

Project Spitfire

Biodiversity Net Gain Assessment

Prepared on behalf of Spitfire Enterprises Ltd

March 2026

Project Spitfire
Ecology 9034
Version 01

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1.0 Executive Summary

- 1.1 Pro Vision Ecology were commissioned in February 2026 to carry out a Biodiversity Net Gain Assessment of The Northern Field, High Post, Salisbury. The aim of the assessment was to establish how a 10% net gain within the development would be achieved.
- 1.2 The site predominantly comprises arable cropland with some areas of developed land, artificial unvegetated unsealed surface and modified grassland. There are two native hedgerows within the site boundary, and one small line of trees.
- 1.3 The proposals for the development include the Erection of a building amounting to 6,968 sqm GIA (Use Classes E(g), B2 and B8) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works; a new roundabout from the A345 with footways and bus stops; a new access to Chemring Countermeasures UK including turning and security; Solar Fields; and associated works.
- 1.4 The proposed development has been designed to retain as much of the habitats as possible on site. Areas of cereal crops will be removed however much of these areas will be used to create habitat enhancements.
- 1.5 The development will result in a net gain of 8.80 habitat units (36.47%). This will be achieved through the creation of large areas of modified grassland under the proposed solar fields, as well as areas of modified grassland around the development areas in the eastern areas of the site. Approximately 70 trees will also be planted in the east of the site.
- 1.6 The development will result in a net gain of 0.90 hedgerow units (80.18%). This will be achieved through the planting of a native hedgerow in good condition along the boundary of the southern solar field.

2.0 Introduction

Project Background

- 2.1 Pro Vision were commissioned in February 2026 to conduct a Biodiversity Net Gain (BNG) assessment of The Northern Field, High Post, Salisbury. This report will contribute to a planning application for a residential development for the erection of a building amounting to 6,968 sqm GIA (Use Classes E(g), B2 and B8) with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works; A new roundabout from the A345 with footways and bus stops; A new access to Chemring Countermeasures UK including turning and security; Solar Fields; and associated works. Proposed plans are shown in **Appendix A**.
- 2.2 This report provides the details for the BNG assessment and should be read alongside the submitted Statutory Biodiversity Metric and condition assessment sheets.

Brief

- 2.3 To carry out a BNG assessment of the site to determine the strategy for achieving a 10% net gain for habitat and hedgerow units.

Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
 - The Wildlife and Countryside Act 1981 (as amended)
 - The Natural Environment and Rural Communities (NERC) Act 2006
 - The Protection of Badgers Act (1992)
 - The Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats still remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.9 Project Spitfire is located within Wiltshire Council. The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012) includes Core Policy 50 related to Biodiversity and Geodiversity, which states:

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 resources 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.

3.0 Methodologies

Strategic Significance

- 3.1 Wiltshire's Local Nature Recovery Strategy was consulted to establish the strategic significance of the site and to inform any potential habitat creation measures.

Baseline Assessment

- 3.2 A site visit was carried out on the 4th February 2026 by ecologist David Casson ACIEEM in sunny spells, slightly windy and dry conditions with an ambient temperature of 5°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.
- 3.4 The conditions of the habitats on the site were assessed in line with the condition sheets supplied alongside the Statutory Biodiversity Metric.

Survey limitations

- 3.5 The survey was undertaken in January and outside the optimum time to conduct botanical work. Therefore, some species are likely to have been missed. Therefore, a precautionary approach has been applied.

Biodiversity Net Gain Hierarchy

- 3.6 The scheme has been designed in line with the BNG hierarchy:
- Enhance and restore biodiversity on-site (within the red line boundary of a development site).
 - If developers can only achieve part of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market.
 - If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This must be a last resort. The government will use the revenue to invest in habitat creation in England.

Biodiversity Net Gain

- 3.7 On completion of the fieldwork the habitat information was mapped using Biodiversity Metric QGIS template and areas were imported into the Statutory Biodiversity Metric calculation tool using the GIS Import tool. The metric calculates the baseline biodiversity units for the site based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
- 3.8 The proposed habitat creation measures were selected in line with the site conditions and the surrounding habitats. Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:-
- Area
 - Habitat distinctiveness
 - Habitat condition
 - Strategic significance
 - Time habitat is created
 - Time to target condition
 - Difficulty of creation
- 3.9 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains, where present on a site.

4.0 Baseline Conditions

- 4.1 The results of the baseline survey are presented below. A habitat survey map is shown in **Appendix B**. The map illustrates the location and extent of the site surveyed, along with additional notable features. Full condition assessments have been provided alongside this report.
- 4.2 There is no evidence of any deliberate habitat degradation works on the site since January 2020 and full condition assessments have been completed.

Strategic significance

- 4.3 Wiltshire's Local Nature Recovery Strategy was consulted, and the site is not located within the LNRS. Therefore, it is considered to be in an area with no local strategy.

On-site Habitats

Developed land sealed surface

- 4.4 The site includes areas of developed land; sealed surface which includes, parking areas, access roads and the A345 (**Figures 1 and 2**).



Figures 1 and 2: Showing areas of developed land; sealed surface along the access track

Artificial unvegetated; unsealed surface

- 4.5 Other areas of parking and the access track comprise a compacted aggregate the edges of which are colonised by the adjacent grassland.
- 4.6 A condition assessment is not applicable to developed land sealed surface or artificial unvegetated, unsealed surface.

Ephemeral vegetation

- 4.7 An area of ephemeral vegetation is present in the west of the site where vegetation has colonised the artificial unvegetated, unsealed surface. This area is dominated by springy turf-moss (*Rhytidiadelphus squarrosus*) with other species recorded including creeping thistle (*Cirsium arvense*), perennial rye-grass (*Lolium perenne*), ribwort plantain (*Plantago lanceolata*), doves-foot cranesbill (*Geranium molle*), creeping buttercup (*Ranunculus repens*), cleavers (*Galium aparine*), common nettle (*Urtica dioica*) and great mullein (*Verbascum thapsus*).
- 4.8 This area is considered to be in **moderate condition** as it has a mix of species and no invasive species, but the vegetation structure is very short and scarce.

Modified Grassland

- 4.9 A strip of grassland is present in the western section of the site, and runs adjacent to an off-site cropland field (**Figure 3**) This grassland comprises a varied sward height but is dominated by cock's foot (*Dactylis glomerata*), with red-dead nettle (*Lamium purpureum*), creeping thistle (*Cirsium arvense*), false oat grass (*Arrhenatherum elatius*), ribwort plantain (*Plantago lanceolata*), doves-foot cranes-bill (*Geranium molle*), springy turf-moss (*Rhytidiadelphus squarrosus*), common daisy (*Bellis perennis*), ox-eye daisy (*Leucanthemum vulgare*), herb-Robert (*Geranium robertianum*) and creeping buttercup (*Ranunculus repens*). Multiple rabbits were present during the survey.
- 4.10 This area of grassland is considered to be in **poor condition** as it has a species diversity of less than six species per square metre.



Figure 3: Western area of modified grassland.

- 4.11 Areas of regularly maintained short sward modified grassland are present throughout the Chemring site (**Figure 4**). These areas are all dominated by perennial rye-grass (*Lolium perenne*) and springy turf moss with dove's foot cranes-bill and red dead nettle also present.
- 4.12 The grassland associated with the amenity space were assessed as being in a **poor condition** due to being regularly managed and well utilised, creating a short sward and no tussocks.



Figure 4: Short sward grassland in Chemring section of site.

- 4.13 A narrow strip of grassland is present on the eastern boundary of the site and comprises a road verge adjacent to the A345 (**Figure 5**). This grassland has a varied sward height with bramble (*Rubus fruticosus*) encroachment throughout which was recently cleared. Species recorded in the grassland include dominated cock's foot and herb Robert (*Geranium robertianum*). Due to the survey being conducted outside of the optimum botanical survey season, it is considered that further species grow along the road verge.
- 4.14 The road verge is considered to be in **moderate condition**, whilst it is assumed species diversity is higher than recorded, the grassland is regularly disturbed by the busy road and bare ground is present along the strip, bramble scrub is also present across the length of the grassland.



Figure 5: Eastern grassland road verge adjacent to the A345.

- 4.15 A large area of modified grassland is present in the northwest corner of the arable field area of the site (**Figure 6**). The grassland is dominated by cock's foot with abundant broadleaved dock (*Rumex obtusifolius*) and dove's-foot cranes-bill, frequent cleavers (*Galium aparine*) and with bristly ox-tongue (*Helminthotheca echioides*), hogweed (*Heracleum sphondylium*), common nettle (*Urtica dioica*) and red fescue (*Festuca rubra*) which was more dominant towards the northern area of the grassland. A pillbox is present in the northern part of the grassland.
- 4.16 This area of grassland was assessed as being in a **good condition** due to a range of species with a tussocky sward and no bare ground present.



Figure 6: Modified grassland bordering the arable field.

Cropland

- 4.17 The majority of the site comprises cropland which was in an active rotation (**Figure 7 and 8**). Condition assessments are not applicable to cropland.



Figures 7 and 8: Cropland.

Individual Trees

- 4.18 There are two small trees present in the western parking area of Chemring, these are native trees and are situated over a small patch of short sward grassland. The trees are considered to be in **moderate condition** as they are native and oversailing vegetation but are young and have no ecological niches.

Hedgerows

- 4.19 A native hedgerow is present on the boundaries of the arable field in the west and south of the site. Species recorded in hedgerow 1 (**Figure 9**) include blackthorn (*Prunus spinosa*), ivy (*Hedera helix*), dog rose (*Rosa canina*) and travellers-joy (*Clematis vitalba*). This hedgerow was assessed

as being in a **moderate condition** due to damage to the hedgerow, a lack of nutrient-enriched perennial vegetation and not being 1.5m along the length.

- 4.20 Hedgerow two (**Figure 10**) was located on the southern boundary of the site adjacent to the C292 and was of a well-managed nature, the height of the hedge was approximately 1 metre tall and 0.5 wide. Species within the hedgerow comprised ivy, blackthorn, travellers-joy and small amounts of elder (*Sambucus nigra*), creating a similar composition to hedgerow one. This hedgerow was assessed as being in **good condition**.
- 4.21 A double staggered tree line (**Figure 11**) is also present in the centre of the site. Species recorded include ash (*Fraxinus excelsior*), hazel (*Corylus avellana*), pine (*Pinus sp.*), beech (*Fagus sylvatica*) and silver birch (*Betula pendula*). The line of trees was assessed as being in **moderate condition** due to having no veteran features and not having an undisturbed strip of land at the base.



Figures 9 and 10: Hedgerows 1 and 2.



Figures 11: Tree line.

Baseline summary

4.22 The current BNG baseline is provided below in **Table 2**. The site has a baseline of 24.13 habitat units and 1.13 hedgerow units.

Table 2: Statutory Biodiversity Metric Baseline.

Habitat baseline					
Habitat	Biodiversity Units	Area (ha)	Condition	Distinctiveness	Suggested action
Modified Grassland	5.09	0.8483	Good	Low	Same distinctness or better habitat required
Modified Grassland	0.23	0.0569	Moderate	Low	Same distinctness or better habitat required
Modified Grassland	0.83	0.4186	Poor	Low	Same distinctness or better habitat required
Ruderal Vegetation	0.11	0.0538	Poor	Low	Same distinctness or better habitat required
Cereal Crops	17.75	8.8761	Condition Assessment N/A	Very low	Same distinctness or better habitat required
Mixed scrub	0.05	0.0115	Poor	Medium	Same broad habitat or a higher distinctiveness habitat required
Artificial unvegetated, unsealed surface	0.00	0.4131	N/A - Other	Very low	Compensation not required
Developed land; sealed surface	0.00	0.6031	N/A - Other	Very low	Compensation not required
Individual Trees	0.06	0.0081	Moderate	Moderate	Same broad habitat or a higher distinctiveness habitat required
Hedgerow Baseline					
Hedgerow	Biodiversity Units	Length (km)	Condition	Distinctiveness	Suggested Action
Line of trees	0.16	0.039	Moderate	Low	Same distinctiveness band or better
Native hedgerow	0.58	0.096	Good	Low	Same distinctiveness band or better
Native Hedgerow	0.40	0.099	Moderate	Low	Same distinctives band or better

5.0 Proposed Habitats

- 5.1 The proposed plans result in the loss of all the cropland on site, and the loss of some of the modified grassland and mixed scrub.
- 5.2 The majority of the grassland areas in the west of the site will be retained in poor condition. The good condition modified grassland will also be retained, and other areas of modified grassland and mixed scrub will be created. Native tree planting and hedgerow planting is also proposed as shown in **Appendix C**.

Enhancement of existing habitats

- 5.3 Small areas of modified grassland in poor condition in the western area of the site will be retained. These areas will be enhanced to achieve moderate condition. Details of this are provided below in **Table 3** and will be managed in the same way as the created modified grassland in the same area.

Creation of new habitats

Modified Grassland

- 5.4 Areas of modified grassland will be created in the west of the site, in the existing Chemring site. These will be managed in accordance with the existing management regime for the grassland in this area of the site and therefore it is assumed these areas will be in poor condition.
- 5.5 Areas of modified grassland will be created along the access tracks in the west of the site. These areas will be planted with a wildflower mix and will achieve moderate condition through aiming for the criteria outlined in **Table 3** below.

Table 3: Condition assessment criteria to be met for modified grassland in moderate condition.

	Criteria	How it will be achieved
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs.	The grassland will be sown with a wildflower mix.
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).	Areas will be mown to ensure scrub encroachment does not occur.
F	Cover of bracken (<i>Pteridium aquilinum</i>) is less than 20%.	Management will prevent the colonisation by bracken.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Management will prevent the colonisation by invasive species.

- 5.6 Areas of modified grassland will be created within the solar panel farm areas. It is considered that these areas will be able to achieve good condition and will have the same composition as the existing good condition modified grassland. The created modified grassland areas will achieve good condition through aiming for the criteria outlined in **Table 4**.

Table 4: Condition assessment criteria to be met for modified grassland in good condition.

	Criteria	How it will be achieved
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs	Reducing pressure on the grassland and sowing a wildflower mix
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm)	Reducing pressure on the grassland and sowing a wildflower mix
D	Physical damage is evident in less than 5% of total grassland area.	Vehicles will not drive across the areas and management will resow any damaged areas from any inappropriate use of the area.
E	The cover of bare ground is between 1% and 10%, including localised areas	Vehicles will not drive across the areas and management will resow any damaged areas from any inappropriate use of the area.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Management will prevent the colonisation by bracken.
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Management will prevent the colonisation by invasive species which are not present over the wider site.

- 5.7 Further areas of modified grassland will be created around the eastern section development. These areas will be a mixed of moderate and good condition modified grassland and will achieve the respective condition through aiming for the criteria in **Tables 3 and 4**.

Mixed Scrub

- 5.8 The scheme includes the creation of an areas of mixed scrub adjacent to the solar panel fields. These areas will compensate for scrub habitat lost on site and also provide further net gains. These mixed scrub habitats will achieve moderate condition through aiming for the criteria outlined in **Table 5**.

Table 5: Condition assessment criteria to be met for mixed scrub.

	Criteria	How it will be achieved
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	Through the planting of a suitable scrub mix which will provide a variety of native species.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Plant species at all stages to ensure there is a mix in 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 ⁶ make up less than 5% of ground cover.	Avoid the planting of any non-native species

Trees

- 5.9 The scheme will include the planting of 70 individual trees within areas of grassland around the Callen Lenz area of the site. In accordance with the Statutory Biodiversity Metric User Guide (2023) it has been assumed that the newly planted trees will comprise small native species. Trees being planted within areas of grassland will be able to achieve moderate condition through aiming for the criteria outlined in **Table 6** below.

Table 6: Condition assessment criteria to be met for individual trees.

	Criteria	How it will be achieved
A	The tree is a native species (or at least 70% within the block are native species).	The planted trees will comprise native species.
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).	The trees will be individual and therefore automatically pass this criterion.
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.	The trees will be sensitively managed with no extensive pruning regime. The trees will grow naturally within the grassland area.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	The trees will be planted within the grassland areas.

Hedgerow

- 5.10 A new native hedgerow will be planted to delineate the boundary of Solar Field A. This will be planted with a native species hedgerow mix which will achieve good condition through aiming for the criteria outlined in **Table 7**.

Table 7: Condiiton assessment criteria to be met for hedgerows.

	Criteria	How it will be achieved
A1	>1.5 m average height along length.	The hedgerow will be planted in suitable location and managed to exceed 1.5 metres in height along its length.
A2	>1.5 m average width along length.	The hedgerow will be managed to allow growth over 1.5 metres in width along its length.
B1	Gap between ground and base of canopy <0.5 m for >90% of length.	The hedgerow management will ensure the gaps at the base are less than 0.5 metres
B2	Gaps make up <10% of total length; and No canopy gaps >5m.	The hedgerow will be managed to ensure it forms a continuous hedgerow. Any dead stock will be replaced at the appropriate time of year.
C1	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	The hedgerow will be planted along an area of proposed modified grassland which will be left to achieve a natural varied sward.
D1	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	The habitats will be regularly managed to prevent any colonisation by invasive species.

6.0 Biodiversity Net Gain Assessment

- 6.1 The Statutory Biodiversity Metric was run based on the measures outlined in **Section 5.0** and is shown in **Table 4**. The assessment results in a net gain of 8.80 (36.47%) habitat units and a net gain of 0.90 (80.18%) hedgerow units.

Table 4: Statutory Biodiversity Metric results

On-site baseline	Habitat units	24.13
	Hedgerow units	1.13
On-site post intervention	Habitat units	32.92
	Hedgerow units	2.03
Total net unit change	Habitat units	8.80 (36.47%)
	Hedgerow units	0.90 (80.18%)
Trading Rules Satisfied	Yes	

- 6.2 With these measures in place the development will provide 10% net gains in habitat and hedgerow units and provide additional habitat for local wildlife.
- 6.3 The development will be subject to the Biodiversity Gain condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply). Once planning is approved the final details for the discharge of this condition will be required within a Biodiversity Gain Plan which will be submitted to the LPA, it is considered this condition can be discharged based on the on-site enhancements.

7.0 References and Bibliography

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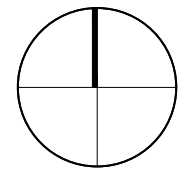
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UKHab Ltd (2023). *UK Habitat Classification Version 2.0*.

Appendices

Appendix A: Proposed Plans



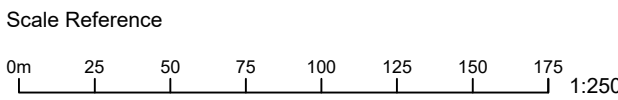
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from CSA Architects.

Contractors are not to scale from this drawing, but to check all dimensions on site prior to the commencement of work.

Any discrepancies should be reported to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Notes / Revisions			
REV	DATE	NOTES	BY
D	23.02.26	Minor Layout tweak	SK
C	23.02.26	Sheeting adjusted	SK
B	19.02.26	Layout updates	SK
A	12.02.26	Red Line amended	SK
-	09.02.26	Initial Issue to Design Team	SK
ORIGINAL DRAWING SIZE : A1			



- Application Boundary
- Other land in control of the applicant



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Client
SPITFIRE ENTERPRISES LTD

Job Description / Location
PROPOSED DEVELOPMENT ADJACENT TO HIGH POST BUSINESS PARK

SALISBURY, WILTSHIRE SP4 6AT

Drawing Title
PROPOSED MASTERPLAN OVERVIEW

Date	Scale	Drawn By	Checked
FEB 26	1:2500	SK	
Job. No.	Drawing No.	Revision	
3553	005	D	

PLANNING

Appendix B: Baseline Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

Red Line Boundary

Line of Trees

Native Hedgerow

Artificial Unvegetated, Unsealed Surface

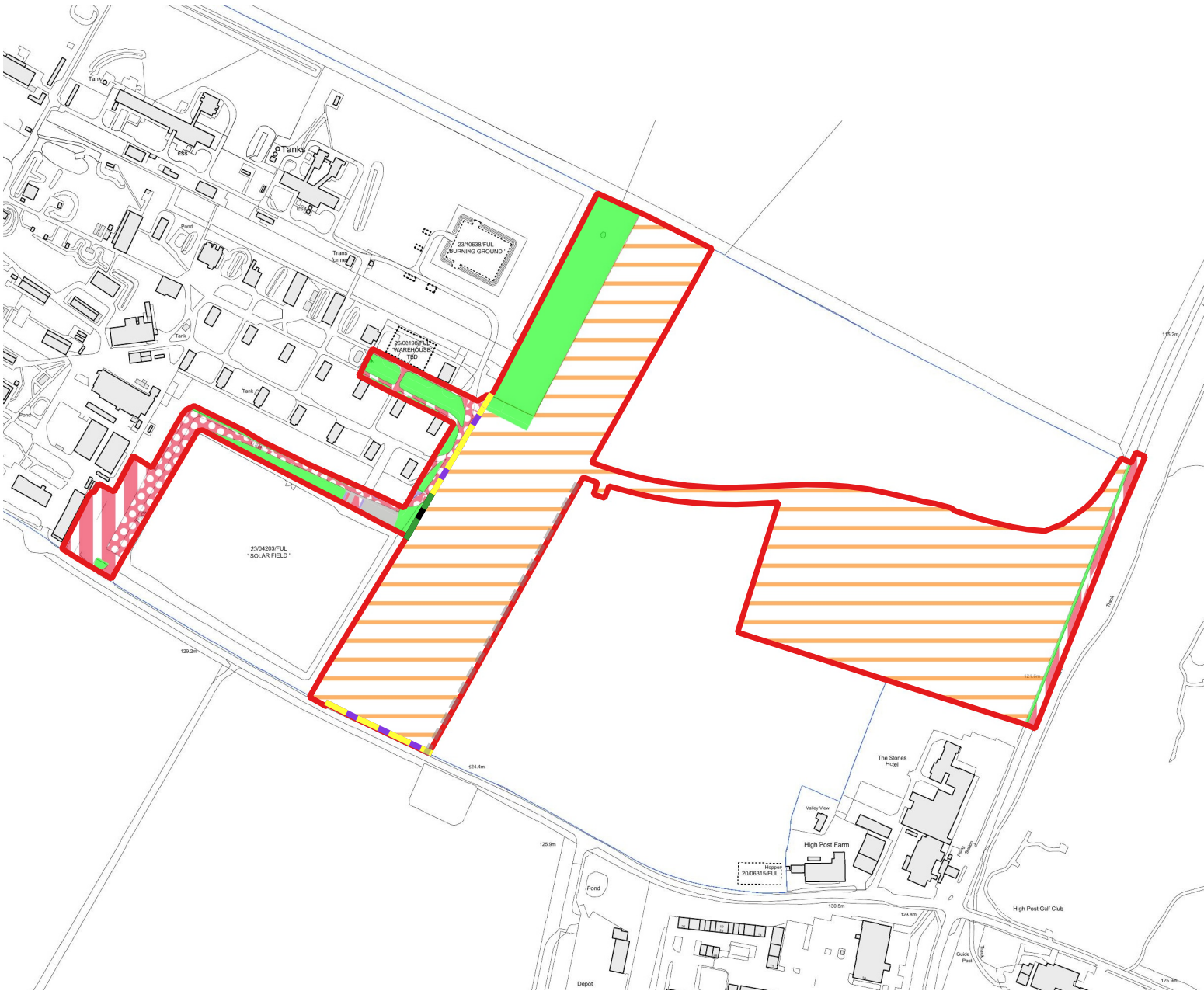
Cereal Crops

Developed Land; Sealed Surface

Mixed Scrub

Modified Grassland

Ruderal/Ephemeral



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	13.03.26	Map Created	MC	AH

CLIENT:	Spitfire Enterprises Ltd		
PROJECT:	Project Spitfire		
DRAWING:	Baseline Map	1:5000	
NUMBER:	9034-XX-E0-01	A4	
ISSUE:	v1	13.03.26	

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Appendix C: Proposed Habitats

The plan shown here is for the purpose of supporting a planning application only. Only scale from this drawing for the purposes of determining a planning application. Do not scale from this drawing for construction purposes.

The proposal presented here is subject to review by specialist consultants, and is to be read in conjunction with all relevant specialist's drawings and information where available. Any discrepancies between this and any other consultant's drawings and information should be reported to Pro Vision immediately.

Legend

Red Line Boundary

Developed Land; Sealed Surface

Mixed Scrub

Modified Grassland

Retained Small Tree

Proposed Tree

Hedgerow Retention

Created

Retained

Lost

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	13.03.26	Map Created	MC	AH

CLIENT:	Spitfire Enterprises Ltd		
PROJECT:	Project Spitfire		
DRAWING:	Proposed Map	1:5000	
NUMBER:	9034-XX-E0-02	A4	
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