

SARUM ACADEMY

Biodiversity Net Gain

for

Morgan Sindall

December 2025

THE **Landmark**
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The Landmark Practice (TLP) is an award winning multi-disciplinary consultancy offering bespoke and integrated services in ecology, environmental planning, landscape architecture and architectural graphics. We are an independent and respected consultancy, working on a large range of development projects for our clients throughout the UK. Full details of the Practice can be found at www.thelandmarkpractice.com

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**D denotes a Draft version*

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1.0 INTRODUCTION

- 1.1 The Landmark Practice (TLP) was commissioned by Morgan Sindall in February 2025 to assess the potential ecological impacts associated with a hybrid planning application at Sarum Academy, Westwood Rd, Salisbury SP2 9HS, hereafter referred to as the 'Site.'

Site Location and Description

- 1.2 The Site broadly comprises the school, including the buildings and associated infrastructure such as access, parking and green space. To the north, lies a field which comprises rough grassland, scattered immature trees and scrub. The Site is approx. 7 ha in size. This Site is bounded by agricultural land to the west, residential development to the east, further fields to the north and a construction site for further residential development and to the south the former Quidhampton Quarry which is now partially in use as a Battery Energy Storage System (BESS).
- 1.3 The Site is located in the north east edge of Salisbury (approximate central grid reference SU 11604 31859, **Figure 1**). The local planning authority (LPA) is Wiltshire County Council.

Proposed Development

- 1.4 The project proposals comprise a hybrid planning application for the expansion of Sarum Academy, which comprises the following:
- Detailed application for the construction of a new science block with associated ancillary accommodation, new landscaping and surface water attenuation, the existing underutilised sports pitch is to be redeveloped into a floodlit AGP Athletics facility and additional cycle parking. Hereafter referred to as '8FE'
 - Outline application for the further school expansion which will comprise a new school block within the current school car parking, a sports pitch and replacement parking both in the field to the north of the school. Hereafter referred to as '10FE'.
- 1.5 Taken together, 8FE and 10FE are hereafter known as the 'Proposed Development'.
- 1.6 The Proposed Development site layout is shown in **Appendix A**.

Scope of Report

- 1.7 This report details the Biodiversity Net Gain (BNG) Assessment process undertaken for the Proposed Development. While this report does summarise some data, it should be read in conjunction with the full Statutory Metric spreadsheet, which will be submitted with the planning application.
- 1.8 In line with guidance relating to phased developments, this report sets out the following:
- That the Proposed Developments meets an overall 10% BNG
 - The BNG score for the 8FE phase of the development
 - The BNG score for the 10FE phase of the development

2.0 PLANNING POLICY AND LEGISLATION

- 2.1 National and Local Planning Policy have been considered within the assessment. The relevant policies are reproduced in **Appendix B**.

2.2 National and Local Planning Policy has been considered within the assessment. The relevant policies are reproduced in **Appendix B**.

- Salisbury Neighbourhood Plan, produced by Salisbury City Council, adopted in 2025. The following policies are applicable:
 - Policy 10: Safeguarding and Enhancing Green and Blue Infrastructure
 - Policy 11: Biodiversity Net Gain
 - Policy 12: Habitat Improvement and Restorations Schemes
- Wiltshire Core Strategy, produced by Wiltshire County Council, adopted in 2015. The following policies are applicable:
 - Core Policy 50: Biodiversity and Geodiversity
- National Planning Policy Framework (last updated 2025)
- National Planning Policy Guidance (last updated 2024)
- The Environment Act 2021

3.0 METHODS

Desk Study

3.1 A desk study was undertaken in December 2025 to inform the BNG Assessment and involved collating the following information:

- Review of Wiltshire Nature Recovery Strategy.
- Review of aerial photography, both contemporary and historic, to identify any habitat degradation.
- Priority Habitat Inventories.

Site Survey

3.2 A UK Habitat Classification Survey (UKHab) and BNG Condition Assessment survey was undertaken of the Site in April 2025. The data from this survey was used to calculate the existing baseline habitat units for the site. Full ecological assessment of the site is detailed within the Ecological Appraisal (TLP, 2025). A Baseline Habitats Plan that corresponds to the Statutory Metric assessment sheet is provided in **Figure 2**.

Biodiversity Unit Calculations

3.3 This assessment uses the latest Statutory Biodiversity Metric (February 2025). The Statutory Biodiversity Metric includes three types of biodiversity units (habitat units, hedgerows units and watercourse units. This is because habitat length is a more meaningful measure of linear habitats and their value to landscape connectivity than their area.

3.4 As a rule of the Metric these different biodiversity units cannot be summed, traded or converted. When reporting biodiversity gains or losses with the metric, the three different biodiversity unit types must be reported separately and not summed to give an overall biodiversity unit value.

3.5 Calculations of biodiversity units from the Proposed Development using the Metric takes account of the following:

- Habitat that is lost due to development.
- Habitat retained post development.
- Any enhanced retained habitats.
- Any habitats created by the development.

- 3.6 The assessment is based upon the target state (size and condition) for the habitats that are being enhanced or created.
- 3.7 Habitat calculations for habitat areas and linear features were calculated based upon topographical survey measurements and the proposed Landscape Masterplan (**Appendix A**).
- 3.8 All calculations were made using QGIS software.

Notes and Limitations

Survey Data

- 3.9 UKHab and BNG Condition assessment surveys can be undertaken at any time of the year; however, the optimum time of year for these surveys to be undertaken is between April and September (inclusive) and outside this period relevant data may be missed. The UKHab survey was undertaken in April 2024, therefore the optimal survey period was met.

BNG Calculation Assumptions

Trees

- 3.10 Urban tree areas were based upon their Diameter at Breast Height (DBH) measurement in the arboricultural assessment Arbor-Call (2025) and then cross referenced with Table 14 of the Statutory Metric User Guide to determine their Metric area equivalent.
- 3.11 All proposed urban trees have been assigned to the small category size as per guidance.
- 3.12 Seven trees within 10FE are being translocated. These trees have been assigned as being lost and created but have been assigned to have been created in advance '10 years'.

Woodland

- 3.13 The small woodland parcel which is present in an area along the eastern boundary of the Site was not extensively surveyed as there was limited access into it. It has therefore been assessed as moderate condition based on assumptions gathered from viewing it at a distance. According to aerial imagery, this woodland belt was not present in 2017 further supporting this assumption.

Strategic Importance

- 3.14 The Site falls partially within the Wiltshire Local Nature Recovery Strategy (WLNRS), with the outcomes/habitats mapped as 'Nature on Our Doorstep'. However, none of the proposed habitats within the Site meets the primary habitat set out in the table on page 91 of the document (Wiltshire Council, 2025) except for the traditional orchard. As such, all habitats within the Proposed Development (with the exception of the traditional orchard) are classified as 'area/compensation not in local strategy/ no local strategy' as they either do not fall in an area mapped in WLNRS or qualify as a habitat set out in the table on page 91. Post-development, the traditional orchard is classified as 'formally identified in local strategy'.

General

- 3.15 Within this report and the Metric, itself, habitat parcels of the same type and condition within each site parcel have been consolidated together. Further notes identifying metric inputs with corresponding features on site are provided in the Statutory Metric spreadsheet *User Comments* column.

4.0 BIODIVERSITY NET GAIN HIERARCHY AND GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT

- 4.1 The Biodiversity Gain Hierarchy and its effect for the purpose of the statutory framework for biodiversity net gain is set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This hierarchy (which does not apply to irreplaceable habitats) sets out a list of priority actions:

Table 1: BNG Hierarchy

Net Gain Hierarchy	Achieved	Comment
First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects	Yes	Initially the proposals comprised the extensive clearing of scrub habitat, a medium distinctiveness habitat to facilitate carpark within 10FE. However, due to discussions with the project team the proposals were amended to minimise the loss of this habitat. Scrub planting is proposed to compensate the loss. Medium distinctiveness habitats are present on site in the form of urban trees and scrub. Impacts to these habitats have been avoided where possible, however some are inevitably lost due to the spatial requirements of the new classroom. Mitigation for those lost trees and scrub is therefore required.
Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.	In part	Where possible, habitats have been retained and enhanced where the opportunity is present. The majority of the habitat permanently loss is modified grassland of low distinctiveness. The proposed landscaping includes the enhancement of the retained modified grassland to species rich, other neutral grassland, improving the distinctiveness and overall ecological value of this habitat. It should be noted that given the proposals include open space for pupils attending the school, the landscaping is required to deliver both amenity and ecological benefits.

- 4.2 In addition, the joint BNG guidance issued by CIEEM, CIRIA and IEMA provides a set of ten principles against which good practice can be measured. The following table sets out an analysis of the proposals against of each of the principles identified.

Table 2: Best Practice Principles

Net Gain Principle		Achieved	Comment
1	Apply the Mitigation Hierarchy	Yes	The proposals have looked to avoid those habitats of most value (e.g. the nearby orchard) as well as minimising the loss of trees. Compensation planting of trees is taking place to mitigate any lost.
2	Avoid losing biodiversity that cannot be offset by gains elsewhere	Yes	No impacts on irreplaceable biodiversity will occur.
3	Be inclusive and equitable	Yes	Planning notification and consultation process followed.
4	Address risk	Yes	Impacts on features of ecological interest are avoided where possible. A conditioned Construction Environmental Management Plan (CEMP) can ensure details on how retained habitats will be protected during the construction phase. A precautionary approach has been adopted for potential net gain. Risk is minimised in achieving net gain through securing enhancements through a Habitat Management and Monitoring Plan (HMMP). Only realistic, achievable enhancements are incorporated.
5	Make a measurable Net Gain contribution	Yes	The proposals offer a meaningful opportunity to deliver biodiversity net gain which will be of benefit to the local wildlife as well as school pupils and teachers.
6	Achieve the best outcomes for biodiversity	Yes	The proposals deliver net gain in habitat and hedgerow units, going beyond existing statutory commitments in hedgerow units and achieving ecologically appropriate outcomes for the Site in this area.
7	Be additional	Yes	The landscaping proposals have been developed with BNG as a key design objective, such that the BNG delivered are genuinely additional and will deliver outcomes that would otherwise not have occurred were this not explicitly the case.
8	Create a Net Gain legacy	Yes	The quality of created habitats will be secured long term through a HMMP.
9	Optimise sustainability	Yes	All created habitats will be managed to ensure effective establishment and development over time. BNG has been a key principle behind the design process.
10	Be transparent	Yes	This report provides a transparent overview of the assessment undertaken. Full Statutory Metric calculations are also provided for examination.

5.0 RESULTS – BIODIVERSITY NET GAIN CALCULATIONS

Baseline Biodiversity Units – Pre-development

- 5.1 **Figure 2** details the full Baseline Habitats Plan (BHP) A more detailed description of habitats, including species lists, is included within the Ecological Appraisal (TLP, 2025). Full baseline condition assessments are included in **Appendix C**.

Urban Trees

- 5.2 A large number of scattered trees are present within the Site comprising a mix of native and non-native species. The trees varied from **poor** to **good** condition. Refer to **Appendix C** for the full list of the trees and their condition assessment.

Modified grassland

- 5.3 Much of the Site comprises modified grassland in the form of educational open space (part of 8FE) and formal landscaping associated with the car parking and school buildings (as part of 8FE) and a field in the north of the Site (part of 10FE). The modified grassland habitats vary from **poor** or **good** condition.

8FE – landscaped areas north of the school buildings and north of the car park

- 5.4 The grassland was dominated by perennial rye grass (*Lolium perenne*). Forbs present included abundant yarrow (*Achillea millefolium*), daisy (*Bellis perennis*), occasional sticky mouse-ear (*Cerastium glomeratum*), common stork's-bill (*Erodium cicutarium* agg.), red dead-nettle (*Lamium purpureum*), spotted medic (*Medicago aribica*), frequent rough hawkbit (*Lamium purpureum*) and ribwort plantain (*Plantago lanceolata*).
- 5.5 Additional species were seen outside quadrats including dove's-foot cranesbill (*Geranium molle*) and pineapple weed (*Matricaria discordea*). Whilst there was a good species diversity, i.e. greater than the nine species per meter², the grassland did not meet the requirements to be classified as other neutral grassland. This included criterion one, greater than 20% cover of broadleaved herbs and sedges and criterion four, cover of rye-grass is less than 30%.
- 5.6 The grassland to the north of the car park was found to support the same grassland species as above, with the addition of ivy, germander speedwell (*Veronica chamaedrys*) and barren strawberry (*Potentilla sterilis*).
- 5.7 These habitats passed criteria A, B, C, D, F and G and therefore assessed to be **good** condition.

8FE – landscaped areas to the south of the school buildings

- 5.8 This grassland was intensively managed and formed part of the landscaped areas with areas used as a swale. It was found to be species poor, failing criterion A, resulting in the habitat being classified as **poor** condition.

8FE – sports field

- 5.9 Due to on-going school activities within this area at the time of the condition assessment, a detailed survey was not possible. However, where possible the grassland was examined. Due to the intensive management due to the use, it was of uniform height, with a low species diversity, failing criteria's A, B and E. It was assessed to be **poor** condition.

10FE - field

- 5.10 All of this area was assessed as of **poor** condition, as it failed condition criterion A, due to a lack of vascular plant diversity. This condition criterion is essential for achieving moderate and good condition.

Developed land; sealed surface

- 5.11 This included the buildings and infrastructure associated with the school, including the buildings roads, car parks and footpaths. No condition assessment is required for this habitat type.

Bramble scrub

- 5.12 A large area of dense scrub dominated by bramble (*Rubus fruticosus*. agg,) was located on the north side of the of the Hedgerow (H1), encroaching into the modified grassland field. This area of bramble is connected on its western end to a small area of deciduous woodland (off-site). No condition assessment is required for this habitat type.

Introduced shrub

- 5.13 As part of the soft landscaped areas, introduced shrubs / flower beds are present throughout this area outside the school buildings and within the car park. Species recorded included shrubs such as sweet box (*Sarcococca confusa*), hydrangea, *Buddleja* spp, common box (*Buxus sempervirens*), as well as perennials such as *Bergenia* spp and ivy (*Hedera helix*). Travellers joy (*Clematis vitalba*) was recorded scrambling through the flower beds in the carpark. No condition assessment is required for this habitat type.

Other woodland; broadleaved

- 5.14 Other woodland; broadleaved is present on the eastern boundary of the Site acting as buffer planting between the Site and the residential area off-Site. Based on aerial images, the woodland was not present in 2017. The woodland is conservatively assessed as being in **moderate** condition.

Gorse scrub

- 5.15 A small discrete area of gorse scrub is present. It is assessed as being in **poor** condition.

Mixed scrub

- 5.16 Areas of scrub, comprising species such as gorse (*Ulex europaeus*), elder (*Sambucus nigra*), bramble and hawthorn (*Crataegus monogyna*), located to the south of the school buildings is present, located adjacent to the grassland swales. It is assessed as being in **poor** condition.

Traditional orchard

- 5.17 Recently (within the last 5 years) planted orchard trees are present adjacent to one of the sports pitches. It is assessed as being in **poor** condition.

- 5.18 **Table 3** below details the existing pre-development area habitats and their unit value on-site.

Table 3: Site Baseline Habitats for the entire Site

Habitat Type	Area (Ha)	Condition	Units	Units Lost
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Modified grassland	3.940	Poor	7.87	1.89
Modified grassland	0.300	Good	1.82	0.63
Traditional orchard	0.0180	Poor	0.11	0.00
Bramble scrub	0.320	Condition Assessment N/A	1.29	0.04
Gorse scrub	0.009	Poor	0.03	0.03
Mixed scrub	0.006	Poor	0.02	0.00
Developed land; sealed surface	2.260	N/A - Other	0.00	0.00
Introduced shrub	0.200	Condition Assessment N/A	0.40	0.04
Other woodland; broadleaved	0.069	Moderate	0.55	0.00
Urban tree	0.170	Poor	0.67	0.04
Urban tree	0.480	Moderate	3.81	0.08
Urban tree	0.240	Good	2.82	0.07
Totals			19.40	1.31

Non-native and ornamental hedgerow

5.19 Hedgerow H1 was an outgrown ornamental beech (*Fagus sp.* cultivar) hedgerow which had become colonised by native woody species, albeit less than 20%. It is located to the north of the carpark. Species included hawthorn, elder, rowan (*Sorbus acuparia*) a species of rose (*Rosa sp.*) as well as bramble. A species of honeysuckle (*Lonicera sp.*), wood avens (*Geum urbanum*), travellers joy and bramble were noted within the hedgerow base.

5.20 By default, the hedgerow is in **poor** condition.

5.21 **Table 4** below details the existing pre-development hedgerows and their unit value on-site.

Table 4: Site Baseline Hedgerows for the entire Site

Habitat Type		Length (km)	Condition	Units	Units Lost
H1	Non-native hedgerow	0.11	Poor	0.11	0.00
Totals				0.11	0.00

Biodiversity Units – Post Development

- 5.22 The Proposed Development will comprise the construction of a new classroom with a mix of modified grassland and wildflower grassland areas, orchard, ornamental planting, native hedges and numerous urban trees as illustrated in the Landscape Masterplan in **Appendix A**. A Proposed Habitats Plan (**Figure 3**) corresponds to the Statutory Metric created habitats.

- 5.23 Prescriptions to achieve these enhancements in the time to condition are also described below which will be incorporated into a HMMP.

Modified grassland

- 5.24 New amenity grassland and sports pitches areas fall into this category. It is considered that this habitat will fail several criteria, including species diversity (essential criterion **A**) and varied sward height (**B**), therefore **poor** condition has been specified.

Other neutral grassland

- 5.25 Species rich grassland is proposed in various areas as shown on **Figure 3**. The species mix (Emorsgate EM8 Standard General, Salisbury Plain meadow mix or equivalent) contains numerous species-rich meadow species which includes indicator species of other neutral grassland (and higher distinctiveness grassland habitats). Under appropriate management it is therefore predicted that criteria A will be passed, along with varied sward height (B), cover of bracken and scrub (E) and species diversity (F). It is therefore predicted the grassland will be at least **moderate** condition.

- 5.26 Further to the above created other neutral grassland habitat, areas of modified grassland have been identified for enhancement, proposed to meet **moderate** condition as per the criteria above.

Traditional orchard

- 5.27 The traditional orchard is proposed for enhancement, from poor to **moderate** condition. This will be done by diversifying the existing species richness of the grassland, achieving criteria G.

Mixed scrub

- 5.28 Areas of mixed scrub are being planted in the 10FE area. It is conservatively assessed that it will be of poor condition, failing criteria B, D and E.

Introduced Shrub

- 5.29 All areas of shrub planting, ornamental planting etc. have been included in this category. A condition assessment is not applicable for this habitat type.

Developed land; sealed surface

- 5.30 All buildings, pavements roads, parking etc. falls into this category. A condition assessment is not applicable for this habitat type.

Sustainable drainage system

- 5.31 A SUDs is proposed within 8FE. It has been conservatively assessed as **poor** condition. It is considered it would pass criteria C, E1 and E2.

Urban Tree

- 5.32 The Landscape Masterplan includes 122 trees that qualify as urban trees and are included in this assessment. These trees are within the school and therefore their continued long-term management can be guaranteed. These trees have been assigned **moderate** condition. It is considered this will be achieved by fulfilling criteria A (where native), B, D and F.
- 5.33 Seven trees are being translocated in 10FE to make room for the sports pitch. They have been assessed to be **poor** condition but created 10 years in advance.
- 5.34 **Tables 5** and **6** details the proposed area habitat creation/enhancement on site and associated areas and units as specified in the Metric.

Table 5: Habitat Units - Site Habitat Creation

Habitat Type	Area (ha)	Target Condition	Units Delivered
Modified grassland	0.0257	Poor	0.05
Other neutral grassland	0.0155	Moderate	0.10
Mixed scrub	0.0319	Poor	0.12
Developed land; sealed surface	1.0122	N/A	0.00
Introduced shrub	0.022	N/A	0.04
SUDs	0.0064	Poor	0.01
Urban tree – 7 translocated trees	0.02850 0529	Poor	0.11
Urban tree – 122 planted trees	0.49674 3537	Moderate	1.52
Total Units Delivered			1.96

Table 6: Habitat Units - Site Habitat Enhancement

Habitat Type	Area (ha)	Target Condition	Units Delivered
Other neutral grassland	1.3818	Moderate	8.57
Traditional orchard	0.0178	Moderate	0.15
Total Units Delivered			8.72

Hedgerow Units

- 5.35 Native hedgerows are proposed around the site. **Table 7** details the proposed hedgerow habitat creation on-site and associated areas and units as specified in the Metric. Given the management regime will be as per the baseline hedgerow, it is considered the hedges will meet the same criteria and therefore assigned as to have **poor** condition.

Table 7: Hedgerow Habitats – Site Hedgerow Creation

Habitat Type	Length (km)	Target Condition	Units Delivered
Native hedgerow	0.002	Poor	0.04
Total Units Delivered			0.04

Headline results

- 5.36 The results of the assessment for the whole Site are shown below.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	3.51
	<i>Hedgerow units</i>	0.04
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	18.07%
	<i>Hedgerow units</i>	35.74%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

- 5.37 In line with the requirements relating to phased developments, below sets out the scores associated with 8FE and 10FE when baseline and post development habitats are split between the two phases.

8FE

- 5.38 Below sets out the results for 8FE demonstrating meeting 10% BNG and trading rules.
- 5.39 Refer to the 10FE metric for full results (ref: The Statutory Metric_1.0.4_BNG V4.1_3804_8FE).

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	1.38
	<i>Hedgerow units</i>	0.04
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	10.85%
	<i>Hedgerow units</i>	35.74%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

10FE

- 5.40 Below sets out the results for 10FE demonstrating meeting 10% BNG. It does not however meet trading rules, but as the Site meets trading rules as a whole it is still in line with guidance and legislation.
- 5.41 Refer to the 10FE metric for full results (ref: The Statutory Metric_1.0.4_BNG V4_3804_10FE).

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	2.58
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	38.60%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

6.0 DISCUSSION

- 6.1 The proposals achieve greater than 10% biodiversity net gain in both habitats and hedgerow.
- 6.2 Realistic habitat creation and enhancement have been included where possible to support this assessment and minimise risk of failing to achieve specified targets.
- 6.3 It is important to note that delivering Biodiversity Net Gain is dependent on the ongoing management of the site, to ensure habitats meet their required condition within the timescales set out above. Management prescriptions to establish habitats at (or above) their required condition, alongside future monitoring to assess progress/compliance, should be detailed within a HMMP.
- 6.4 In addition to Biodiversity Net Gain, species specific enhancement measures targeting bats, invertebrates and birds will also be delivered in conjunction with the scheme (as detailed in the Ecological Appraisal, TLP 2025).

7.0 CONCLUSION

- 7.1 A Biodiversity Net Gain assessment has been undertaken for the Proposed Development using the Statutory Metric.
- 7.2 The scheme delivers overall BNG, in line with statutory targets and meets required trading rules.
- 7.3 Production and adherence to a HMMP will ensure habitats of significance are managed for the required 30-year term and secure the targeted levels of net gain.

REFERENCES

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Wiltshire Council, Swindon Borough Council (2025) Local Nature Recovery Strategy for Wiltshire and Swindon

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The Landmark Practice (2024a). *Abbeywood Community School Metric Calculation Tool*.

The Landmark Practice (2024b). *Abbeywood Community Ecological Impact Assessment*

APPENDIX A: LANDSCAPE MASTERPLAN

APPENDIX A: LANDSCAPE MASTERPLAN

 Application boundary

 Land Boundary

 Existing Trees Retained
Refer to arb reporting

Proposed BNG Features

To be read in conjunction with BNG reporting

- **Feature Tree - 9no. trees**
Clear-stem feature trees to courtyard
- **Native tree - 95no. trees**
Feathered trees for wildlife

 Orchard Tree - 9no. trees
To supplement the existing orchard to the north of this space

Retained scrub

Proposed BNG Features
To be read in conjunction with BNG reporting

 Translocated trees Mo.
Small existing trees translocated to facilitate new pitch.
T - denotes new location

Native tree - 30no.
Feathered trees
Exact number to be determined once
10FE block fixed.

 BNG Enhancement
Areas of native scrub enhancements
390m²



Environmental Planning	EIA	Landscape Architecture	Ecology
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DRAWING NOTES:

TO BE REVIEWED ON FINAL FIXED 10FE
BUILDING AND PITCH LOCATION.

DRAFT
for comment



Rev:	Date:	Description:	Drawn:	Ch'd:	Client: MORGAN SINDALL
					Project: SARUM ACADEMY
					Title: BNG STRATEGY - SITE WIDE
					Status: PRELIMINARY
					Drawn: CS
					Checked: SB
					Scale: 1:1000@A1
					Date: 19.11.25
					Approved: JS
					Drawing Number: 75CC13-TL-P-XX-XX-DR-I-11001
					P01

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 Application boundary

 Land Boundary

 Existing Trees Retained
Refer to arb reporting

Proposed BNG Features
To be read in conjunction with BNG reporting

- **Feature Tree - 9no. trees**
Clear-stem feature trees to courtyard
- **Native tree - 95no. trees**
Feathered trees for wildlife

 Orchard Tree - 9no. trees
To supplement the existing orchard to the north of this space

 BNG Enhancement
Areas of grassland enhancements
5060m²



Environmental Planning	EIA	Landscape Architecture	Ecology
------------------------	-----	------------------------	---------

DRAWING NOTES:

TO BE REVIEWED ON FINAL FIXED 10FE
BUILDING AND PITCH LOCATION.

DRAFT
for comment



Rev:	Date:	Description:	Drawn	Ch'd	Client: MORGAN SINDALL
					Project: SARUM ACADEMY
					Title: BNG STRATEGY - 8FE
					Status: PRELIMINARY
					Drawn: CS
					Checked: SB
					Scale: 1:1000@A1
					Date: 19.11.25
					Approved: JS
					Drawing Number: 75CC13-TLP-XX-XX-DR-I-11002
					Rev: P01

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Application boundary

Land Boundary

Existing Trees Retained
Refer to arb reporting

Retained scrub

Proposed BNG Features
To be read in conjunction with BNG reporting

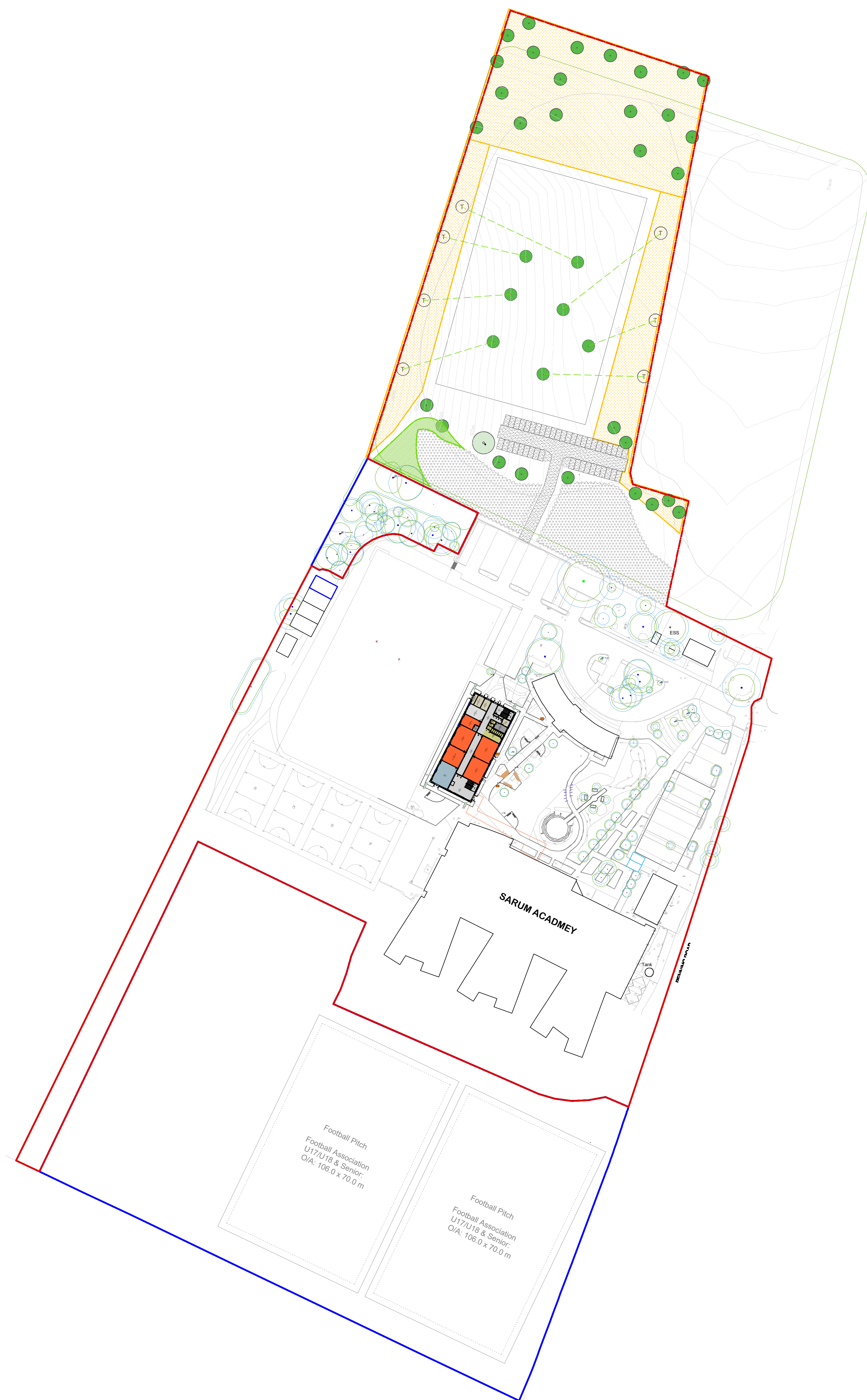
Translocated trees 7no.
Small existing trees translocated to facilitate new pitch.
T - denotes new location

Proposed Trees

Native tree - 30no.
Feathered trees
Exact number to be determined once 10FE block fixed.

BNG Enhancement
Areas of grassland enhancements 9400m²

BNG Enhancement
Areas of native scrub enhancements 390m²



Environmental Planning	EIA	Landscape Architecture	Ecology
------------------------	-----	------------------------	---------

Rev:	Date:	Description:	Drawn:	Ch'd:	Client: MORGAN SINDALL
					Project: SARUM ACADEMY
					Title: BNG STRATEGY - 10FE
					Status: PRELIMINARY
					Drawn: CS
					Checked: SB
					Scale: 1:1000@A1
					Date: 19.11.25
					Approved: JS
					Drawing Number: 75CC13-TLP-XX-XX-DR-I-11003
					Rev: P01

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APPENDIX B: PLANNING POLICY AND LEGISLATION

APPENDIX B: PLANNING POLICY AND LEGISLATION

Local Planning Policy

Local planning policy which is material to the Proposed Development includes the Wiltshire Core Strategy (Adopted January 2015).

Core Strategy contains one policy that is directly relevant to this report, Core Policy 50: Biodiversity and Geodiversity.

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 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.

National Planning Policy Guidance (NPPG)

Current NPPG (DCLG, 2024) advises that information on biodiversity impacts and opportunities should inform all stages of development, from site selection and design, to include any pre-application consultation as well as the application itself. The guidance notes that:

"An ecological survey will be necessary in advance of a planning application if the type and location of development are such that the impact on biodiversity may be significant, and existing information is lacking or inadequate. Pre-application discussion can help scope whether this is the case and, if so, the survey work required" (Paragraph 016).

The guidance also notes that:

"Local planning authorities should only require ecological surveys where clearly justified, for example if they consider there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity" (Paragraph 016).

'The guidance requires that local planning authorities prepare Local Nature Recovery Strategies that support local planning authorities in preparing local plans that conserve and enhance biodiversity and the natural environment. With regard to decision making the guidance states the following:

The Local Nature Recovery Strategy is an evidence base which contains information that may be a 'material consideration' in the planning system, especially where development plan documents for an area pre-date Local Nature Recovery Strategy publication. It is for the decision-maker to determine what is a relevant material consideration based on the individual circumstances of the case.

In cases where there is a draft Local Nature Recovery Strategy that has been consulted upon but not yet finalised and published, the draft strategy may contain useful evidential information that can support appropriate decision making.' (Paragraph: 047 Reference ID: 8-047-20250219)

Biodiversity Net Gain

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains. Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved

through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

APPENDIX C: BASELINE CONDITIONS

baseline conditions**Table C-1: Trees**

Tree ID with reference to the arboriculture report	Species	BNG Size Category	Native?	Continuous Canopy?	Mature?	No adverse effects/ over pruning?	Ecological Niches?	Oversailing Vegetation	Total	Condition
01	<i>Prunus sp. 'Cherry'</i>	Small	Y	Y	Y	N	N	Y	4	Moderate
04	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	Y	3	Moderate
06	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
07	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
08	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
09	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	Y	3	Moderate
10	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	Y	3	Moderate
11	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	N	2	Poor
12	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	N	2	Poor
13	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	N	2	Poor
14	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
15	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
16	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
17	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
18	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
19	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor

20	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
21	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
22	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
23	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
24	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
25	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
26	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
27	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
28	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
29	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
30	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
31	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	N	1	Poor
32	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
33	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
34	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
35	<i>Acer saccharinum</i>	Small	N	Y	N	N	N	N	1	Poor
36	<i>Acer saccharinum</i>	Small	N	Y	N	N	N	N	1	Poor
37	<i>Sorbus aria</i>	Small	Y	Y	Y	N	N	Y	4	Moderate
38	<i>Acer pseudoplatanus</i>	Medium	Y	Y	Y	N	N	N	3	Moderate
39	<i>Acer pseudoplatanus</i>	Small	Y	Y	Y	N	N	N	3	Moderate

40	<i>Fraxinus excelsior</i>	Small	Y	Y	N	N	N	N	2	Poor
41	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
42	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
43	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
44	<i>Sorbus aucuparia</i>	Small	Y	Y	N	N	N	Y	3	Moderate
45	<i>Betula pendula</i>	Small	Y	Y	N	N	N	Y	3	Moderate
46	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
47	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
48	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
49	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
50	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
51	<i>Liquidambar styraciflua</i>	Small	N	Y	N	N	N	Y	2	Poor
52	<i>Carpinus betulus</i> 'Fastigiata'	Large	N	Y	Y	Y	N	Y	4	Moderate
53	<i>Acer campestre</i>	Small	Y	Y	N	N	N	Y	3	Moderate
54	<i>Betula youngii</i>	Medium	N	Y	N	N	N	Y	2	Poor
55	<i>Betula pendula</i>	Small	Y	Y	N	N	N	Y	3	Moderate
56	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	Y	3	Moderate
57	<i>Tilia sp.</i>	Small	Y	Y	N	N	N	Y	3	Moderate
58	<i>Betula pendula</i>	Small	Y	Y	N	N	N	Y	3	Moderate
59	<i>Betula pendula</i>	Large	Y	Y	Y	Y	N	Y	5	Good
60	<i>Fagus sylvatica</i>	Large	Y	Y	Y	Y	N	Y	5	Good

61	<i>Mixed species* x27</i>	Small	N	Y	N	N	N	Y	2	Moderate
62	<i>Sorbus aria</i>	Large	Y	Y	Y	Y	N	Y	5	Good
63	<i>Ilex aquifolium</i>	Medium	Y	Y	Y	Y	N	Y	5	Good
64	<i>Chamaecyparis lawsoniana</i>	Medium	N	Y	N	Y	N	Y	3	Moderate
65	<i>Prunus avium</i>	Large	N	Y	Y	Y	N	Y	4	Moderate
66	<i>Fagus sylvatica 'Asplenifolia'</i>	Medium	N	Y	Y	Y	Y	Y	5	Good
67	<i>Ilex aquifolium</i>	Medium	Y	Y	Y	Y	N	Y	5	Good
68	<i>Juglans regia</i>	Small	N	Y	N	Y	N	Y	3	Moderate
69	<i>Quercus rubra</i>	Very Large	N	Y	Y	Y	N	Y	4	Moderate
70	<i>Cupressus sp.</i>	Very Large	N	Y	Y	Y	Y	Y	5	Good
71	<i>Acer pseudoplatanus</i>	Medium	Y	Y	Y	N	N	Y	4	Moderate
72	<i>Tilia sp.</i>	Medium	Y	Y	Y	N	N	Y	4	Moderate
73	<i>Acer saccharinum</i>	Medium	N	Y	Y	N	N	Y	3	Moderate
74	<i>Robinia pseudoacacia</i>	Medium	N	Y	Y	N	N	Y	3	Moderate
75	<i>Acer saccharinum</i>	Medium	N	Y	N	N	N	Y	2	Poor
76	<i>Acer saccharinum</i>	Large	N	Y	Y	Y	N	Y	4	Moderate
77	<i>Cotoneaster sp.</i>	Small	N	Y	N	N	N	Y	2	Poor

*these trees are found in the field within 10FE area.

Table C-2: Modified grassland

HABITAT CONDITION ASSESSMENT MATRIX FOR STATUTORY METRIC		Parcel Reference							
Habitat Type/Criteria		Sports Field (and adjacent grassland) (8FE)		Grassland of north car park (10FE)		Grassland in landscaped area, north of school buildings (8FE)		Grassland in swale/landscaped areas, south of school buildings (8FE)	
<i>Grassland (low distinctiveness)</i>		Criterion passed	Notes	Criterion passed	Notes	Criterion passed	Notes	Criterion passed	Notes
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.	F	Dominance of vigorous grass species, particularly perennial rye grass. Very low number of forbs.	F	Dominance of vigorous grass species, particularly perennial rye grass. Very low number of forbs.	P	Sward is diverse, with greater than 8 vascular plants	F	Dominance of vigorous grass species, particularly perennial rye grass. Very low number of forbs.
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.	F	Sward height being uniform throughout.	P	Sward height be is varied	P	Sward height is varied	F	Sward height being uniform throughout.

C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	P	No scrub	P	Scrub encroaching in areas but not more than 20%.	P	No scrub	P	No scrub
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.	P	No obvious damage observed.	P	No obvious damage observed.	P	No obvious damage observed.	P	No obvious damage observed.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	F	No bare ground	F	No bare ground	F	No bare ground	F	No bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	P	No bracken	P	No bracken	P	No bracken	P	No bracken
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA4).	P	No INNS	P	No INNS	P	No INNS	P	No INNS
Condition		Poor		Poor		Good		Poor	

Table C-3: Orchard

<i>Traditional orchard</i>		Criterion passed	Notes
A	Presence of ancient and or veteran trees. Note - this criterion is essential for achieving Good condition.	F	The orchard does not have ancient or veteran trees as planted in last 5 years
B	Presence of deadwood in or on trees, or on the ground: at least 20% of mature trees have deadwood associated with them. Some examples of deadwood are: standing, attached and fallen trees or limbs; dead stems; branches and branch stubs greater than 10 cm diameter; and internal cavities. The types and distribution of deadwood provide a range of habitats suitable to support a wide assemblage of saproxylic invertebrates. Note - this criterion is essential for achieving Good condition.	F	No deadwood
C	Less than 5% of fruit trees are smothered by scrub. Small patches of dense scrub and or scattered scrub growing between trees can be beneficial to biodiversity, however these occupy less than 10% of ground cover.	P	No scrub is present
D	There is evidence of formative and or restorative pruning to maintain longevity of trees.	F	None, habitat is less than 5 years old
E	At least 95% of the trees are free from damage caused by humans or animals, for example browsing, bark stripping or rubbing on non-adjusted ties.	P	Currently not managed very well however, no obvious damage
F	Grassland is not overgrazed, poaching is not evident around the trees, with no more than 10% of trees poached under the canopy.	P	No grazing / poaching
G	Species richness of the grassland is equivalent to a medium, high, or very high distinctiveness grassland.	F	Modified grassland is underneath
H	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition ⁴ make up less than 10% of ground cover.	P	No INNS/sub optimal plants present

Condition	Poor
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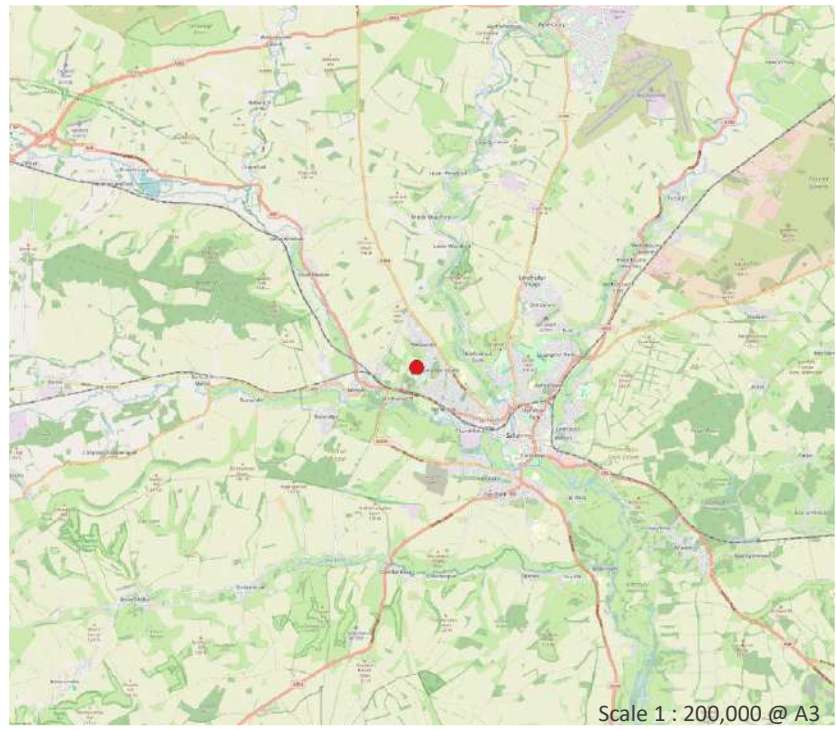
Table C-4 Scrub

Habitat Type/Criteria		Mixed scrub		Gorse scrub	
Scrub		Criterion passed	Notes	Criterion passed	Notes
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	P	Gorse, elder, bramble and hawthorn were recorded	P	Whilst a small area, meets the habitat description due to dominance of gorse..
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	F	Single storey / age class	F	Single storey / age class
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	P	No INNS and species indicative of suboptimal condition make up less than 5% of ground cover.	P	No INNS and species indicative of suboptimal condition make up less than 5% of ground cover.

D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	F	No defined edge as the adjacent grassland is managed very short.	F	No defined edge as the adjacent grassland is managed very short.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	F	No glades / rides	F	No glades / rides
Condition		Poor		Poor	

FIGURES

Figure 1: Site Location Plan



Legend:



Site location



Site boundary

0 25 50 m

Scale 1 : 2,500 @ A3

N
△

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FIGURE 1
Site Location

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Drwn: GM Chkd: SR Date: 23 Dec 25

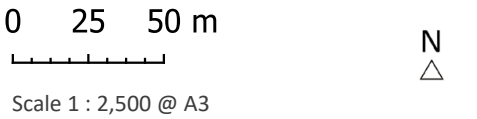
Figure 2 –BNG Baseline Habitats Plan



Legend:

- Site boundary
- Non-native and ornamental hedgerow
- Bramble scrub
- Gorse scrub
- Mixed scrub
- Modified grassland (poor condition)
- Modified grassland (good condition)
- Introduced shrub
- Developed land; sealed surface
- Other woodland; broadleaved
- Traditional orchard

N.B. Refer to Arboricultural Assessment and Appendix C, Table C1, for tree data



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FIGURE 2
BNG Baseline Habitats Plan

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Drwn: GM Chkd: SR Date: 23 Dec 25

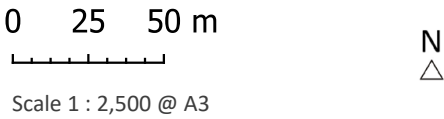
Figure 3 – BNG Proposed Habitats Plan



Legend:

- Site boundary
- Non-native and ornamental hedgerow
- Native hedgerow
- Bramble scrub
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Introduced shrub
- Developed land; sealed surface
- Other woodland; broadleaved
- Traditional orchard
- Sustainable urban drainage system

N.B. Refer to Landscape General Arrangement for new tree locations



SARUM ACADEMY

FIGURE 3
BNG Proposed Habitats Plan

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