

Biodiversity Net Gain Statement and Assessment

Southern Policing Hub, Land at Mitre
Way, Old Sarum

11 August 2026

Ecology
Arboriculture
Land Management



Report Details

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FINAL	11 August 2026	Lindsay Taylor BSc MSc ACIEEM	Lindsay Taylor BSc MSc ACIEEM	Lindsay Taylor BSc MSc ACIEEM	Removal of watermark and client comments. Updated site plan.
DRAFT	12 June 2026	Lindsay Taylor BSc MSc ACIEEM	Chris Merrick BSc ACIEEM	Chris Merrick BSc ACIEEM	

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Site Details

Site Name and Location	Southern Policing Hub, Land at Mitre Way, Old Sarum
Central OS Grid Reference	SU 14696 33578
Client	Wiltshire Police

Boundary





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1 Introduction

This report provides a Biodiversity Net Gain Statement and Assessment for Southern Policing Hub, Land at Mitre Way, Old Sarum in relation to an Outline planning application. The report was commissioned by Wiltshire Police.

The area within the application boundary is hereafter referred to as the 'Site'.

Biodiversity Net Gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was initially and meets the requirements of the Government's 25 Year Environment Plan. The Environment Act (2021) requires most planning applications in England to deliver a 10% net gain in biodiversity.

1.1 Site Context

The Site is located on the southern extent of the village of Old Sarum, directly east of the A345. Surrounding habitat includes woodland to the southwest and northwest, an agricultural field to the west and urban development to the east and south.

1.2 Description of Proposed Development

Proposals consist of a Police Hub building with associated parking and access, areas of hardstanding, including an electrical substation, storage building, bin storage and cycle storage. The proposals also include indicative landscaping (Ridge, 2026: 5032745-RDG-XX-ST-D-A-950001-P05-Illustrative Site Plan).

1.3 Aims

The aims of this report are to:

- 🦋 Provide the national mandatory Biodiversity Net Gain information requirements; and
- 🦋 Provide the site baseline and an indicative post-development BNG assessment.

2 BNG Statement

2.1 National Mandatory Biodiversity Net Gain Information

Table 1 provides the BNG information required to support the planning application under Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Table 1: National Mandatory Baseline BNG Information

Information required	Description
Would the planning permission, if granted, be subject to the biodiversity gain condition?	Yes
Pre-development biodiversity value of the on-Site habitat on the date of application	Habitats 20.67
	Hedgerows 0.07
	Watercourses N/A
Publication date of the biodiversity metric calculation tool used	July 2025
Is an earlier date proposed?	No – the relevant date is the date of the planning application submission.
Is there any evidence of habitat degradation?	No – there is no evidence of any unauthorised habitat degradation since the statutory cut-off date of 30 January 2020.
Is there any irreplaceable habitat on Site?	No – there is no irreplaceable habitat within the Site boundary.
Plan of on-Site habitat on the date of the application (or earlier date)	Refer to Figure 1 .

2.2 'Significant' Net Gain

What counts as 'significant' habitat enhancement varies depending on the scale of development and existing habitat. Based on the Illustrative Site Plan (Ridge 2026, 5032745-RDG-XX-ST-D-A-950001-P05-Illustrative Site Plan), the following 'significant' on-site habitat enhancements, as defined by Government guidance, are predicted as detailed on **Figure 2**:

 **Habitats of medium or higher distinctiveness:** mixed scrub, other calcareous grassland and individual trees (all medium distinctiveness) proposed.

Therefore, a Habitat Management and Monitoring Plan (HMMP) will be required.

Note that given this is an Outline application and full landscaping details are not yet known, a precautionary approach has been taken to assessing what significant net gain may be on site post-development.

2.3 Biodiversity Gain Hierarchy

The biodiversity gain hierarchy has been followed during the design process as per **Table 2**.

Table 2: Application of the Biodiversity Gain Hierarchy

Step in the hierarchy	Application
<i>First, in relation to onsite habitats which have a medium, high and very high distinctiveness, the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects</i>	Significant areas of other calcareous grassland (medium distinctiveness) in moderate condition are to be retained and protected during construction. Further protections will be put in place during construction via the secure fencing required for the police hub. This will reduce impacts during operation as the site will not be accessible to the general public, removing impacts from activities such as dog walking. Medium distinctiveness bramble scrub requires removal to facilitate the development. The areas of woodland along the western boundary and the line of trees at H1 will be retained in their entirety and managed appropriately to ensure no degradation of their condition occurs. The layout of the proposals has been designed to avoid the RPA of trees.
<i>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</i>	Taking a precautionary approach, it is not considered feasible to enhance the retained other calcareous grassland to a better condition given its context within the development. A combination of onsite habitat creation and offsite mitigation via the purchase of suitable habitat units from a habitat bank will therefore be used to compensate losses. Loss of scrub will be compensated for through the planting of new mixed scrub areas within the development.

3 BNG Assessment Summary

A baseline and indicative post-development BNG assessment was undertaken using the statutory biodiversity metric (released in July 2025 and downloaded directly from the Government website¹ on 10 June 2026) following current guidance (Defra, 2024a). Further detail on the methodology is provided in **Appendix 1**.

The onsite baseline and indicative post-development BNG position are demonstrated in **Table 3**.

Full details of the calculations are provided in the statutory metric calculation tool (GE Consulting, 2026b). Condition assessments are provided in **Appendix 4**. Baseline and indicative post-development BNG plans are presented in **Figures 1** and **2**.

Table 3: Summary of onsite BNG Metric Assessment

Unit Type	Onsite Baseline Units	Onsite Post-development Units	Net Unit Change	% Change
Habitat	20.67	9.81	- 10.86	- 52.53%
Hedgerow/ Linear	0.07	0.12	+ 0.05	+ 70.04%
Watercourse	0	0	N/A	Not applicable

The indicative assessment indicates that the minimum 10% net gain requirement will not be achievable on Site. It is anticipated that a habitat bank will be used to gain the required habitat units. This will take into account current trading errors within the metric, which will be resolved through the purchase of units of the same broad habitat type or higher distinctiveness habitat to adequately compensate all habitat loss. This will need to be updated to reflect the final Site layout and detailed landscape plan at reserved matters/ following consent.

¹ <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

4 References

Defra (2024a) *The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology January 2025*. Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

Defra (2024b) *The Statutory Biodiversity Metric User Guide July 2025*. Available from: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

GE Consulting (2026a) *Statutory Biodiversity Metric*. Ref: 2269-SBM-EEB

GE Consulting (2026b) *Ecological Impact Assessment*. Ref: 2269-EcIA-LT

JNCC (2010) *Handbook for Phase 1 Habitat Survey - a Technique for Environmental Audit*. JNCC, Peterborough, ISBN 0 86139 636 7.

UKHab Ltd (2023) *UK Habitat Classification Version 2.0*. Available from: <https://www.ukhab.org>.



Key:

- Site Boundary
- Line of Trees
- g3c - Other calcareous grassland
- h3d - Bramble scrub
- u1b - Developed land, sealed surface
- w1g - Other woodland-broadleaved
- w1g7 - Other broadleaved woodland types

Plan is to Scale
Scale at A4: **1:1,250**



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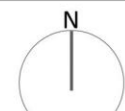
Figure 1:
BNG Baseline Plan

Project:
Old Sarum Employment Land

Client:
Wiltshire Police

Date:
11/6/2026
Ref:
2269-BNG-F1

Drawn:
AG
Revision:
-





Key:

- Site Boundary
- Line of Trees
- Line of Trees
- Ornamental Hedgerow
- New Urban Tree (Broadleaved)
- g3c - Other calcareous grassland
- g4 - Modified grassland
- h3h - Mixed scrub
- u1b - Developed land, sealed surface
- u1b5 - Buildings
- w1g - Other woodland-broadleaved
- w1g7 - Other broadleaved woodland types

Plan is to Scale
Scale at A4: 1:1,250

0 10 20 30 40 m

Imagery ©2026 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2026 Google

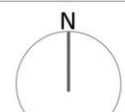
Figure 2:
Post Development Biodiversity Net Gain Plan

Project:
Old Sarum Employment Land

Client:
Wiltshire Police

Date:
12/6/2026
Ref:
2269-BNG-F2

Drawn:
EEB
Revision:
-





Key:

-  Site Boundary
-  Line of Trees
-  Retained
-  g3c - Other calcareous grassland
-  u1b - Developed land, sealed surface
-  w1g - Other woodland-broadleaved
-  w1g7 - Other broadleaved woodland types

Plan is to Scale
Scale at A4: **1:1,250**



Imagery ©2026 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2026 Google

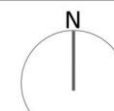
Figure 3:
Retained Grassland Areas

Project:
Old Sarum Employment Land

Client:
Wiltshire Police

Date:
11/6/2026
Ref:
2269-BNG-F3

Drawn:
EEB
Revision:
-



Appendix 1 – General Glossary of Terms

Annex I	Threatened bird listed on Annex I of the EC Birds Directive/ Habitats listed on Annex I of the EC Habitats Directive
Annex II	Species of community interest whose conservation requires the designation of SACs
BAP	Biodiversity Action Plan
BMCL	Bat Mitigation Class Licence
BNG	Biodiversity Net Gain
BoCC	Bird of Conservation Concern
CEMP	Construction Environmental Management Plan
CWS	County Wildlife Site
DBH	Diameter at Breast Height
EcIA	Ecological Impact Assessment
EPS	European Protected Species
GLTA	Ground Level Tree Assessment
HPI	Habitat of Principal Importance required under Section 41 of the NERC Act 2006
HSI	Habitat Suitability Index
HMMP	Habitat Management and Monitoring Plan
IRZ	Impact Risk Zone
GCN	Great crested newt
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
LEMP	Landscape and Ecology Management Plan
LPA	Local Planning Authority
LWS	Local Wildlife Site
MMU	Minimum Mapping Unit
NBW	Night-time Bat Walkover
NE	Natural England
NERC Act	Natural Environment and Rural Communities Act 2006
NPPF	National Planning Policy Framework
NVA	Night Vision Aid
NVC	National Vegetation Classification Survey
OSWI	Other Site of Wildlife Interest
pCWS	Potential County Wildlife Site
POS	Public Open Space
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
Ramsar	A wetland site designated to be of international importance under the Ramsar Convention
RPA	Root Protection Area
SAC	Special Area of Conservation
SPA	Special Protection Area
SPI	Species of Principal Importance required under Section 41 of the NERC Act 2006
SSSI	Site of Special Scientific Interest
UKHAB	UK Habitat Classification
UWS	Unconfirmed Wildlife Site
WCA	Wildlife and Countryside Act 1981(as amended)
ZOI	Zone of Influence

Appendix 2 – Biodiversity Net Gain Assessment Methodology

Site Survey and Condition Assessment

The Site was surveyed by Anna Galvin on 24 October 2023 comprising a UK Habitat Classification (UKHab) survey (UKHab Ltd. 2023, V2.0) and condition assessment following the criteria in the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology (Defra, 2024a). Where wet ditches and/or watercourses were present within the vicinity of the Site, additional information was recorded to detail encroachment in line with the Statutory Metric User Guide (Defra, 2024b). This applies to ditches within 5m of the Site boundary and watercourses within 10m of the Site boundary. See **Appendix 4** for the condition assessment sheets and the EcIA (GE Consulting, 2026b) for details of the UKHab survey. An update walkover was undertaken by Lindsay Taylor on 31 May 2024.

Given the underlying soil type within the area, it was considered prudent to undertake a full botanical survey which was completed by Hamish Kidd FISC 4 on 8 August 2025. A walkover of each grassland parcel was undertaken, followed by detailed sampling using 1m² quadrats, to collect detail on species and sward composition, the number of which was determined by the characteristics of each parcel. Where it became rapidly apparent that grasslands were clearly species poor modified grassland, three quadrats per parcel were sampled to evidence this. In parcels which were more diverse, six quadrats were sampled.

Estimated percentage cover of the below features were assessed based on a qualitative overall assessment of each parcel, along with data collected from quadrats:

- 🍷 Ryegrass and white clover;
- 🍷 Herbs, sedges and rushes;
- 🍷 ‘Undesirable species’ (as defined within Defra, 2024a); and
- 🍷 Bare ground.

Frequency of species was defined using the DAFOR methodology, adapted from that detailed within the Farm Environment Plan (Natural England, 2010):

- 🍷 Dominant: Recorded to cover a majority of the ground in all quadrats and qualitatively assessed as dominating the sward;
- 🍷 Abundant: Recorded in all quadrats, and qualitatively assessed as comprising a significant proportion of the sward;
- 🍷 Frequent: Recorded in >50% of quadrats;
- 🍷 Occasional: Recorded in 20-50% of quadrats; and
- 🍷 Rare: Recorded in <20% of quadrats.

All habitats within the Site were identified, described and mapped during the field survey in accordance with the UK Habitat Classification (UKHab) (UKHab Ltd., 2023 (V2.0)) and Statutory Biodiversity Metric (Defra, 2024b) classifications for hedgerows, with other linear and point features mapped using Phase 1 Habitat Survey symbology (JNCC, 2010). Primary habitats have been mapped to a minimum mapping unit (MMU) of 25m², although where features of note of a smaller scale are present, these have also been recorded and mapped.

Any habitats (e.g. traditional orchard) with no appropriate primary habitat label were assigned a secondary habitat code. Other secondary UKHab codes were recorded where relevant, although they are described qualitatively within this report for ease of reading.

Ditches were classified in accordance with best practice i.e. if considered likely to hold water for <4 months of the year, they were considered to be dry and as such are not included as a ditch within the BNG assessment (Defra, 2024b).

Biodiversity Metric Methodology

The BNG assessment was undertaken as per the Statutory Biodiversity Metric User Guide (Defra, 2024a) using a copy of the statutory Defra metric downloaded directly from the Government website² on 10 June 2026.

The habitats identified during the walkover survey were compared to current and historic satellite imagery (including Google Earth Pro and Google Maps) to assess whether degradation has occurred between 30 January 2020 and the date of the survey. Where degradation has occurred in this timeframe, the habitats on Site immediately prior to the degradation was used as the baseline for the Site in line with government guidance.

The Site was divided up into distinct habitat parcels and linear features based on UKHab and Statutory Biodiversity Metric classifications and measured accordingly using the QGIS mapping tool. Where appropriate, individual trees that have been included within the metric calculations are represented using point symbols superimposed over area habitats. Their area has been calculated and included within the metric as per the Statutory Biodiversity Metric User Guide (Defra, 2024a). All condition criteria information for all habitats for which a condition assessment is required is included in **Appendix 3**.

The area of each habitat to be created, retained and/or enhanced, as measured from the Illustrative Site Plan (see **Appendix 4**) in QGIS, was entered into the metric. These were then each given an appropriate target condition and strategic significance score.

Strategic Significance

The strategic significance score represents the local significance of the habitat based on its location and habitat type and is considered separately for each individual habitat. The value is determined by referring to the relevant Local Nature Recovery Strategy (LNRS). Where this has not yet been published, Local Planning Authority (LPA) biodiversity and green infrastructure strategies that apply to the site have been referred to.

The Site location falls within the area covered by the Wiltshire LNRS, however, it is not within a focus area for nature recovery and so all habitats were considered to have Low strategic significance.

Biodiversity Metric Principles

The Biodiversity Metric Principles have informed the assessment as per **Table 2.1**:

Table 2.1: Application of the Biodiversity Metric Principles

Principle	Application
<i>Principle 1 - The metric assessment should be completed by a competent person</i>	The metric was completed by an ecologist trained and experienced in the use of the metric.
<i>Principle 2 - The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands</i>	All other legislative and policy requirements have been met. See the EcIA for further details (GE Consulting, 2026a).

² <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Principle	Application
<i>Principle 3 - This biodiversity metric should be used in accordance with established good practice guidance and professional codes</i>	The latest User Guide and good practice guidance (including information within Planning Practice Guidance) has been followed.
<i>Principle 4 - This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice</i>	An EclA has been produced taking into account all other ecological considerations on Site.
<i>Principle 5 - Biodiversity units are a proxy for biodiversity and should be treated as relative values</i>	An EclA has been produced taking into account all other ecological considerations on site and the requirements for species have been incorporated into the design.
<i>Principle 6 - This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance</i>	An EclA has been produced taking into account all ecological considerations on site, including local requirements using survey and desk study data, with the metric used to show how habitat creation and enhancement is contributing to providing an uplift in biodiversity value of the Site, as required by the Environment Act.
<i>Principle 7 - Habitat interventions need to be realistic and deliverable within a relevant project timeframe</i>	The habitats proposed to be created have been specified based on site specific circumstances, including how these will likely be utilised and managed in the future. As such a precautionary approach has been taken to suggesting habitats to be created post-development and condition assessment.
<i>Principle 8 - Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation</i>	Some habitat creation will be taking place on Site however the majority of losses will be offset via the purchase of appropriate units, in this case a medium distinctiveness grassland, from a local habitat bank.
<i>Principle 9 - This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:</i> - maintain habitat extent - - supporting more, bigger, better and more joined up ecological networks - ensure that proposed or retained habitat parcels are of sufficient size for ecological function	Proposed habitats have been designed to link to existing landscape features, including woodland and hedgerows, to enhance existing ecological networks. Large areas of grassland are proposed to be retained to maintain ecologically functional areas for species e.g. reptiles and bat foraging.

Assumptions

The following assumptions were made to complete the calculations:

- Given that there is no option within the SBM to select 'Other Calcareous Grassland', an alternative has been used within the metric as a proxy for this habitat. As the Site does not fall under either priority habitat calcareous grassland (see Appendix 3), Other Neutral Grassland was selected as the proxy given both this and Other Calcareous Grassland are Level 4 in the Grassland Ecosystem Primary Hierarchy within the UKHabs guidance³.

³ Pg 2 of Version 2 of the UK Habitat Classification guidance document.

- 🦋 The areas of habitat (grassland and woodland) identified in Figure 3 will be retained and protected during construction;
- 🦋 The SuDS basins will be mostly dry and therefore have been classified as ‘other calcareous grassland’;
- 🦋 There will be a delay of 2 years between habitat loss and habitat creation; and
- 🦋 The measures in the CEMP and HMMP will be followed to ensure that the proposed habitat retention, creation and enhancements are achievable.

Limitations

There were no limitations associated with the Site survey or baseline BNG calculations.

Off-Setting

It is anticipated a habitat bank will be used to gain the units required. The units purchased will also serve to satisfy the trading rules.

Given that the losses entail Other Calcareous Grassland, which is a medium distinctiveness habitat and as such needs to be mitigated by another medium distinctiveness habitat with the same broad category (grassland) or a higher distinctiveness habitat, due to the lack of the specific grassland type on the market, another medium distinctiveness grassland such as Other Neutral Grassland will be purchased to offset.

Appendix 3 - Botanical Survey Results

Table 3.1 below provides details of the botanical species counted within each quadrat along with their abundance (using the DAFOR⁴ scale) within that quadrat.

Table 3.1: Botanical species and their abundance

Species	Quadrat Number						Site wide abundance
	1	2	3	4	5	6	
<i>Wild marjoram</i> *							F
Common toadflax		R					F
Red bartsia							O
Vipers bugloss							R
<i>Common bird's foot trefoil</i> *		R					O
Wild carrot			F		F		F
False oat grass	F	F	F	O	F	F	A
Rough meadow grass	F	F	O	O			F
Red fescue	F	F	A	A	A	A	A
Creeping buttercup	F			F			O
Timothy	R		F	F	O		O
Perennial rye grass	R						O
Cock's foot	O	F				F	F
White clover	O						O
<i>Ox-eye daisy</i> *		O					O
Salsify		O	R				O
<i>Rough hawkbit</i> *		O	A		F		F
Common ragwort		O		F	R		F
Ribwort plantain		O	O	O	F	O	F
Selfheal		O			R	O	F
Yorkshire fog		O	O		F	F	F
Dandelion		O	O				O
Wood avens		O	O	F	O	F	F
Hoary willowherb			O	O	O	O	O
Cat's ear			F				O
Perforate St. John's wort				F			O
Hogweed				O			O
<i>Agrimony</i> *						O	O
<i>Wild basil</i> *						A	O
Wild teasel							O
Creeping cinquefoil							F
Creeping thistle							O
Black medic							O
Greater plantain							O
Red clover							O
Tansy							R

* *Calcareous grassland indicators*

Six calcareous grassland indicator species were present within the Site boundary, with wild marjoram being present in one quadrat; common bird's foot trefoil, ox-eye daisy, agrimony and wild basil being present in two

⁴ D = Dominant; A = Abundant; F = Frequent; O = Occasional; R = Rare

quadrats each; and rough hawkbit in four quadrats. As such, the grassland is considered to be a calcareous grassland.

The calcareous grassland category contains several sub-categories at Level 4 in the UK Hab Grassland Ecosystem Primary Hierarchy:

- 🦋 Lowland Calcareous Grassland (G2a) (Priority Habitat);
- 🦋 Upland Calcareous Grassland (G2b) (Priority Habitat); and
- 🦋 Other Calcareous Grassland (G2c).

Further division to Level 5 then includes two subdivisions of G2a:

- 🦋 G2a5 - Dry grasslands and scrub on chalk or limestone; lowland (H6210); and
- 🦋 G2a6 - Dry grasslands and scrub on chalk or limestone; important orchid sites (H6210)

and three of G2b:

- 🦋 G2b5 – Alpine and subalpine calcareous grasslands (H6170);
- 🦋 G2b6 – Species-rich grasslands with mat-grass in upland areas (H6230); and
- 🦋 G2c7 – Dry grasslands and scrub on chalk or limestone; upland (H6210).

The Upland habitats (G2b and derivatives) can be excluded as these typically occur at 250-300m in altitude. The maximum altitude of the Site is 74m.

G2a6 (Dry grasslands and scrub on chalk or limestone; important orchid sites (H6210) can be ruled out due to the lack of any orchid species observed during any of the surveys (including the quadrat survey).

The remaining options are either G2a5 - Dry grasslands and scrub on chalk or limestone; lowland H6210 (a Lowland priority habitat) or Other Calcareous Grassland.

In order to qualify as a priority calcareous grassland habitat type (Lowland calcareous grassland or Upland calcareous grassland), the grassland needs to pass two or more of the main criteria plus both of the extra criteria outlined in **Table 3.2**. When the criteria for the priority habitat were applied to the Site, the habitats passed only one out of three of the main criteria, though both extra criteria were also passed:

Table 3.2: Priority Habitat Criteria

Priority Habitat Criteria	Pass/ Fail
>15 species per m2 (including grasses and excluding bryophytes)	Fail
>30 % cover of broadleaved herbs and sedges (excluding white clover, creeping buttercup and injurious weeds)	Fail
<10% cover of rye grasses and white clover	Pass
Extra Criteria:	
AND ≥2 indicator species are classed as ‘frequent’ on the DAFOR scale	Pass
AND ≥3 indicator species are classed as ‘occasional’ on the DAFOR scale	Pass

In addition, none of the species included within the description of G2a5 - Dry grasslands and scrub on chalk or limestone; lowland (H6210) within the UK Hab guidance document are present within the grassland onsite.



Furthermore, following a review of historical online mapping⁵, the Site was arable in 2001 up until the development of the adjacent site in 2009. The Site was then subject to some level of disturbance up until 2014 as part of the adjacent development and the development of the Avonbourne Care Centre building, after which it was left to develop into a grassland.

Whilst the Site grassland does not fall neatly into any UK Hab category, on balance, given that it doesn't pass the criteria for a priority habitat and doesn't fit within the descriptions of the priority habitats, it would be disproportionate to assign such a habitat type to this grassland. As such, the grassland on Site is not considered to fall under either priority habitat type and is therefore classified as Other Calcareous Grassland.

⁵ Google Earth Pro



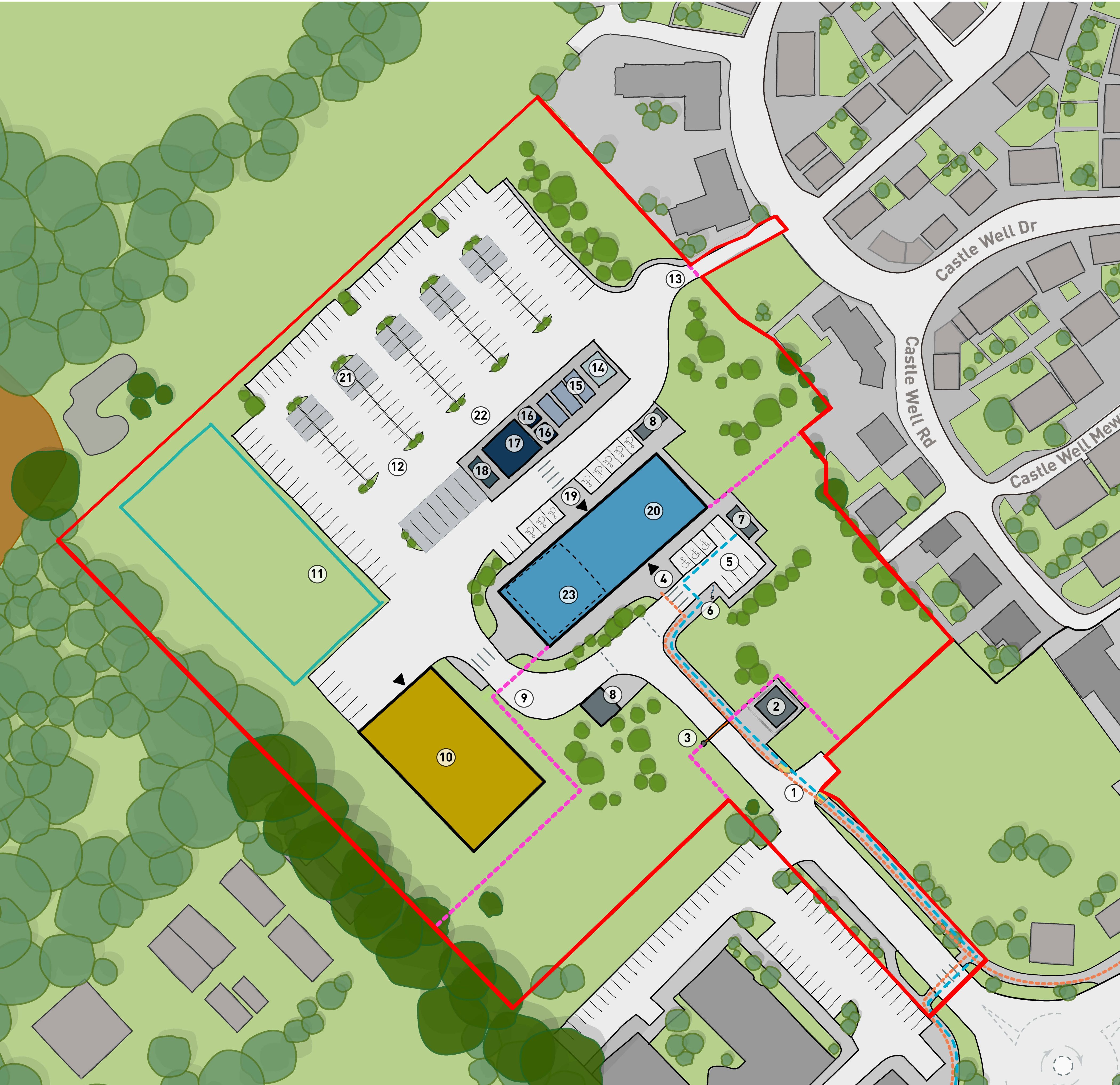
Appendix 4 – Habitat Condition Assessment Sheets

Table 4.1: Condition Assessment of Medium Distinctiveness Grassland

Parcel /Feature Reference	Total score and Condition						
	A – This parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. This criterion is essential for achieving Moderate or Good condition for non-acid type grasslands.	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).	C - Cover of bare ground is between 1% and 5%, including localised areas (for example, a concentration of rabbit warrens).	D - Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including <i>Rubus fruticosus</i> agg.) is less than 5%.	E – Combined cover of species indicative of suboptimal condition and physical damage, excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.	F – There are 10 or more vascular plant species per m2 present, including forbs that are characteristic of the habitat type. This criterion is essential for achieving Good condition for non-acid type grasslands.	
	Pass	Fail	Pass	Fail	Fail	Pass	3/6
Main field	Six indicators of calcareous grassland present (see Table 3.1)	Sward height was short and uniform across the grassland.	Areas of bare ground covered between 1% and 5% of the grassland.	Scrub encroaching from the patch at the southern boundary into the grassland. Comprises more than 5% of the grassland.	Several species indicative of sub-optimal condition present as well as damaging activities in the form of high levels of dog walking.	More than 10 species per metre squared.	Poor condition



Appendix 5 - Illustrative Site Plan (Ridge, 2026: 5032745-RDG-XX-ST-D-A-950001 – P07)



ILLUSTRATIVE SITE PLAN
1 : 500

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P07	Final Planning Issue	10/08/2026	EP	EM
P06	Draft Planning Issue - Co-ordination Updates	16/06/2026	EP	EM
P05	Draft Planning Issue	04/06/2026	EP	EM
P04	Illustrative Site Plan Updates - Issue	19/05/2026	EP	EM
P03	Public Consultation Visuals - Issue	14/05/2026	EP	EM
P02	Site Plan Draft - Comment Updates	29/04/2026	EP	EM
P01	Initial Site Plan Draft	22/04/2026	EP	EM

REV	DESCRIPTION	DATE	BY	CHKD
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ORIGINATOR:

RIDGE

RIDGE PROJECT No: 5032745

CLIENT:
Wiltshire Police

IN ASSOCIATION WITH:

PROJECT:
Proposed Southern Policing Hub, Mitre Way, Old Sarum, Salisbury

TITLE:
ILLUSTRATIVE SITE PLAN

DRAWN BY: EP CHECKED BY: EM APPROVED BY: EM

SCALE: As indicated @ A1 DATE: 02/07/2026

STATUS: S5
DESCRIPTION: FOR REVIEW AND ACCEPTANCE

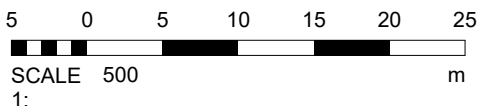
MODEL REFERENCE: 5032745-RDG-XX-XX-M3-A-000001

PROJECT NUMBER - ORIGIN - FUNC - SPATIAL - FORM - DIS - NUMBER REV:
5032745 - RDG - XX - ST - D - A - 950001 P07

Key :

- 1 - Primary Site Entry / Exit point
- 2 - Electrical Substation
- 3 - Arm Barrier
- 4 - Main Staff and Public Entrance
- 5 - Visitor Car Park
- 6 - Flagpole
- 7 - Cycle Storage
- 8 - Bin Storage
- 9 - Bi-fold vehicular and pedestrian gate to secure rear yard
- 10 - Storage Building
- 11 - Potential Expansion Space
- 12 - Staff Car Park
- 13 - Secondary Site Access (emergencies only)
- 14 - Generator & Fuel Tank
- 15 - Secure Store (3)
- 16 - Waste Skips
- 17 - Vehicle Washdown
- 18 - Vehicular Fuel Store and Pumps
- 19 - Staff Entrance to Police Hub
- 20 - Police Hub Building - 3 storey
- 21 - Covered Parking Bays
- 22 - Secure Police Yard
- 23 - Roof Top Plant

- Red Line Boundary & Secure Fence Line
- Secure Line (segregating Public Area and Police Secure Yard)
- Potential Expansion Space
- Cyclist Route
- Pedestrian Route
- Arboricultural Surveyed Trees
- Indicative Existing Trees
- New Indicative Landscaping
- Accessible Bays
- Indicative Parking Bay Shelter Cover
- Indicative Existing Buildings in Surrounding Context



Proposal for a Southern Policing Hub for Wiltshire Police

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