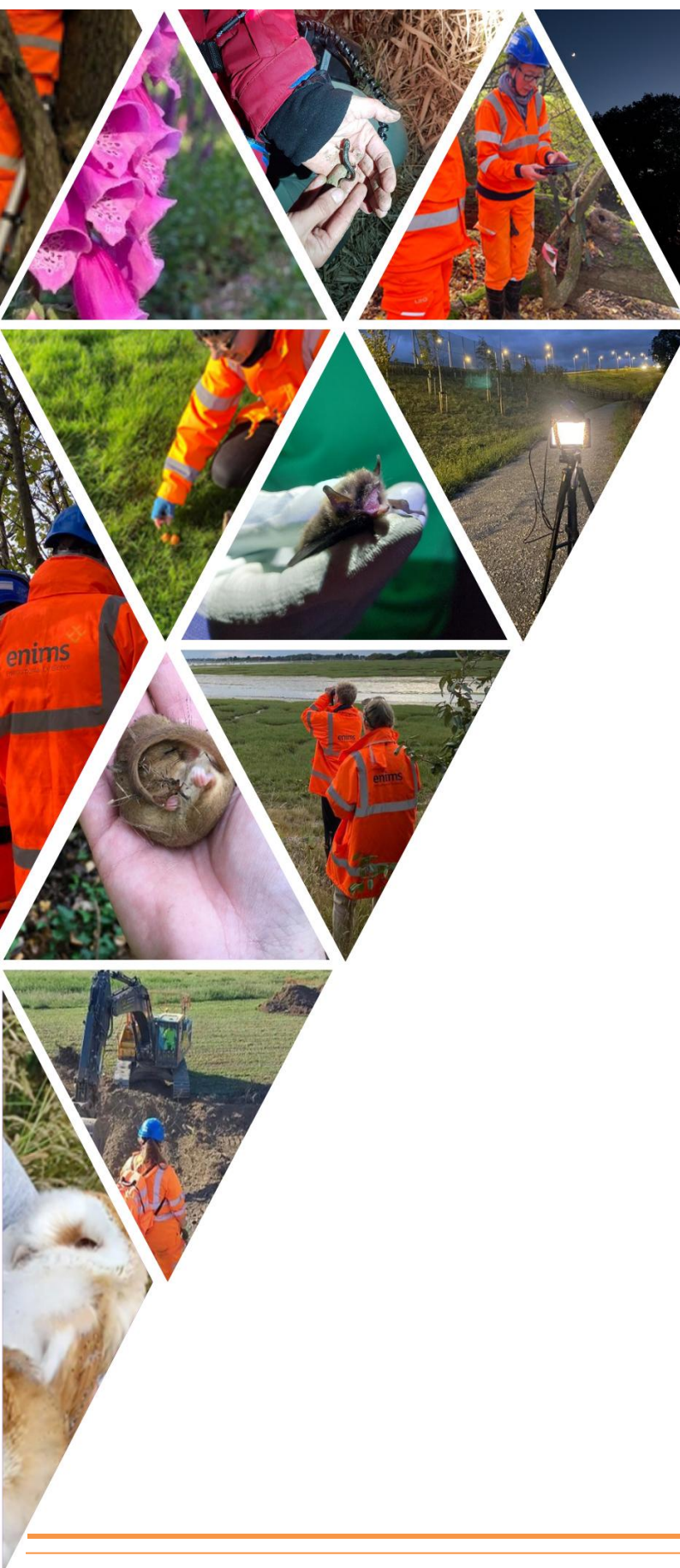




enims

Salisbury Hospital DASH
Biodiversity Net Gain Strategy

Project No

EC1932-09

Client

Salisbury NHS Foundation Trust

Date

July 2026



Project

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Version no.	Date	Summary of Changes	Project Manager Sign-off
1	24/04/2026	n/a	Paula Richings
2	24/06/2026	Updated to reflect new red line and post development proposals	Paula Richings
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Site survey:

Fraser Gurney ACIEEM

Final version completed by:

Paula Richings MCIEEM

Technical check completed by:

Vicky Rusby ACIEEM

Project Manager Disclosure:

The advice which we have prepared and provided is true to the best of our knowledge and utilises information available at the time. The advice has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct.

Quality check completed by:

Beth Hill

Date

July 2026

This Assessment is only valid for the named client and the project described. enims Ltd accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. The assessment is only valid for a period of 12 months. If the scope of works or timing of the project is altered the advice given in this report may not be valid.



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1 Introduction and Methodology

enims Ltd was commissioned by Salisbury NHS Foundation Trust to undertake Biodiversity Net Gain calculations for a proposed Diagnostic and Surgical Hub (DASH) at Salisbury Hospital.

1.1 Site Description & Location

The application site is located at Salisbury District Hospital, Odstock Road, Salisbury, Wiltshire SP2 8BJ. The application site is on the east boundary of the hospital grounds and consists of a carpark, a grassed area and helipad. The site is centred on Grid Reference SU 15092 27223 and falls under the administrative authority of Wiltshire Council.

1.2 Project Overview

The proposed development is for the construction of a new medical building with associated compound, landscaping and carpark. The new DASH building and facilities would be constructed on the area currently occupied by a section of carpark, helipad and surrounding grassed area.

1.3 Methodology

Calculations were carried out by Paula Richings, Principal Consultant Ecologist at enims Ltd and Full member of the Chartered Institute for Ecology and Environmental Management (CIEEM). Paula is an experienced ecologist and has received training in habitat classification and the BNG metric. The Calculations were reviewed by Vicky Rusby, ecological consultant and Associate member of CIEEM, with over 8 years in the profession and has experience in habitat survey, condition assessments and the statutory metric.

The full biodiversity calculations are given in a separate spreadsheet accompanying this report (the 'metric'). The Defra Statutory Metric (Version 1.0.4) was used.

Pre-development habitats, areas (ha), and condition assessments were determined during the Preliminary Ecological Appraisal carried out by Fraser Gurney, enims Senior Ecologist, on the 12th March 2026. This was also supplemented by previous habitat data gathered in May and June 2025. Grassland habitat type and condition was confirmed by Dominic Price of Ilex Ecology across surveys in June 2025 and May 2026. Arboricultural survey data from 2025 and 2026 was also utilized for baseline information on trees. A map of the baseline habitats used to inform the calculations is shown in Appendix A and B and condition assessments are presented in a separate spreadsheet.

Post-development habitats were taken from the drawing 'Landscape General Arrangement Plan' issued July 2026 (ref. STECC-COL-XX-XX-D-L-1001 P22). The plan was georeferenced into QGIS to obtain the area/linear measurements, and the proposed habitats assigned a best fit in the metric, along with realistic target conditions. Plans of the post-development habitats used to inform the calculations is shown in Appendix C and D.

Strategic significance was determined in accordance with the Wiltshire and Swindon Local Nature Recovery Strategy.



2 Pre-Development Baseline

The baseline habitats and their biodiversity values for the application site ('on-site') are summarised below. Google Earth historical imagery was used to check the site and no evidence of degradation of the site prior to the ecological survey was observed.

An area of land around a recently constructed new ward building elsewhere in the wider hospital grounds has been identified as an off-site biodiversity enhancement area to off-set the losses as a result of the DASH development ('DASH Off-Set'). Baseline habitat information for the enhancement areas is also presented below.

2.1 Strategic Significance

As stated in the Statutory Biodiversity Metric User Guide 'once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as Low'.

2.2 On-Site 'Area' Habitats

Table 1. Pre-development habitat type, size, characteristics and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Developed land; sealed surface (car park area)	0.5296	Very low	n/a	0.00
Developed land; sealed surface (helipad area)	0.1106	Very low	n/a	0.00
Introduced shrub (ornamental planting – shrubs, cultivated plants)	0.0230	Low	n/a	0.05
Other neutral grassland (helipad area, parcel ref. 1a in Condition sheets)	0.3602	Medium	Poor	1.44
Mixed scrub	0.0504	Medium	Moderate	0.40
Urban trees (x8 within car park and helipad area)	0.0326	Medium	Poor	0.13

2.3 On-Site 'Hedgerow' Habitats

Table 2. Pre-development habitat type, length, characteristics and calculated biodiversity value

Habitat Type	Length (km)	Distinctiveness	Condition	Habitat Units
Non-native and ornamental hedgerow	0.042	Very low	Poor	0.04



2.4 Off-Site 'Area' Habitats

Table 3. Pre-development habitat type, size, characteristics and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Artificial unvegetated, unsealed surface	0.024	Very low	n/a	0.00
Modified grassland	0.011	Low	Moderate	0.04



3 Post-Development Habitats

Current proposals for the development include extensive new tree planting, creation of areas of species-rich amenity grassland, ornamental planting beds and bioretention SUDs. Species-rich wildflower grassland will be created in the DASH Off-Set areas. A 2-year habitat creation delay has been used for all post-development habitats, as habitat creation is not expected to start until construction is complete.

The post-development habitats and biodiversity values are summarised below, based on the current proposals and assumptions.

3.1 Strategic Significance

The helipad area is mapped as an Area that Could Become (ACB) important for biodiversity through the 'Nature on Our Doorstep' measure. However, the proposals do not meet the habitat creation requirements of the measure and, therefore, all post-development habitats are set as 'Low' strategic significance.

3.2 Retained On-Site 'Hedgerow' Habitats

Table 4. Post-development habitat type, length, characteristics and calculated biodiversity value

Habitat Type	Length (km)	Distinctiveness	Condition	Habitat Units
Non-native and ornamental hedgerow	0.032	Very low	Poor	0.03

3.3 Created On-Site 'Area' Habitats

Table 5. Post-development habitat type, size, characteristics and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Other neutral grassland	0.1478	Medium	Moderate	0.92
Mixed scrub	0.0218	Medium	Poor	0.08
Introduced shrub (ornamental planting)	0.0391	Low	n/a	0.07
Sustainable drainage system	0.055	Low	Good	0.17
Developed land; sealed surface (building, roads, paving, play area)	0.8101	Very low	n/a	0.00
Urban trees (x7 trees planted, ornamental varieties)	0.0285	Medium	Poor	0.7
Urban trees (x30 trees planted, native species)	0.1221	Medium	Moderate	0.35



3.4 Created On-Site 'Hedgerow' Habitats

Table 6. Post-development habitat type, length, characteristics and calculated biodiversity value

Habitat Type	Length (km)	Distinctiveness	Condition	Habitat Units
Species-rich native hedgerow	0.040	Medium	Moderate	0.25

3.5 Created Off-Site 'Area' Habitats

Table 7. Post-development habitat type, size, characteristics and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Other neutral grassland	0.024	Medium	Moderate	0.15

3.6 Enhanced Off-Site 'Area' Habitats

Table 8. Post-development habitat type, size, characteristics and calculated biodiversity value

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units
Modified grassland to Other neutral grassland	0.011	Medium	Moderate	0.07



4 Outcome

4.1 Total Baseline Biodiversity Value

The biodiversity unit value for the site has been measured at:

- 2.02 for on-site 'area' habitats
- 0.04 for on-site 'hedgerow' habitats
- 0.04 for off-site 'area' habitats

No irreplaceable habitats are present on site.

No watercourses are present on site.

4.2 Total Post Development Biodiversity Value

Based on current proposals the biodiversity unit value for the site has been measured at:

- 1.66 for on-site 'area' habitats
- 0.28 for on-site 'hedgerow' habitats
- 0.22 for off-site 'area' habitats

Area and hedgerow habitats cannot be combined.

Current post-development plans for the application site and the DASH OFF-Set enhancement areas indicate that the proposals will not be sufficient to achieve biodiversity net gain requirements. This is due to a trading rule break due to the loss of other neutral grassland and mixed scrub habitats, resulting in a deficit of 0.62 'area' units. The remaining unit deficit will be purchased from an off-site provider such as the Environment Bank.

Post development proposals indicate that there will be a +569.92% gain in hedgerow units and 'trading rules' will be met.



Appendix A: On-Site Baseline Habitat Map



Figure 1. Baseline habitat map for the application site (QGIS 3.40, Google maps 2026)

Appendix B: Off-Site Baseline Habitat Map

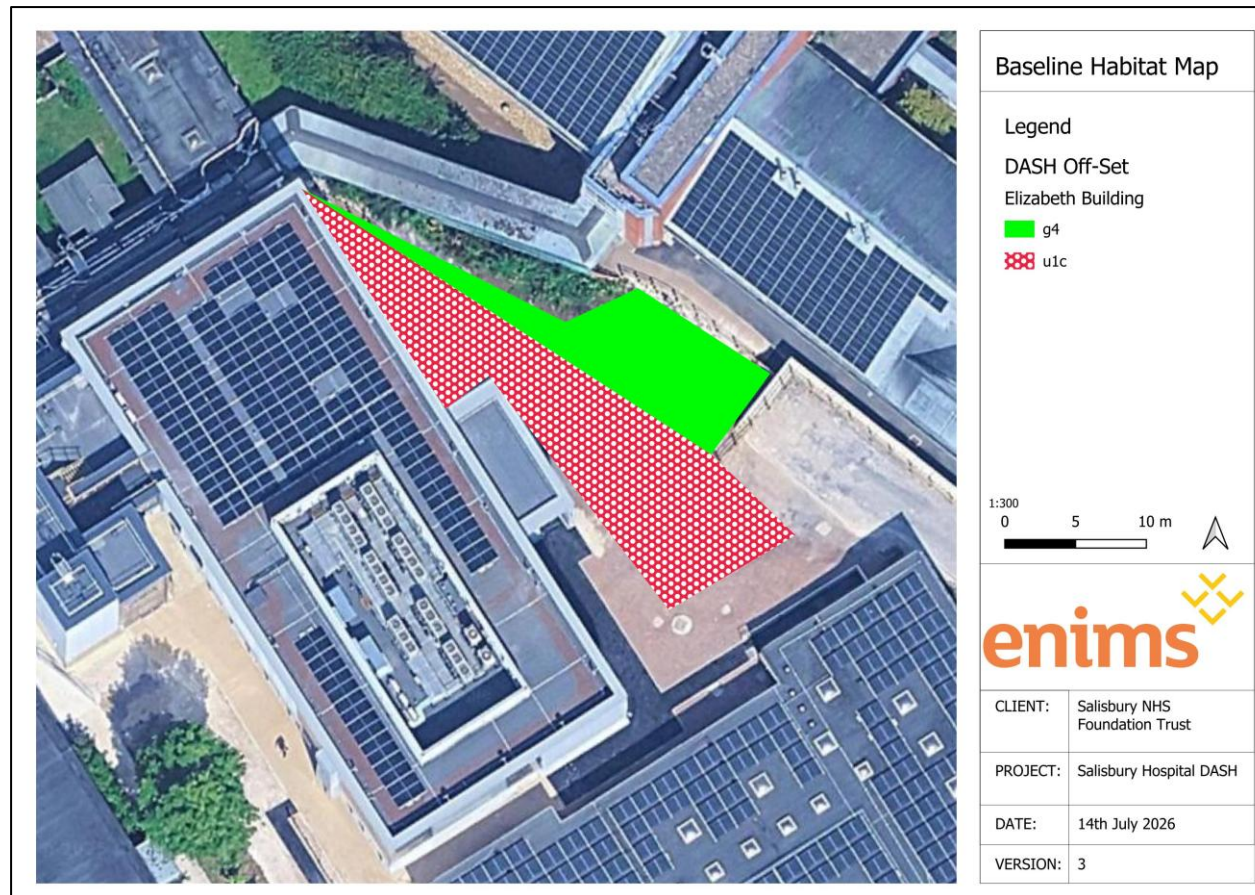


Figure 2. Baseline habitat map for enhancement areas around Elizabeth Building at Salisbury Hospital (QGIS 3.40, Google maps 2026)

Appendix C: On-Site Post Development Habitat Map

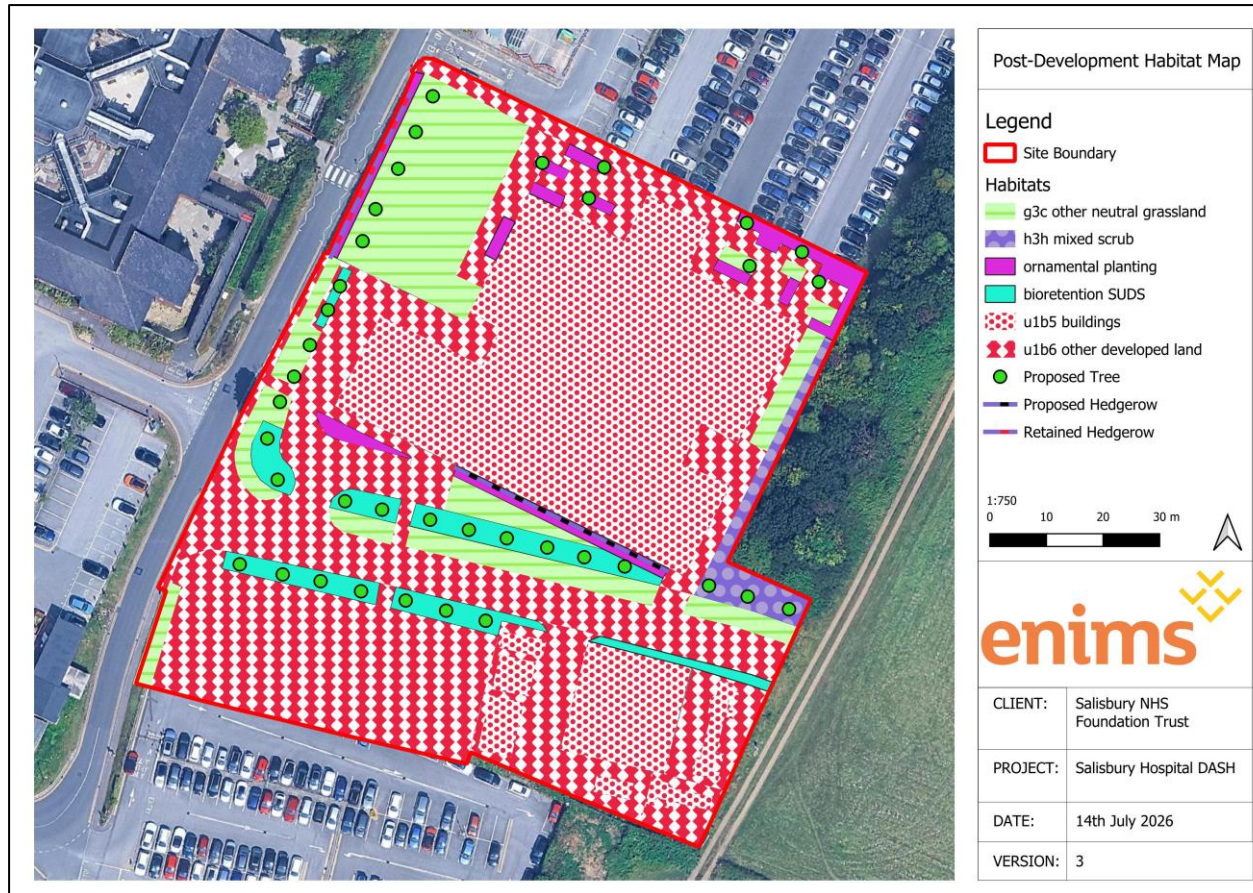


Figure 3. Post-development habitat map for the application site (QGIS 3.40, Google maps 2026)

Appendix D: Off-Site Post Development Habitat Map

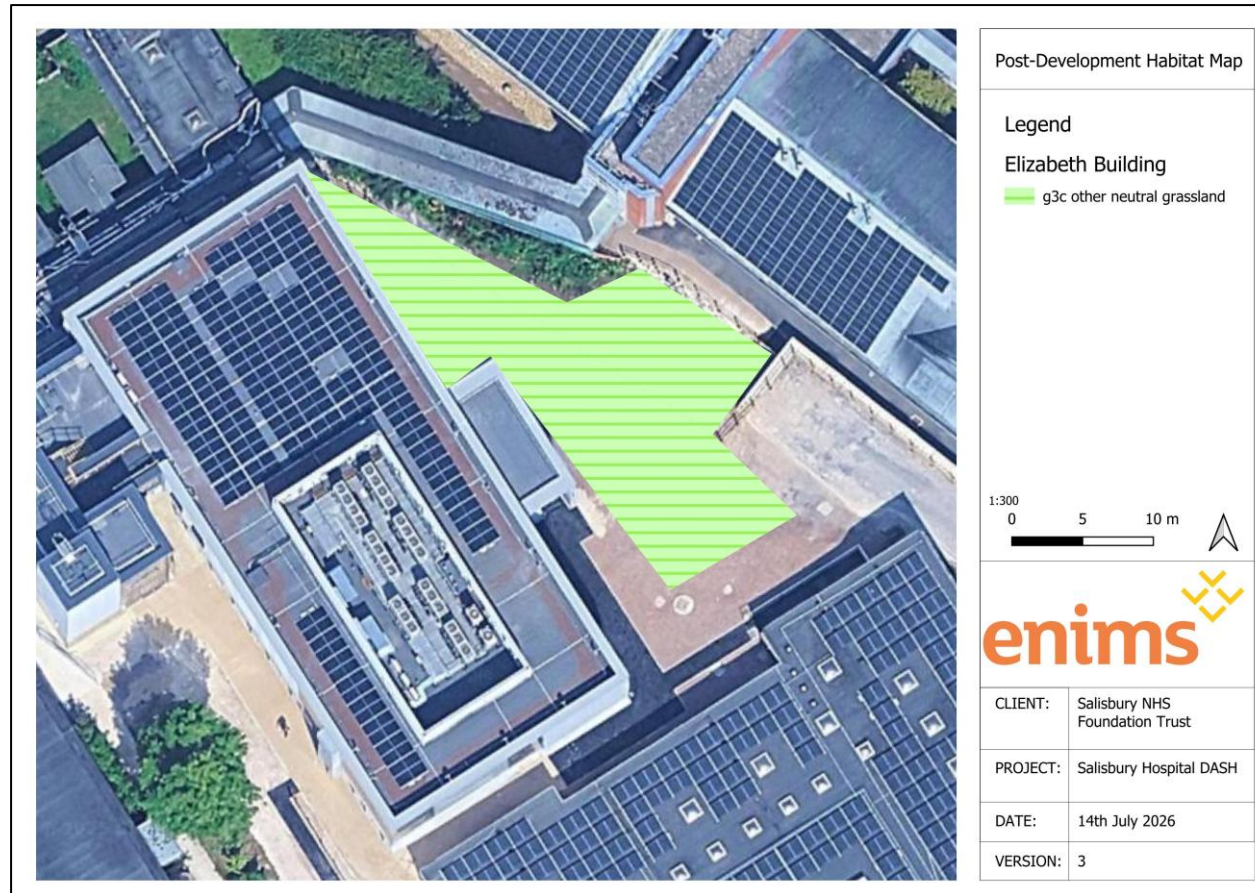


Figure 4. Post development habitat proposals for the Elizabeth Building enhancement areas (QGIS 3.10, Google maps 2026)