ecology to determine whether an amended report or resurvey of the site is required.
- 5.15 **In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner.** The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information.
- 5.16 In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary survey work. **All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way**

Artificial lighting and bats:

- 5.17 The site is highly likely to support commuting and foraging bats. The following specifications for lighting must be adhered to and are based upon the 'Bats and Artificial Lighting At Night' Guidance Note BN08/23 (BCT & ILP, 2023):
- ◆ Preferably, no new external light fixtures will be installed. If external lighting is required, this will be installed where required for safety purposes only. No external luminaires will be installed where these will cast light spill onto surrounding vegetation, such as mature trees.
 - ◆ All luminaries will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used.
 - ◆ LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
 - ◆ A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component.

- ◆ Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- ◆ Internal luminaires will be recessed only (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- ◆ Column heights must be carefully considered to minimise light spill and glare visibility. This must be balanced with the potential for increased numbers of columns and upward light reflectance.
- ◆ Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, will be used.
- ◆ Luminaires must always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- ◆ External security lighting will be set on motion sensors and set to a 1-minute (or less) timers.
- ◆ Bollard or low-level downward-directional luminaires will not be installed. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, and increased upward light scatter from surfaces.
- ◆ Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and must not be relied upon solely.

Badgers and hedgehogs

5.18 The site likely supports badgers and hedgehogs due to the site's connectivity to the wider environment; therefore, the following measures will be followed to ensure these species are protected during works and to ensure habitat connectivity is maintained:

- ◆ During works, any trenches/pits will be boarded over at the end of each working day or alternatively a 150mm wide ramp/board will be installed at a 45-degree angle in each trench/pit to allow badgers and hedgehogs to escape.

- ◆ Materials must be stored on pallets raised off the ground and away from surrounding vegetation to discourage hedgehogs from taking refuge within them.

Nesting birds

5.19 There is potential for nesting birds to be present within the trees on-site and hedgerow to the north of the red line boundary. Therefore, the following mitigation will apply for works:

- ◆ Any pruning/vegetation works should take place between the start of September and the end of January when birds are least likely to be nesting. However, it must be noted that some species, such as wood pigeons (*Columba palumbus*), nest all year round and so works should proceed with caution during this time.
- ◆ Where this is not possible and works take place between the start of February and end of August, a pre-works check for nesting birds must be undertaken by a suitably experienced ecologist. If an active nest is encountered, all works must cease immediately, and the nest must be left undisturbed. The ecologist will establish a works exclusion zone around the nest, and this will be marked out with hazard tape and signage put up; a second site visit by the ecologist to check nest occupation will be required before works can continue in this area. Works may only continue when the nest is deemed to be unoccupied/no longer active by the ecologist. A camera to monitor nesting activity may be necessary.
- ◆ **If a bird's nest is encountered at any other unsupervised time, all works in the area must cease immediately the ecologist must be contacted immediately to provide further advice.**

Biodiversity enhancements

5.20 Features will be included within the proposed development to enhance the site for biodiversity (Appendix G for plan and specifications). The development will include the following enhancements:

- ◆ X 2 '2F Schwegler Bat Box (General Purpose)' (<https://www.nhbs.com/2f-schwegler-bat-box-general-purpose>) (or similar approved) will be installed on suitable trees within the applicant's ownership.

- ◆ X 2 ‘Vivara Pro Seville 28mm WoodStone® Nest Box’
(<https://www.nhbs.com/vivara-pro-seville-28mm-woodstone-nest-box>) (or similar approved) will be installed on suitable trees within the applicant’s ownership.

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Salisbury Golf Centre



Salisbury Golf Centre



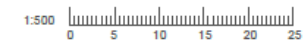
Salisbury Golf Centre

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Proposed Landscape plan 1:500



Client Salisbury Golf Centre		Planning	
Project Salisbury Golf Centre, Wilton Rd, Salisbury SP2 9NY		Drawing No: 0542-02-004	Revision:
Title: Proposed Landscape Plan	Drawn: SB	Scale: 1:500@A3	File Issue: July 2025
birch architects Lambourne, Grove Lane, Redlynch, Salisbury, Wilts, SP5 2NR T: +44 (0)1725 510407 E: info@bircharchitects.co.uk			

Appendix C - Relevant legislation and planning policy

Legislation

Protected species

In England, all bats, dormice *Muscardinus avellanarius*, otters *Lutra lutra*, white-clawed crayfish *Austropotamobius pallipes* and great crested newts *Triturus cristatus* are legally protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

A number of species are also listed under Annex II of the EC Habitats and Species Directive 1992 due to their rarity, including barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, great crested newt, white-clawed crayfish and otter.

The above-named species and adders *Vipera berus*, slow worms *Anguis fragilis*, grass snakes *Natrix natrix*, common lizards *Zootoca vivipara*, common frog *Rana temporaria*, palmate newt *Lissotriton helveticus*, smooth newt *Lissotriton vulgaris*, water voles *Arvicola amphibius* and several invertebrate species are also protected under Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended).

Schedule 9 of the WCA 1981 includes non-native, invasive species including (but not limited to) Himalayan balsam *Impatiens glandulifera* and signal crayfish *Pacifastacus leniusculus*. Badgers *Meles meles* are legally protected under The Protection of Badgers Act (1992).

All birds, their nests and eggs are protected under Section 1 of The WCA 1981 (as amended) and it is thus an offence, to intentionally kill, injure or take any wild bird; intentionally take, and damage or destroy the nest of any wild bird while it is in use or being built.

Some wild bird species, such as barn owls *Tyto alba*, are afforded additional protection under Schedule 1 of the WCA 1981 (as amended). This legislation makes the disturbance of any wild bird included in Schedule 1 illegal while it is building a nest or is in, on or near a nest containing eggs or young: or disturbance of dependent young of such a bird.

Certain species are listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 as species of 'principal importance' (JNCC, 2007) such as hedgehog *Erinaceus europaeus*, due to their national decline; under Section 40, Local Planning Authorities have a duty to conserve these species.

Protected habitats and sites

A number of sites designated for nature conservation are afforded legal protection due to being of international importance. The UK National Sites Network includes Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for habitats; Ramsars, designated for important wetland habitats, do not form part of the National Sites Network but are protected in the same way.

Habitats listed under Annex I of the EC Habitats and Species Directive 1992 are included due to their rarity and importance to the maintenance of protected species populations. Examples include estuaries, northern Atlantic wet heaths with *Erica tetralix*, and blanket bogs.

Other nationally protected sites include Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) Local Nature Reserves (LNRs) and Protected Road Verges which are designated under the WCA 1981 and strengthened by the NERC Act 2006.

Several habitats are listed under Section 41 of the NERC Act 2006 including certain hedgerows, arable field margins, grassland, fen, swamp, marine habitats, woodlands and rivers.

Biodiversity Net Gain (BNG) – The Environment Act 2021

Part 6 Schedule 14 of the Environment Act 2021 ‘Biodiversity Gain as Condition of Planning Permission’ mandates a minimum 10% measurable habitat net gain for all major and minor planning applications (with certain applications being exempt). Under Sch. 14, there is a legal requirement to deliver a minimum 10% measurable habitat net gain value post-development compared to the measured pre-development value of a site, as measured using the national DEFRA Biodiversity Metric calculation tool.

This legislation was enacted into law on 12th February 2024 for major applications and 2nd April 2024 for minor applications. For all applications subject to mandatory BNG, a biodiversity gain condition must be discharged through submission of a Biodiversity Gain Plan to the relevant Local Planning Authority detailing how the development has met the minimum 10% net gain objective. Offsite habitats and significant onsite habitat enhancements are subject to a minimum of 30 years maintenance under the Act.

National and local planning policy

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the Government’s planning policies for England and how these should be applied. In the context of this report, Section 15 of NPPF is relevant and applicable, Section 15 states:

‘Planning policies and decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.’

New developments and projects are supported where plans promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue measurable net gains for biodiversity.

To ensure this application is compliant with Section 15 of NPPF, enhancements for biodiversity, such as the inclusion of bat roosting and/or bird nesting boxes, are required as part of the development.

Wiltshire Core Strategy

The Wiltshire Core Strategy (Wiltshire Council, 2015) was adopted in January 2015 and includes the following relevant policy:

Core Policy 50: Biodiversity and Geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 [refer to full strategy for details] above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*

- iii. *are outweighed by other planning considerations in the public interest*
- iv. *where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

It is the applicant's/landowner's responsibility to ensure that the proposed development proceeds in full compliance with this report and/or any update version report thereafter, that works are undertaken lawfully, in compliance with national and local policy, and in accordance with all conditions of the obtained planning consent(s).

Appendix D - Photographs



Photo 1: Modified grassland in location of new padel courts.



Photo 2: Modified grassland in location of new padel courts.



Photo 3: Line of trees to the east of the location of the new padel courts.



Photo 4: Modified grassland in location of new padel courts.



Photo 5: Location of tree that was removed prior to site visit. Ruderal vegetation at the north.



Photo 6: Location of tree that was removed prior to site visit. Ruderal vegetation at the north.



Photo 7: Gravel to the north of the site.



Photo 8: Gravel to the north of the site.



Photo 9: Non-native tree on-site (BA-T12).



Photo 10: Non-native tree on-site (BA-T13).



Photo 11: Modified grassland.



Photo 12: Non-native tree on-site (BA-T14).



Photo 13: Gravel access road.

Appendix E – Pre- and post-development habitat plans & floral species lists

Baseline habitats plan



Species lists for habitats:

Common name	Scientific name	DAFOR scale abundance
Modified grassland (g4 102 108 510 516 529):		
Annual meadow-grass	<i>Poa annua</i>	Abundant
Annual pearlwort	<i>Sagina apetala</i>	Locally frequent
Barren brome	<i>Anisantha sterilis</i>	Locally frequent
Bramble	<i>Rubus fruticosus</i> agg.	Rare
Broad-leaved dock	<i>Rumex obtusifolius</i>	Rare
Cleavers	<i>Galium aparine</i>	Locally occasional
Cock's-foot	<i>Dactylis glomerata</i>	Locally abundant
Common cat's-ear	<i>Hypochaeris radicata</i>	Locally abundant-locally occasional
Common mouse-ear	<i>Cerastium fontanum</i>	Occasional
Common nettle	<i>Urtica dioica</i>	Locally occasional
Common ragwort	<i>Senecio jacobaea</i>	Occasional
Creeping buttercup	<i>Ranunculus repens</i>	Occasional
Cut-leaved crane's-bill	<i>Geranium dissectum</i>	Locally occasional
Curled dock	<i>Rumex crispus</i>	Occasional
Daisy	<i>Bellis perennis</i>	Occasional
Dandelion sp.	<i>Taraxacum</i> spp.	Occasional
False oat-grass	<i>Arrhenatherum elatius</i>	Locally dominant
Germander speedwell	<i>Veronica chamaedrys</i>	Locally occasional
Good-king-henry	<i>Blitum bonus-henricus</i>	Locally occasional
Greater plantain	<i>Plantago major</i>	Locally frequent
Groundsel	<i>Senecio vulgaris</i>	Rare
Hedge mustard	<i>Sisymbrium officinale</i>	Locally frequent
Hogweed	<i>Heracleum sphondylium</i>	Rare
Knotgrass	<i>Polygonum aviculare</i>	Locally frequent
Lesser trefoil	<i>Trifolium dubium</i>	Locally occasional
Perennial rye-grass	<i>Lolium perenne</i>	Dominant
Red clover	<i>Trifolium pratense</i>	Occasional
Red dead-nettle	<i>Lamium purpureum</i>	Rare
Red fescue	<i>Festuca rubra</i>	Locally abundant
Ribwort plantain	<i>Plantago lanceolata</i>	Locally frequent
Rough meadow-grass	<i>Poa trivialis</i>	Locally frequent
Shepherd's purse	<i>Capsella bursa-pastoris</i>	Locally occasional
Silver hair-grass	<i>Aira caryophyllea</i>	Locally occasional
Smooth sow-thistle	<i>Sonchus oleraceus</i>	Rare
Spear thistle	<i>Cirsium vulgare</i>	Rare
Thistle sp.	<i>Cirsium</i> spp.	Rare
White clover	<i>Trifolium repens</i>	Locally frequent
Willowherb sp.	<i>Epilobium</i> spp.	Occasional
Yarrow	<i>Achillea millefolium</i>	Frequent
Yorkshire fog	<i>Holcus lanatus</i>	Locally frequent

Post-development habitats plan



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Appendix F – Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UKHab Habitat Type:			
Grassland - Modified grassland			
UKHab – see UK Habitat Classification			
On-site or off-site, site name and location:	On-site	Survey date and surveyor name:	Becci Smith MCIEEM & Zoe Barrett – 22 nd May 2025
Central grid reference of habitat:	SU 12030 30898	Habitat parcel reference:	BA-A
Survey reference (if relating to a wider survey):	-	Limitations (if applicable):	
Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Average of 4 species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Uniform sward height through frequent management as a golf course.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus agg.</i> may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Low abundance of bramble but does not account for more than 20%.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	Constant use of the grassland, to the north a lot of disturbance present.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	Bare ground doesn't account for more than 10%.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Bracken not present.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No invasive non-native species present.
Essential criterion achieved (Yes or No):			No
Number of criteria passed:			4
Condition Assessment Result (out of 7 criteria)		Condition Assessment Score	Score Achieved ×/✓

Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	✓
Suggested enhancement interventions to improve condition score		
Footnotes:		
Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).		

Condition Sheet: URBAN Habitat Types										
Habitat Types:										
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground"										
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: ukhab – UK Habitat Classification										
On-site or off-site / site name and location:	On-site	Survey date and surveyor name:		Becci Smith MCIEEM & Zoe Barrett – 22 nd May 2025						
		Survey reference (if relating to a wider survey):		-						
Limitations (if applicable)	-	Habitat parcel reference:								
		BA-B	BA-D							
Grid reference:										
Condition Assessment Criteria		See map for urban habitat locations								
Criterion passed (Yes or No)								Notes (such as justification)		
Core Criteria - must be assessed for all urban habitat types:										

A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	N										
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Y	N										
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	Y										
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:													
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.												
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:													
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .												
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.												
Additional Criterion - must be assessed for Intensive green roofs only:													
F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).												
Additional Criterion - must be assessed for Biodiverse green roofs only:													
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.												
Essential criteria relevant for habitat type achieved (Yes or No):		Y	Y										
Number of criteria passed:		2	1										
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved */✓											

Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):											
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C	Good (3)										
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)	✓									
Passes 0 or 1 of 3 core criteria	Poor (1)		✓								
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):											
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes additional criterion relevant to specific habitat type (D, F or G)	Good (3)										
Passes 2 or 3 of 4 criteria; OR Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)										
Passes 0 or 1 of 4 criteria	Poor (1)										
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):											
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C; AND Passes all additional criteria relevant to specific habitat type (Group E)	Good (3)										
Passes 3 or 4 of 5 criteria; OR Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C	Moderate (2)										
Passes 2 or fewer of 5 criteria	Poor (1)										
Suggested enhancement interventions to improve condition score:											

Footnote 1 – Wildlife and Countryside Act 1981 (as amended).

Footnote 2 – Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNS) website: [Home » NNSS \(nonnativespecies.org\)](#) and Natural England Access to Evidence page should also be checked for up-to-date information: [Horizon-scanning for invasive non-native plants in Great Britain - NECR053 \(naturalengland.org.uk\)](#)

For criterion C – For green roof habitat types only – buddleia *Buddleja davidii* should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNS website: [Alternative plants » NNSS \(nonnativespecies.org\)](#)

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Type:													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.													
Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.													
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site / site name and location:	On-site	Survey date and surveyor name:		Becci Smith MCIEEM & Zoe Barrett – 22 nd May 2025									
		Survey reference (if relating to a wider survey):		-									
Limitations applicable) (if -	-	Habitat parcel reference:											
		BA-T1	BA-T2	BA-T3	BA-T4	BA-T5	BA-T6	BA-T7	BA-T8	BA-T9	BA-T10		
		Grid reference:											
Condition assessment criteria:		See map for tree locations										Notes (such as justification):	
		Criterion passed (Yes or No):											
A	The tree is a native species (or at least 70% within the block are native species).	N	Y	N	Y	N	Y	Y	N	N	Y		
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		

C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N	N	N	N	N	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Number of criteria passed:		4	5	4	5	4	5	5	4	4	5	
Category:	Category requirements:	Metric score:	Score Achieved */✓									
Passes 5 or 6 criteria	Good (3)	Passes 5 or 6 criteria		✓		✓		✓	✓			✓
Passes 3 or 4 criteria	Moderate (2)	Passes 3 or 4 criteria	✓		✓		✓			✓	✓	
Passes 2 or fewer criteria	Poor (1)	Passes 2 or fewer criteria										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score:												
Footnotes:												
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.												

Condition Sheet: INDIVIDUAL TREES Habitat Type													
Habitat Type:													
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.													
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.													
On-site or off-site / site name and location:	On-site	Survey date and surveyor name:				Becci Smith MCIEEM & Zoe Barrett – 22 nd May 2025							
		Survey reference (if relating to a wider survey):				-							
Limitations (if applicable)	-	Habitat parcel reference:											
		BA-T11	BA-T12	BA-T13	BA-T14								
		Grid reference:											
Condition assessment criteria:		See map for tree locations											
		Criterion passed (Yes or No):											
		Notes (such as justification):											
A	The tree is a native species (or at least 70% within the block are native species).	N	N	N	N								
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y								
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	N	N								
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	N	Y	Y								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N								
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y								
Number of criteria passed:		4	3	3	3								

Category:	Category requirements:	Metric score:	Score Achieved ×/✓									
Passes 5 or 6 criteria	Good (3)	Passes 5 or 6 criteria										
Passes 3 or 4 criteria	Moderate (2)	Passes 3 or 4 criteria	✓	✓	✓	✓						
Passes 2 or fewer criteria	Poor (1)	Passes 2 or fewer criteria										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score:												
Footnotes:												
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.												

Appendix G – Biodiversity mitigation and enhancement plan

Salisbury Golf Centre



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Key



X 2 '2F Schwegler Bat Box (General Purpose)' (or similar approved) applicant's ownership.



X 2 'Vivara Pro Seville 28mm WoodStone® Nest Box' (or similar approved)



1:500

0 5 10 15 20 25

Client: Salisbury Golf Centre		Planning	
Project: Salisbury Golf Centre, Wilton Rd, Salisbury SP2 9HT		Drawing No: 0542-02-004	Revision:
Title: Proposed Landscape Plan	Drawn: SD	Scale: 1:500@A3	First Issue: July 2025
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