

BUNDLE 4: Full ecological mitigation (31/07/25)
supports approval.

1. The Applicant's first (withdrawn) planning application (PL/2024/09412) for a very similar scheme was supported by detailed ecology evidence dated 22nd October 2022 (see Bundle 4 B / page 5).
2. The County Ecologist's Department (Jessica Cracknell) reviewed on 20th November 2024 (see Bundle 4 C / page 44) Kingfisher's submitted evidence and her recommendation was:

No objection – subject to conditions regarding compliance with bat mitigation proposed by Kingfisher and excluding external artificial lighting to protect bats.

3. The applicants then withdrew the proposed garage from the Master Plan in January 2025 as there was a concern about tree root protection areas and Jessica Cracknell was automatically reconsulted.
4. On 11th February 2025 Jessica confirmed that she had no further comment (see Bundle 4 D / page 49).
5. We are therefore resubmitting today all the information again submitted in October 2024 (see Bundle 4 B).
6. We are also submitting a July 2025 update (see Bundle 4 A – page 3).
7. In our opinion, the Council's ecologists have indicated their conditional support for this proposal.
8. Kingfisher Ecology visited the site again on 2nd July 2025 and recommended the applicant repeat reptile presence/absence surveys and to repeat Phase 2 bat surveys, at a substantial cost.
9. The advice was not that the repeat surveys were legally required, but based on the precautionary or "nice to have" principle.
10. Importantly, their walkover survey (02/07/25) for the garden concluded:

"The garden was recently cleared of a lot of vegetation, but the ecological value of the site remains the same. The table below provides a visual representation of the ecological conditions on the site as they are presently compared to the original surveys completed in 2022." (Emphasis added by Benchmark 31/07/25.)

11. Importantly, their walkover survey (02/07/25) for the attic spaces concluded:
- No, or negligible, changes observed in the attics.**
12. Kingfisher recommend a detailed Ecological Mitigation Strategy (EMS) is Conditioned for the project once the Planning Application is granted.
13. **The EMS will ensure that all protected species observed have been identified and robust mitigation measures established.**
14. On this basis, the mitigation is proposed to be delivered by way of a pre-commencement condition:

"No development shall take place until a detailed Ecological Mitigation Strategy (EMS) for the site has been submitted to and approved in writing by the Local Planning Authority. The **Ecological Mitigation Strategy (EMS)** shall be fully implemented and thereafter maintained and retained in accordance with the approved details."

15. The EMS will include Kingfisher's previous recommendations (Bundle 4 / p28):
- Section 7: Specification for mitigation and compensation - Including proposals to minimise impact on the black population, capture and exclusion and retention and modification where possible of existing roosts;
 - Section 8: Monitoring, management, and maintenance;
 - Section 9: Enhancements, including particular bat box (Schwegler 1FF Bat Box or similar), bat bricks, integrated brick bat boxes and Ibstock Enclosed Bat Box C
16. There is one exception to note. The proposed "flowering lawn mixture" – see Appendix A – Biodiversity Enhancements Map – is replaced by simply "lawn mixture". This is counterbalanced by a commitment to increase mitigation elsewhere, as follows:

	2024	July '25
1 SP Schwegler sparrow terrace (integrated)	1	1
Vivaro Pro Barcelona open Woodstone nest box	1	2
Vivaro Pro Seville Woodstone nest box	2	2
Schwegler hedgehog dome	2	2
SKU concrete bee bricks	3	4
Integrated bat box	2	4
Schwegler 1FF bat boxes	2	4

END

BUNDLE 4A

Kingfisher Ecology Ltd

Ecological, Arboricultural and Sustainable Solutions



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21 July 2025

Mr and Mrs Walker,
Old Vicarage House,
Coombe Bissett
SP5 4LR

RE: Site Ecological Conditions Update Letter.

Dear Mr and Mrs Walker,

After reviewing the previous revision of the Site Ecological Conditions Update Letter (document ref: TOV-20240523-Rev A) Bat Emergence and Return to Roost Surveys Report (document ref: TOV-17082022-Bat Rev B), and Phase 2 Reptile Survey Report (document ref: TOV-19082022-Rep Rev B) and attending the site on 2nd July 2025 to undertake a walk over survey to assess the current Ecological Conditions on site, I can confirm that the site conditions have not changed significantly.

The garden was recently cleared of a lot of vegetation, but the ecological value of the site remains the same. The table below provides a visual representation of the ecological conditions on the site as they are presently compared to the original surveys completed in 2022.

Recommendations for further survey are provided at the end of this report.

Description	Supporting image from 2022	Supporting image from 2024	Supporting image from 2025
Image showing the entrance of the site with negligible changes.			
Image showing the main house and garden with negligible change.			
Image showing negligible change with minor encroachment of ruderal vegetation into the unmanaged grassland present in the garden. The new brush piles created by vegetation clearance provide			

suitable habitat for hedgehogs, reptiles and amphibians.			
Image taken from the northwestern edge of the site, facing the eastern portion of the site showing negligible change.			
Image showing the derelict pond with negligible change.			
Image taken from the garden area to the south elevation of the main house showing negligible change. The clearance of overgrown garden vegetation has			

created suitable basking spots for reptiles.			
Image showing the west elevation of the main house with negligible changes.			
Images showing the hanging tiles on the southeast elevation of the main house. No significant changes observed.			
Image showing the small area of hanging tiles on the southwest elevation of the main house. A buddleja has grown since preventing direct flight from bats to			

the hanging tiles.			
Image showing the internal west side of the roof void within the main house, no changes observed.			
Image showing the internal east side of the main house roof void with negligible changes observed.			
Image showing the internal roof structure with wood frame, batten and tiles with negligible changes observed.			

Evaluation and Recommendations

The ecological condition of the site remains the same, however due to the time that has passed since previous surveys, it is recommended that a reptile presence/absence survey and Phase 2 bat surveys are repeated on the site. The Phase 2 bat surveys will consist of three dusk emergence surveys conducted between May and September.

The mitigation, compensation and enhancement recommendations will be provided after the completion of the Phase 2 surveys and the review of the final design.

It is recommended that a detailed Ecological Mitigation Strategy (EMS) is Conditioned for the project once the Planning Application has been granted. The EMS will ensure that all protected species observed have been identified and robust mitigation measures established.

Please let me know if you have any questions and I will be happy to discuss.

Yours sincerely,

Revised by:



Hannah Cockburn MBiol (Hons) Zoology, AMRSB, ACIEEM
Ecologist
Kingfisher Ecology Ltd

And

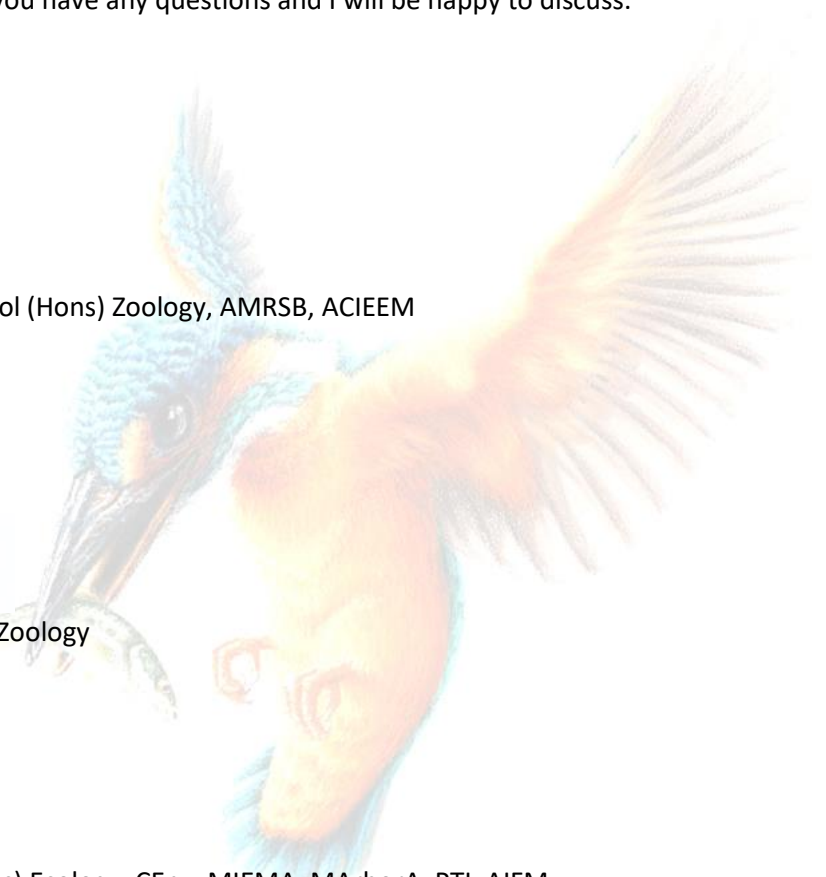


Katie Sell MSci (Hons) Zoology
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Approved by:



Adam Lewins BSc (Hons) Ecology, CEnv, MIEMA, MArborA, PTI, AIFM
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BUNDLE 4B

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22 October 2024

Mr and Mrs Walker,
Old Vicarage House,
Coombe Bissett
SP5 4LR

Dear Mr and Mrs Walker,

After reviewing the Ecological Appraisal Report (Unique reference N°: TOV-20220111-PEA Rev A) produced by Kingfisher Ecology Ltd in January 2022 and attending the site on 2nd May 2024 to undertake a walk over survey to assess the current Ecological Conditions on site, I can confirm that the site conditions have not changed significantly.

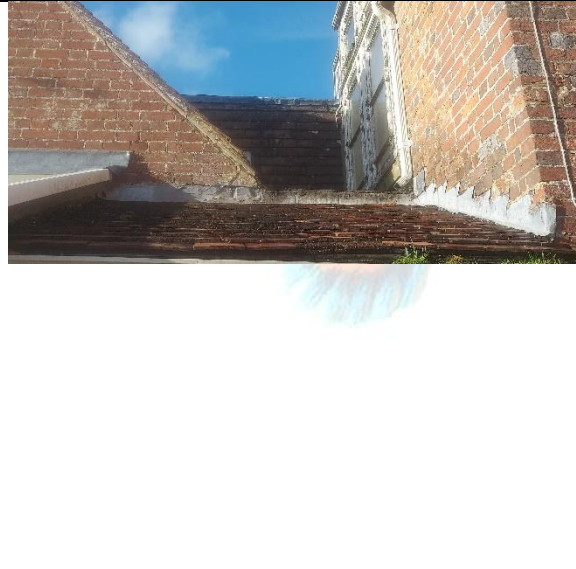
The site has been left unmanaged as it was in 2022. Phase 2 surveys were undertaken for bats and reptiles which have been appended to this letter. The reptile presence/absence survey in 2022 resulted in a count of 4 slow worms. The main house was being used as a bat roost by common and soprano pipistrelle bats at the time of survey.

The recommendations for protected species remain the same as in 2022 with no significant change to the ecological conditions of the site.

The table below provides a visual representation of the ecological conditions on the site as they are presently compared to the original surveys completed in 2022.

Description	Supporting image from 2022	Supporting image from 2024
Image showing the entrance of the site with negligible changes.		

Image showing the main house and garden with negligible change.		
Image showing negligible change with minor encroachment of ruderal vegetation into the unmanaged grassland present in the garden.		
Image taken from the northwestern edge of the site, facing the eastern portion of the site showing negligible change.		
Image showing the derelict pond with negligible change.		

Image taken from the garden area to the south elevation of the main house showing negligible change.		
Image showing the west elevation of the main house with negligible changes.		
Image showing the hanging tiles on the southeast elevation of the main house. No significant changes observed.		
Image showing the small area of hanging tiles on the southwest elevation of the main house. A buddleia has grown since preventing direct flight from bats to the hanging tiles.		
Image showing the internal west side of the roof void within the main house,		

no changes observed.		
Image showing the internal east side of the main house roof void with negligible changes observed.		
Image showing the internal roof structure with wood frame, batten and tiles with negligible changes observed.		

Recommendations

The proposed development will change from the original scope, however the impacts to the house and garden will be similar. All recommendations provided in the PEA, reptiles and bat reports for the site are still valid.

After receiving the final design, I have updated the mitigation, compensation and enhancement recommendations within the phase 2 survey reports in line with the new development as appended to this letter.

It is recommended that a detailed Ecological Mitigation Strategy (EMS) is Conditioned for the project once the Planning Application has been granted. The EMS will ensure that all protected species observed have been identified and robust mitigation measures established.

Please let me know if you have any questions and I will be happy to discuss.

Yours sincerely,

Revised by:



Hannah Cockburn MBiol (Hons) Zoology, AMRSB
Ecologist
Kingfisher Ecology Ltd

Approved by:



Adam Lewins BSc (Hons) Ecology, CEnv, MIEMA, MArborA, PTI, AIFM
Director and Principal Consultant (Ecology and Arboriculture)
Kingfisher Ecology Ltd



Bat Emergence and Return to Roost Surveys Report of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR

On behalf of:



August 2022

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Document Reference:	TOV-17082022-Bat Rev B	
Prepared By:	Hannah Cockburn, MBIol (Hons) Zoology, AMRSB	
Approved By:	Adam Lewins, BSc (Hons) Ecology MIEMA CEnv MARborA MRSB AIFM	
Date:	17 th August 2022	
Revision A:	15 th November 2022	
Revision B:	22 nd October 2024.	

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DOCUMENT INFORMATION

Project Name:	The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR
Kingfisher Document Name:	Bat Emergence and Return to Roost Surveys Report
Kingfisher Document Number:	TOV-17082022-Bat Rev B
Document Title: Bat Emergence and Return to Roost Surveys Report of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR	
Planning Authority:	Wiltshire Council
Planning Application Reference:	TBC
Amendments Rev A: Updated the following images with the revised proposal from four proposed dwellings to three. • <i>Figure 8. Map showing proposed works</i> • <i>Figure 9. Proposed bat compensation post development (blue) and bat box position during destructive search (magenta)</i> • <i>Figure 10. Proposed position of bat compensation post development on buildings B1.1 and B1.2</i> • <i>Appendix A Biodiversity Enhancements Map</i> Rev B: Updated the following images in line with the revised proposal to one dwelling and a garage. • <i>Figure 8. Map showing proposed works</i> • <i>Figure 9. Proposed bat compensation post development (purple) and bat box position during destructive search (green)</i> • <i>Removed: Figure 10. Proposed position of bat compensation post development on the new house</i> • <i>Appendix A Biodiversity Enhancements Map</i>	

This report has been produced by Kingfisher Ecology Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client. This report details the findings at the time of survey, together with an assessment of how the proposed development could be expected to impact on the habitats and species that exist at the site and suggests mitigation designed to reduce those impacts. It is vital that the applicant agrees with those recommendations and that they are taken up within the site design before the application is submitted to the LPA. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Contents

1. Introduction and Site Description	5
2. Site Location	5
<i>Figure 1. Distant aerial view of site location.....</i>	<i>5</i>
<i>Figure 2. Close up aerial view of site location, with building numbers and red line boundary</i>	<i>6</i>
3. Methodology.....	6
<i>Figure 3. Map illustrating the location and number of surveyors to robustly assess the building/s</i>	<i>7</i>
4. Survey Results	7
<i>Table 1. Bat species abbreviations.....</i>	<i>7</i>
4.1 Emergence Survey 1	8
<i>Table 2. 15/07/2022 – Dusk Emergence Survey</i>	<i>8</i>
<i>Figure 4. Activity Map for 15/07/2022</i>	<i>8</i>
4.2 Emergence Survey 2	9
<i>Table 3. 29/07/2022 – Dusk Emergence Survey</i>	<i>9</i>
<i>Figure 5. Activity Map for 29/07/2022</i>	<i>9</i>
4.3 Emergence Survey 3	10
<i>Table 4. 12/08/2022 –Dawn Return to Roost Survey</i>	<i>10</i>
<i>Figure 6. Activity Map for 12/08/2022</i>	<i>10</i>
5. Conclusions	11
<i>Table 5. The species use assessment for the Old Vicarage</i>	<i>11</i>
<i>Figure 7. Activity Map for all surveys conducted at The Old Vicarage between 15/07/2022-12/08/2022...12</i>	<i>12</i>
6. Impact Plan of the Proposed Works.....	13
<i>Figure 8. Map showing proposed works</i>	<i>13</i>
6.1 Initial impacts.....	13
6.2 Long term impacts	13
Non-mitigated changes to the roosts contained within The Old Vicarage house (B1.1 and B1.2) may result in the inability of bats to access the buildings, which will have a high impact on a local level for The Old Vicarage and Coombe Bissett.....	13
6.3 Roost loss.....	13
Non-mitigated work to the roof could result in the loss of roosting features and access points, resulting in the loss of roosts from the building. This would have a high impact at the local level for The Old Vicarage.....	13
6.4 Fragmentation and isolation	13
The proposed construction will not result in the fragmentation or isolation of any habitats, as the surrounding land in the immediate vicinity of the property will be unaffected by the works.....	13
6.5 Post-development	14
6.6 Predicted scale of impact of this development/activity on species status	14
<i>Table 6. The Predicted Scale of Impact of the Proposed Development on Species Status for Bats Found at the Old Vicarage</i>	<i>14</i>
7. Specification for Mitigation and Compensation	14

7.7	<i>Explanation of design with consideration for least impact on the bat population</i>	14
7.8	<i>Capture and exclusion</i>	14
7.9	<i>Retention and modification of existing roosts and new roost creation</i>	15
	<i>Figure 9. Proposed bat compensation post development (purple) and bat box position during destructive search (green)</i>	15
8.	Monitoring, management, and maintenance	16
9.	Enhancements and Recommendations	16
	<i>Figure 10. Example of lighting designs that prevent light spill above the horizontal plane</i>	17
	<i>Table 7. Bat box enhancement recommendations</i>	17
10.	References	19
	Appendix A - Biodiversity Enhancements Map	20
	Appendix B - Legislation and Species Information	21

1. Introduction and Site Description

Kingfisher Ecology Ltd have been commissioned by Spruce Town Planning, on behalf of Addis Homes Ltd, to conduct two Phase 2 dusk emergence surveys and one dawn return-to-roost survey at The Old Vicarage, due to the discovery of a bat roost within the Old Vicarage house (see the Preliminary Ecological Appraisal and Preliminary Roost Assessment, Document ref: TOV-20220111-PEA). The garage (building B2) was deemed to provide negligible potential for roosting bats, and has been omitted from further survey effort. The summer house (building B3) was deemed to provide moderate bat roost potential, thus a single dusk emergence survey and a single dawn return-to-roost survey was undertaken for this building.

This report contains the methodology, results and recommendations given for protected bats species that may be present on site. This report is to be read in conjunction with the *Preliminary Ecological Appraisal of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR*. Document ref: TOV-20220111-PEA.

Bats are protected under the Habitat Regulations 2017 and Wildlife and Country Act 1981 (England and Wales) and it is illegal to kill, injure, capture, disturb or harass any bat species, damage any bat roosts or obstruct access of bats to a breeding or resting place. Consequently, it is essential to conduct a comprehensive investigation across a site undergoing any form of development. Due to their lifecycle (Collins, 2016. p. 23) and the availability of insect prey, bats will use a variety of roosts, foraging areas, and commuting routes throughout the year. For this reason, multiple surveys are required to gain a thorough understanding of bat activity within an area.

The site consists of tussocky improved grassland, unsealed gravel driveways which have grown over with moss and pioneer weed species, paving and ornamental planting, scattered trees, ornamental shrubs, and bramble scrub. The site is bounded on all sides by low walls or close board fencing. The site is surrounded by rural village gardens and housing, and a B-road passing the Western boundary.

2. Site Location

The site is located at The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR. Grid reference: SU 11063 26257. This land is herein referred to in this report as 'the site' or 'application site.' See figures below for aerial maps.

Figure 1. Distant aerial view of site location

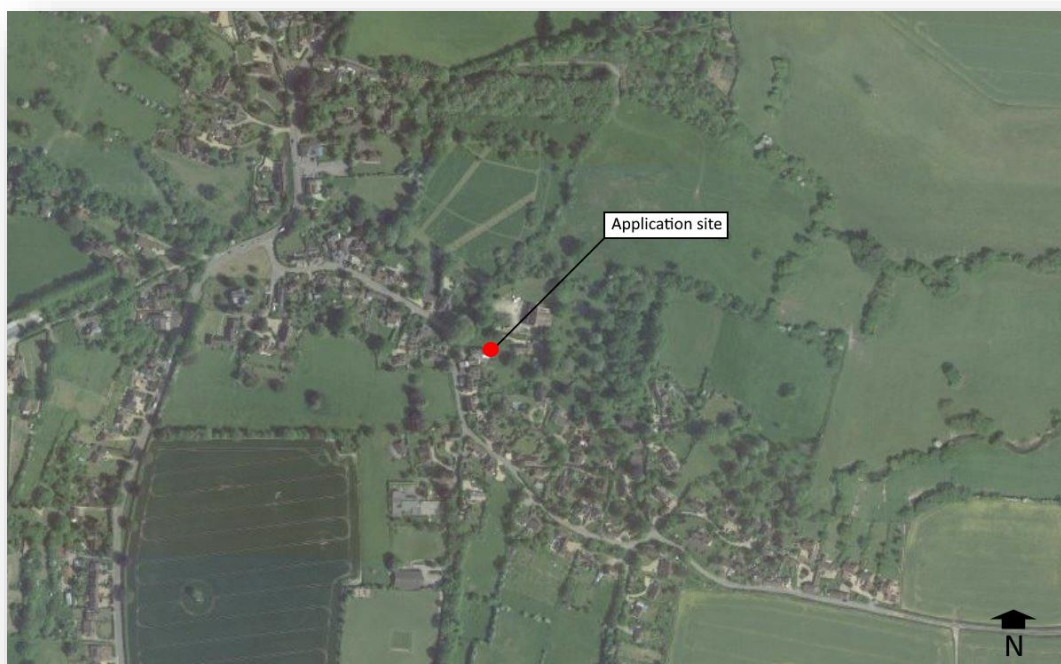


Figure 2. Close up aerial view of site location, with building numbers and red line boundary



3. Methodology

The Phase 2 emergence and return to roost surveys follow the Preliminary Roost Assessment (PRA) recommendations. Based on the findings of the PRA, two Phase 2 dusk emergence and one dawn return to roost surveys were required for the main house (building B1.1-B1.4) and the summer house at the back of the garden (building B3). The Phase 2 surveys were undertaken by licenced bat ecologist Adam Lewins and experienced bat surveyors Sam Hobbs, Tony Wells, Phil Budd, Ellie Gollop, and Hannah Cockburn.

Adam Lewins holds Natural England European Protected Species Licences for Bats (Bat Class Level 2 Licence ref: 2016-25057-CLS-CLS) and is a registered consultant under the Bat Mitigation Class Licence Scheme (CL-21).

Each surveyor was strategically positioned to cover each elevation for possible emergences and return to roost flights, with sight lines to features which offer roost potential. The locations of the surveyors are shown in Figure 3 below. The equipment used were Elekon Batlogger M™ bat detectors and an infrared camera. All survey data was analysed using Bat Explorer™ software.

Figure 3. Map illustrating the location and number of surveyors to robustly assess the building/s



4. Survey Results

Bat species abbreviations are used within the figures and throughout the report. Table 1 below outlines the abbreviations included within this report.

Table 1. Bat species abbreviations

Common name	Scientific name	Abbreviation
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	CP
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	SP
Unidentified pipistrelle species	<i>Pipistrellus</i> sp.	PSp
Brown/Grey long-eared	<i>Plecotus auratus</i>	BLE
Noctule	<i>Nyctalus noctule</i>	N
Serotine	<i>Eptesicus serotinus</i>	S
Barbastelle	<i>Barbastella barbastellus</i>	B
Myotis species	<i>Myotis</i> sp.	M
Unidentified bat species		U

4.1 Emergence Survey 1

Table 2. 15/07/2022 – Dusk Emergence Survey

Survey Date	Sunrise time	Sunset Time	Start time	End time	Weather conditions, cloud cover, wind	Temp (°C)
15/07/2022 (Dusk)	~	21:15	21:00	22:45	Dry, 10% cloud, Beaufort: 0-1 South	Start: 22 Finish: 15

There were five emergences observed from the roof and hanging tiles on the house (building B1.1 and B1.2) of the Phase 2 development at The Old Vicarage, on the Easterly and Southern elevations on 15/07/2022, as indicated in Figure 4. Three soprano pipistrelles and two common pipistrelles were seen to exit the building between 21:37 and 21:42. This confirms The Old Vicarage house as a bat roost.

Foraging and commuting bats were also heard and seen throughout the emergence survey. Seven noctule bats, thirteen serotine bats, five soprano pipistrelles and eleven common pipistrelle bats were observed foraging, feeding and commuting over the survey period. One brown long eared bat was also seen flying South through the garden at 22:13. Four Myotis bats were also observed foraging and commuting through the garden between 22:06 and 22:36. Several individuals of these species were also heard but not seen throughout the survey, including twelve noctule bats and nine serotine bats. Two brown long-eared bats were heard but not seen between 22:13 and 22:15, and one soprano pipistrelle bat was heard but not seen at 22:34. Two common pipistrelle bats were heard but not seen at 21:56 and 22:30.

Figure 4. Activity Map for 15/07/2022



4.2 Emergence Survey 2

Table 3. 29/07/2022 – Dusk Emergence Survey

Survey Date	Sunrise time	Sunset Time	Start time	End time	Weather conditions, cloud cover, wind	Temp (°C)
29/07/2022 (Dusk)	~	20:58	20:43	22:28	Dry, 60% cloud, Beaufort: 1 South West	Start: 21 Finish: 16

There were seven emergences observed from the tile cladding and roof of the house (building B1.1 and B1.2) of the Phase 2 development at The Old Vicarage, on the South and Eastern elevations on 29/07/2022, as indicated in Figure 5. Six common pipistrelles and one soprano pipistrelle bat exited the building between 21:13 and 21:58. This confirms The Old Vicarage house as a bat roost. Two common pipistrelles were observed to re-enter the house on the eastern elevation between 22:19 and 22:23, this implies that The Old Vicarage may be a common pipistrelle maternity roost.

Several species of foraging and commuting bats were also heard and seen throughout the emergence survey, with 22 common pipistrelle bats heard and seen across the site over the survey period. Soprano pipistrelle bats were also observed on ten occasions across the site. Four noctule bats were observed passing over the site during the survey, and five serotine bats were heard and seen foraging and commuting around the house. Three brown long eared bats were also observed foraging around the garden to the South-East of the house between 22:01 and 22:14.

Eight soprano and five common pipistrelle bats were heard but not seen over the course of the survey, along with four serotine bats. Noctule bats were heard but not seen seven times over the survey period. Three Myotis bats were heard but not seen between 21:53 and 22:10, and four brown long eared bats were heard but not seen between 21:28 and 22:15 across the site. Two barbastelle bats were heard but not seen near the northern edge of the site at 21:55 and 22:16.

Figure 5. Activity Map for 29/07/2022



4.3 Emergence Survey 3

Table 4. 12/08/2022 –Dawn Return to Roost Survey

Survey Date	Sunrise time	Sunset Time	Start time	End time	Weather conditions, cloud cover, wind	Temp (°C)
12/08/2022 (Dawn)	5:49	~	4:19	5:49	Dry, 0% cloud, Beaufort: 0-1 North	Start: 16 Finish: 13

There were three re-entries observed into the main house building of The Old Vicarage, on the Southern and Western elevations. One common pipistrelle entered the house at 5:19, and two soprano pipistrelles entered the roof space at 4:55 and 5:30 in the locations illustrated in Figure 6. This confirms the Old Vicarage as a bat roost.

Foraging and commuting bats were also heard and seen throughout the return to roost survey. Eleven serotine bats were heard and seen foraging, feeding, and commuting across the site, and seven common pipistrelle bats were observed foraging and commuting across the site from 4:58 until 5:25. Seven soprano pipistrelle bats were observed foraging and commuting across the site over the duration of the survey, and one Myotis bat was seen and heard flying West over the house at 4:41.

Ten common pipistrelles and nine serotine bats were heard but not seen throughout the site over the survey period. Three soprano pipistrelle bats were heard but not seen between 4:07 and 4:23, and two Myotis bats were heard but not seen at 4:03 and 4:31. A single noctule bat was heard but not seen at 4:33.

Figure 6. Activity Map for 12/08/2022



5. Conclusions

The main house at the Old Vicarage was being used as a bat roost by common and soprano pipistrelle bats at the time of survey. There were two roosts present at the time of survey, one in the roof cavity of B1.1 and one in the roof cavity of B1.2.

The findings of the bat emergence and return-to-roost surveys for the site conclude that moderate numbers of common pipistrelle, soprano pipistrelle, serotine, noctule, Myotis and brown long-eared bats use the site for foraging, feeding, and commuting as observed at the time of each survey.

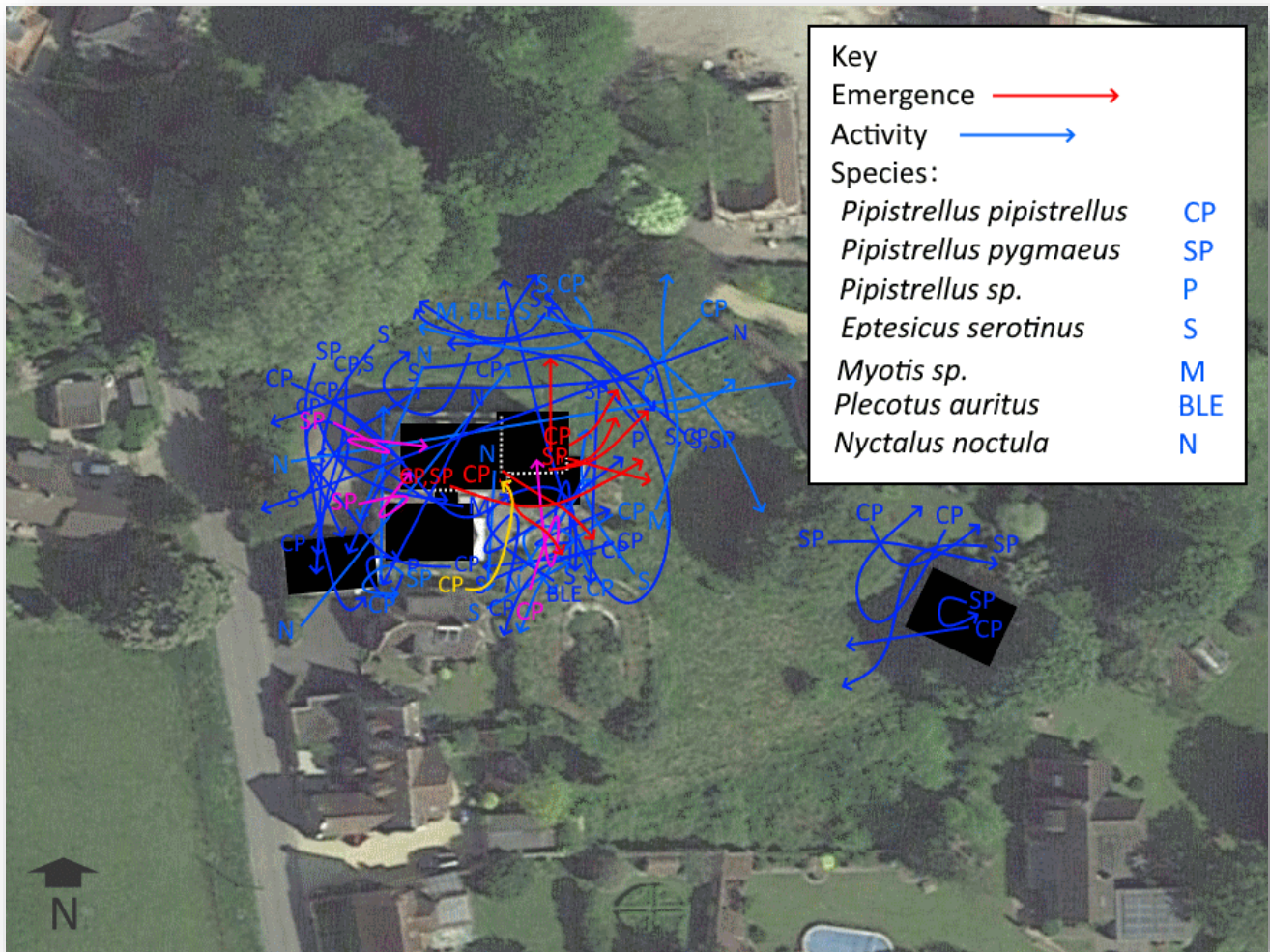
Despite the two re-entries observed during the dusk emergence survey on 29/7/22, the Old Vicarage is not believed to be a maternity roost due to the low number of bat droppings (200-500) recorded within the roof void on B1.1, and the low number of bats recorded during the survey period.

Bats utilise the entirety of the site, moving along treelines and building edges where possible. Common pipistrelle, soprano pipistrelle and serotine bats were the most frequently recorded species of bats, although moderate numbers of brown long eared bats and Myotis bats were also recorded on each survey. Two barbastelle bats were also heard but not seen on the emergence survey on the 29/7/22.

Table 5. The species use assessment for the Old Vicarage

Structure	Species	Estimate of numbers of individuals	Site status assessment	Conservation significance of roost	Use and importance of the site throughout the year
The Old Vicarage house (B1.1 and B1.2)	Common pipistrelle	1-5	Common pipistrelle: Day roost.	Local/ Parish	Used by Common pipistrelles as day/night roost.
The Old Vicarage house (B1.1 and B1.2)	Soprano pipistrelle	1-5	Soprano pipistrelle: Day roost	Local/ Parish	Used by Soprano pipistrelles as day/night roost.

Figure 7. Activity Map for all surveys conducted at The Old Vicarage between 15/07/2022-12/08/2022



6. Impact Plan of the Proposed Works

Figure 8. Map showing proposed works



6.1 Initial impacts

Unsupervised works (roof removal, block work etc.) has the potential to kill/injure 1-5 common and soprano pipistrelle bats. This would produce a major negative impact at a site level. The presence of humans, noise, vibrations, and any lighting during the night that is associated with the proposed works has the potential to disturb 10-20 common and soprano pipistrelle bats. This would also produce a major negative impact at the local level.

6.2 Long term impacts

Non-mitigated changes to the roosts contained within The Old Vicarage house (B1.1 and B1.2) may result in the inability of bats to access the buildings, which will have a high impact on a local level for The Old Vicarage and Coombe Bissett.

6.3 Roost loss

Non-mitigated work to the roof could result in the loss of roosting features and access points, resulting in the loss of roosts from the building. This would have a high impact at the local level for The Old Vicarage.

6.4 Fragmentation and isolation

The proposed construction will not result in the fragmentation or isolation of any habitats, as the surrounding land in the immediate vicinity of the property will be unaffected by the works.

6.5 Post-development

External lighting and increased noise due to the presence of humans may result in bats abandoning the roost, which would have a major negative impact at a local level.

6.6 Predicted scale of impact of this development/activity on species status

Table 6. The Predicted Scale of Impact of the Proposed Development on Species Status for Bats Found at the Old Vicarage

Species	Roost type	Predicted scale of impact			Notes
		Site	County	Regional	
Common pipistrelle	Day	x			
Soprano pipistrelle	Day	x			

7. Specification for Mitigation and Compensation

7.7 Explanation of design with consideration for least impact on the bat population

The destructive search will be undertaken during the late Autumn and Winter months when bats are likely absent from the roof void. All works will be conducted in this time to minimise disturbance during the bats' active season.

The existing roost will be destroyed when the property is demolished. A European Protected Species Mitigation Licence (EPSML) or a Bat Mitigation Class Licence (BMCL) must now be applied for and granted prior to the works commencing. Mitigation and compensation must be proposed and agreed prior to any works which will cause disturbance of the roost.

7.8 Capture and exclusion

The demolition of B1.1 and B1.2, which are confirmed as bat roosts, will require a thorough internal and external inspection by a suitably experienced and licenced bat ecologist of all affected roof voids and all bat features using a high-powered torch, bat detector and endoscope in order to search for any bats present. Then a cautious destructive search, during good weather conditions with no rain or high winds, will follow. If bats are found to be present, they will be carefully captured by hand and placed into a lined and ventilated container. Any bats captured during the works will be carefully checked for injuries, sexed, and translocated to bat boxes positioned on the walnut tree located in the central-east section of the site by a licenced and experienced bat ecologist.

Due to the careful timing of works and the characterisation of the roosts by the Phase 2 bat surveys, it is likely that only a few bats may be present. The species and number of bats that may be present during the works are not expected to exceed:

- 1-5 common pipistrelle bats
- 1-5 soprano pipistrelle bats

All work will be completed during suitable weather conditions with no rain and low winds. Any bats encountered will be caught by hand by the bat licensed ecologist, identified to species, sexed, put in a lined ventilated container and relocated out of harm's way (into the dedicated bat boxes which will be in place prior to works commencing).

In the unlikely event that any further species are encountered other than those covered by the licence, all work will cease, Natural England consulted, and the species added to the licence. Any bat found to be injured will be passed to a bat carer as necessary.

7.9 Retention and modification of existing roosts and new roost creation

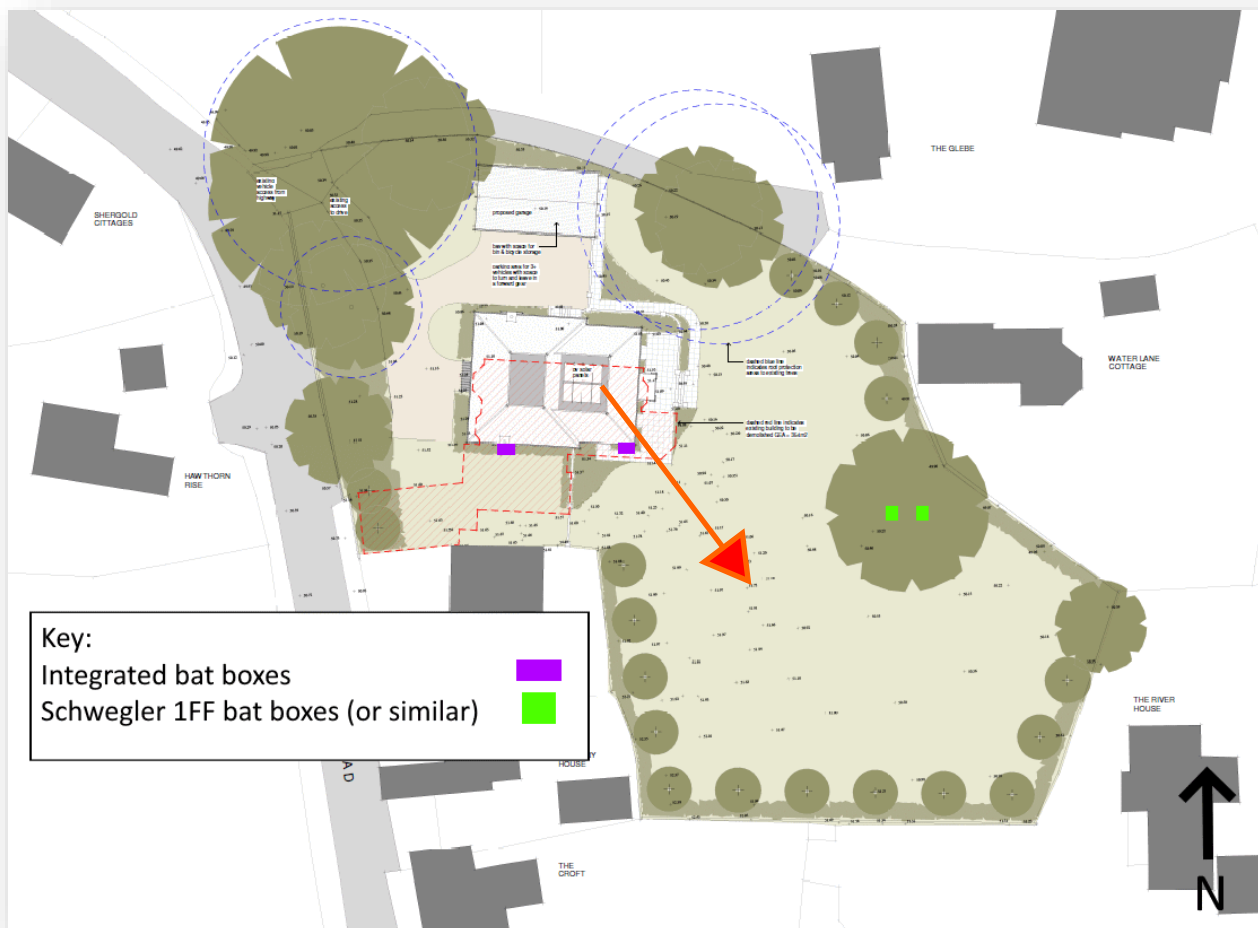
All existing buildings on the site will be demolished as a part of the proposed works.

The roof membrane will be new type 1F bitumen-based woven membrane, which is safe for bats. Long strand roof liners such as Tyvek™ must be avoided as bats can get tangled up in the fibres causing potential bat mortalities. Timber treated with products deemed safe to use on bat roosts must be used. Details of products can be found using Natural England Guidance Technical Information note TIN092 – Bat Roosts and Timber Treatment Products.

The roost compensation will consist of 2x integrated bat boxes located 4-6m high on the south elevation of the new house. Bat boxes will be installed away from artificial light and no light will be cast onto the installed bat boxes.

Two Schwegler 1FF bat boxes (or similar) will be positioned at a height of 4-6m on the South elevation of the walnut tree in the central east section of the site, to be used as the receptor boxes during the destructive works. These will remain in place post-construction as an enhancement for roosting bats.

Figure 9. Proposed bat compensation post development (purple) and bat box position during destructive search (green)



The proposed development will have a new landscaping scheme. Planting of EM10F Tussocky Grassland and night scented plants is recommended to attract nocturnal insects which are a vital food resource for all UK bat species. A flowering lawn mixture has been proposed to be planted in the area highlighted in Appendix A.

8. Monitoring, management, and maintenance

Monitoring will be undertaken between May and August in the year following the completion of the works.

The bat boxes will be inspected using binoculars and an endoscope where accessible to ensure that they remain useable.

Experienced bat surveyors will undertake a bat box inspection post construction in order to assess if the compensations roosts are being used. A single inspection will be undertaken in year 1 post construction.

Adjustments will be made if initial monitoring reveals poor take-up by bats.

A suitably experienced and licensed ecologist will be appointed to undertake post-development monitoring as stated.

No part of this method statement will be carried out except on land and buildings owned by the applicant.

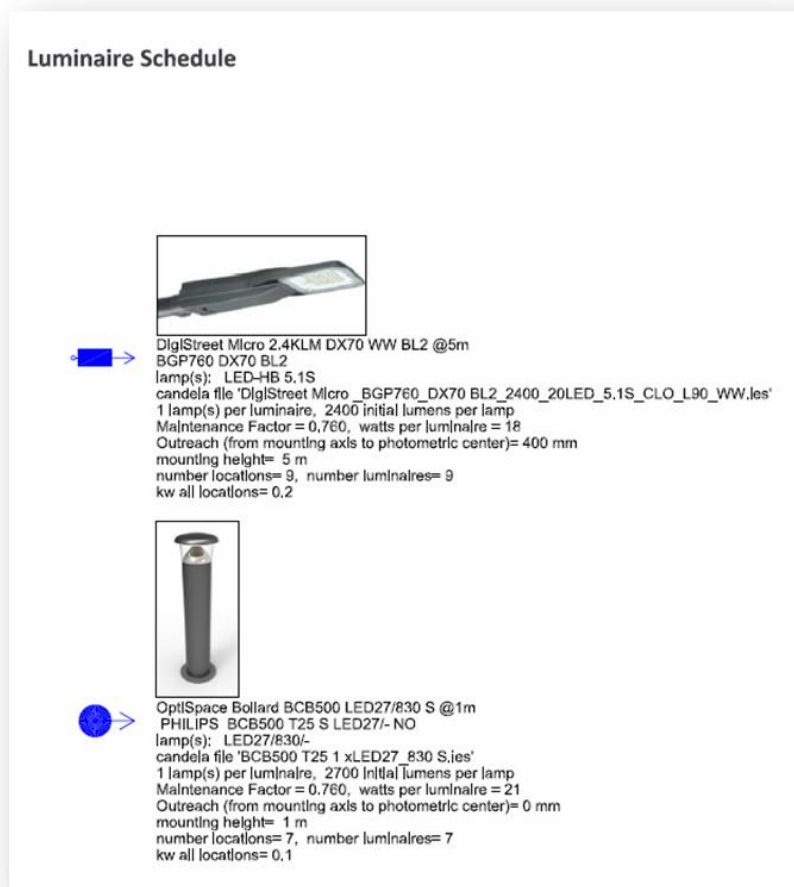
9. Enhancements and Recommendations

Due to the high number of bats that utilise the site for feeding and commuting, a number of recommendations have been suggested to enhance bat activity within the area and to mitigate the impacts the development works will have on the local bat population. It is imperative that enhancements for bats are incorporated into the design for the proposed development in line with the recommended enhancements as set out in the enhancement map (Appendix A).

The enhancements include a two bat boxes that will be integrated into buildings and two bat boxes that will be positioned on the walnut tree in the central east section of the site. Planting of of EM10F Tussocky Grassland mix and night scented plants is recommended to attract nocturnal insects which are a vital food resource for all UK bat species. It is also recommended that native species rich hedgerows and native trees from a local provenance be planted to increase linear features and connectivity throughout the site which will enhance the foraging and commuting potential for the site.

All bat and bird boxes will be positioned away from any source of artificial light to reduce the impact on bat and bird behaviour. Light falling on bat roosts can delay bat emergence, which can considerably reduce foraging time, particularly just after dusk which is the peak foraging period. Illuminating bat roosts can also increase avian predation. Where external lighting is required, lighting should consist of warm white lighting that is designed to prevent light spillage above the horizontal plain. Light sources such as Light Emitting Diodes (LEDs) could be used as the light emitted is more directional with a white, narrow, instant beam (see Figure 10). All security lighting should be PIR activated with a timer to reduce the amount of artificial light that foraging bats may be exposed to at night.

Figure 10. Example of lighting designs that prevent light spill above the horizontal plane



The following table illustrates the type of bat boxes that will be incorporated into trees and buildings:

Table 7. Bat box enhancement recommendations

Location and enhancement type	Supporting Image(s)	Further information
Tree Schwegler 1FF Bat Box or similar		This box is suitable to be hung in either trees or buildings and is used as both a summer roost and nursery for bats that inhabit crevices such as pipistrelle bats. Boxes should be placed at a height of 4 to 6m on the south west/south/south east elevation where there is a clear flight path for bats entering and leaving.

Building- integrated Habibat Bat Box – Custom Brick Facing		The box is suitable for most building-inhabiting species including pipistrelles, natterer's, whiskered and Brandt's bats. Position Habibat a minimum of 3 metres but preferably 5 to 7 metres above ground near the eaves or gable apex where there is a clear flight path for bats entering or leaving. The Habibat is made to order and can be matched to your building's facing.
Building- integrated Habibat Bat Box – Custom Brick Facing		The box is suitable for most building-inhabiting species including pipistrelles, natterer's, whiskered and Brandt's bats. Position Habibat a minimum of 3 metres but preferably 5 to 7 metres above ground near the eaves or gable apex where there is a clear flight path for bats entering or leaving.
Building-integrated Ibstock Enclosed Bat Box C		This box has been designed for pipistrelle bats and is integrated directly into the buildings brick work. Position between 4 to 5 metres above ground level near the eaves or gable apex. The approach to the box should be clear of obstacles. This box comes in three colours and two different sizes.

10. References

- Andrews, H. (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-care and Ecology Professionals. Pelagic Publishing. ISBN: 978-1-78427-161-9.
- Bat Conservation Trust (2008). Bats and Lighting in the UK.
- Chartered Institute of Ecology and Environmental Management (2017). Technical Guidance series. Guidelines for Ecological report Writing.
- Collins, J. (ed) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust. London. ISBN-13 978-1-872745-96-1.
- Kingfisher Ecology Ltd (2022). Preliminary Ecological Appraisal of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR. Document ref: TOV-20220111-PEA-Rev A.
- Natural England (2013). Bat roosts: use of chemical pest control products and timber treatments in or near them.
- The British Standards Institute (2013). *BS 42020:2013 Biodiversity – Code of practice for planning and development*. ISBN 978 0 580 77917 6.
- The British Standards Institute (2015). *BS 8596:2015 Surveying for bats in trees and woodland – guide*. ISBN 978 0 580 80950 7.
- Wray, S., Wells, D., Long, E., Mitchell-Jones, T. (2010). Valuing Bats in Ecological Impact Assessments. In Practice, pp.23-25.

Appendix A - Biodiversity Enhancements Map



Appendix B - Legislation and Species Information

The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 form the cornerstone for species and habitat protection in England and Wales.

All native bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and by the Conservation of Habitats and Species Regulations 2017.

Taken together, these instruments make it illegal to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat.
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in Scotland) affect its ability to survive, breed or rear young (or hibernate or migrate in England, Wales and Northern Ireland) or (significantly in England, Wales and Scotland) affect the local distribution or abundance of the species.
- Damage or destroy a roost [this is an 'absolute' offence and need not be deliberate or intentional].
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

All bat species and their roosts (whether occupied or not) are afforded strict legal protection. Any activities likely to result in damage or disturbance to bat roosts can only be undertaken under derogation from the Conservation Regulations. In England, this mechanism is administered by Natural England, who is able to issue European Protected Species Mitigation (EPSM) licences to allow activities impacting bats and their roosts. EPSM licences will only be granted under the proviso that mitigation is implemented that will minimise any impacts on the conservation status of the species.

National Planning Policy Framework (NPPF) 2019

Chapter 15 - Conserving and enhancing the natural environment

Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services ± including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major developments other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest; c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The following should be given the same protection as habitats sites: a) potential Special Protection Areas and possible Special Areas of Conservation; b) listed or proposed Ramsar sites; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.



Phase 2 Reptile Survey Report

of

The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR

On behalf of:



August 2022

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Document Reference:	TOV-19082022-Rep Rev B	
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Date:	19 th August 2022	
Revision A:	15 th November 2022	
Revision B:	21 st October 2024	

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DOCUMENT INFORMATION

Project Name:	The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR
Document Name:	Phase 2 Reptile Survey Report
Document Reference:	TOV-19082022-Rep Rev B
Document Title: Phase 2 Reptile Survey Report of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR	
Planning Authority:	Wiltshire Council
Planning Application Reference:	TBC
Amendments Rev A: Updated the following images with the revised proposal from four proposed dwellings to three. • <i>Figure 2. Map of the site with the location of reptile exclusion fencing and designated receptor area</i> • <i>Appendix A Biodiversity Enhancements Map</i> Rev B: Updated the following images in line with the revised proposal to one dwelling and a garage. • <i>Figure 2. Map of the site with the location of reptile exclusion fencing and designated receptor area.</i> • <i>Appendix A Biodiversity Enhancements Map</i>	

This report has been produced by Kingfisher Ecology Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client. This report details the findings at the time of survey, together with an assessment of how the proposed development could be expected to impact on the habitats and species that exist at the site and suggests mitigation designed to reduce those impacts. It is vital that the applicant agrees with those recommendations and that they are taken up within the site design before the application is submitted to the LPA. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Contents

1. Introduction	4
2. Methodology.....	5
<i>Figure 1. Map of the artificial refugia locations across the site (mats shown in grey, size not to scale)</i>	<i>5</i>
3. Survey Results	6
<i>Table 1. Table showing the reptile catch rate during the translocation within the compound area in 2022</i>	<i>6</i>
4. Evaluation and Recommendations.....	6
<i>Table 2. Table illustrating the species present and the estimated population size with reference to the quality of habitats present and species range</i>	<i>6</i>
5. Mitigation.....	7
<i>Figure 2. Map of the site with the location of reptile exclusion fencing and designated receptor area.</i>	<i>8</i>
<i>Figure 3. Diagram of how the reptile fencing is installed – trenched.</i>	<i>8</i>
<i>Figure 4. Diagram of how the reptile fencing is installed –trenchless.</i>	<i>9</i>
6. Enhancements.....	9
7. References.....	10
Appendix A - Biodiversity Enhancements Map.....	11

1. Introduction

Kingfisher Ecology Ltd have been commissioned by Spruce Town Planning on behalf of Addis Homes Ltd to conduct a Phase 2 Reptile Presence or Absence Survey, at The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR.

This report contains the methodology, results and recommendations given for protected reptile species that may be present on site. This report is to be read in conjunction with the Preliminary Ecological Appraisal of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR. Document ref: TOV-20220111-PEA.

The UK has seven native reptiles including viviparous lizard (*Zootoca vivipara*), sand lizard (*Lacerta agilis*), slow-worm (*Anguis fragilis*), eastern grass snake (*Natrix natrix*), barred grass snake (*Natrix helvetica*), adder (*Vipera berus*), and smooth snake (*Coronella austriaca*). All reptiles across the UK are protected under the Wildlife and Countryside act 1981, making it illegal to kill or injure a reptile. Where a development project might affect any of the forementioned species a survey should be undertaken by an experienced and licenced ecologist. Surveys are usually conducted during the months of April through to September/October, depending on temperatures continually remaining above 7°C.

The data search conducted as part of the Preliminary Ecological Appraisal of The Old Vicarage found records of Common Lizard, *Zootoca vivipara*, Grass Snake, *Natrix Helvetica*, and Slow-worm, *Anguis fragilis* within 1km of the site.

2. Methodology

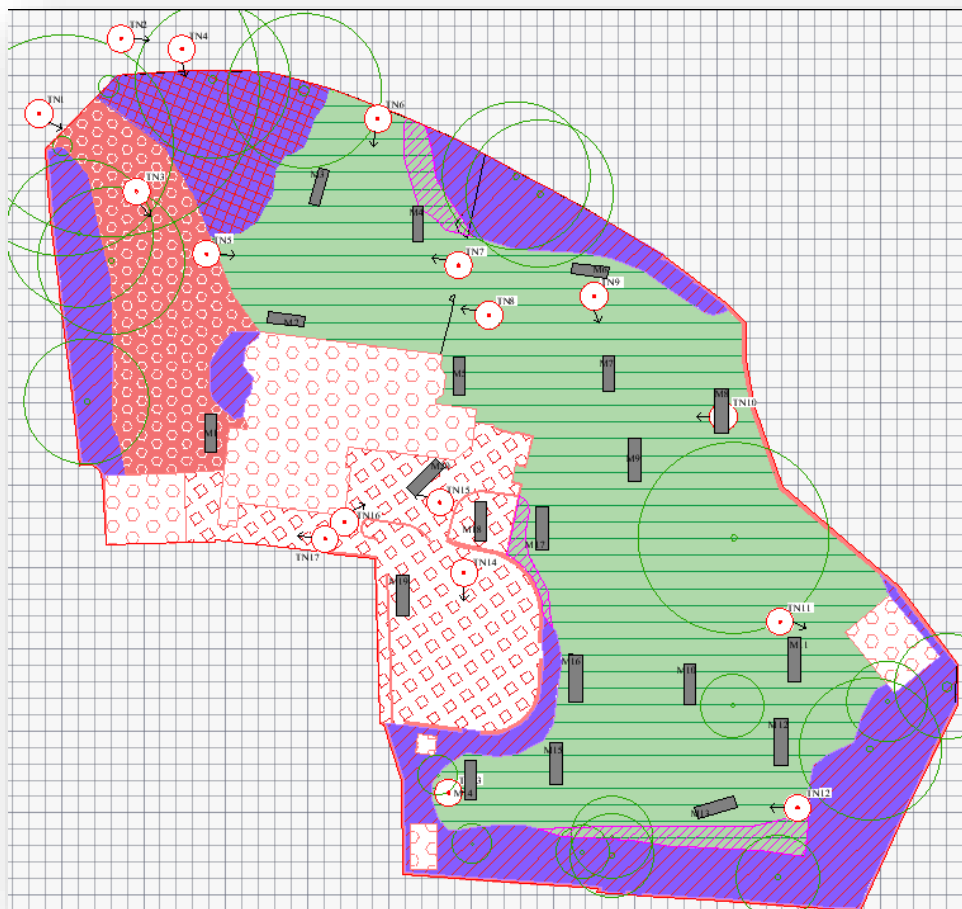
In order to establish presence or absence of reptiles, a minimum of seven visits were undertaken during the optimum survey season, and under suitable weather conditions, during August 2022. Methodology conformed to the standards outlines in the *Herpetofauna Workers' Manual* (Gent & Gibson, 2003) and more specific guidelines in *Froglife Advice Sheet 10: Reptile Survey* (Froglife, 1999) and Natural England Technical Information Note TIN102 – *Reptile mitigation guidelines*.

All site visits were during periods of weather that are suitable for surveying reptiles with continual temperatures above 7°C, low wind and dry or light rain. Surveys were undertaken by experienced ecologist Adam Lewins and experienced surveyors Sam Hobbs and Hannah Cockburn.

In order to establish presence or absence, the following method was used:

- Artificial refugia comprised of roofing felt mats (1000 mm x 500 mm) were positioned in habitats that are suitable for reptiles.
- In accordance with Gent & Gibson (2003) refugia should be deployed at a density of at least 5-10/ha. The site is approximately 4.19 hectares in area, although only 3.25 hectares is classed as suitable habitat for reptiles.
- Twenty mats were placed in sunny areas of tall ruderal, long grass with open areas that allow light ingress to ground level and marginal scrub across the garden.
- The refugia were left in situ for two weeks prior to the survey commencing, allowing any reptiles present to familiarize themselves with the additional refugia.
- A total of 7 separate surveys were done over a 2 week period.

Figure 1. Map of the artificial refugia locations across the site (mats shown in grey, size not to scale)



3. Survey Results

Slow worms were the only species of reptile found at the Old Vicarage across the survey period. A moderate population of slow worms was found to be present. The following table illustrates the reptiles found during the Phase 2 reptile survey of the Old Vicarage in summer 2022.

Table 1. Table showing the reptile catch rate during the translocation within the compound area in 2022

Date	Start Time	Species	Sex	Age	SV length (mm)	VT length (mm)	Refugia no.	Av temp (Celsius)	Weather	Wind (direction and Beaufort Scale)
01.08.2022	15:00	None found						26	Dry, Calm	2-3 SW
02.08.22	9:00	Slow worm	F	Adult	100	50	3	21	Dry	4 SW
02.08.22	9:00	Slow worm	F	Adult	130	70	19	22	Dry	4 SW
03.08.2022	13:30	Slow worm	F	Sub-adult	130	60	3	21	Dry, overcast	4 SW
03.08.2022		Slow worm	F	Juvenile	80	90	8	21	Dry, overcast	4 SW
06.08.2022	18:30	None found						25	Dry	2 SW
08.08.2022	15:44	None found						29	Dry	2 NE
11.08.2022	9:05	None found						22	Dry	1 N
12.08.2022	6:00	None found						14	Dry	1 N

4. Evaluation and Recommendations

The reptile presence/absence survey resulted in a count of 3-4 slow worms.

The determination of reptile population size is difficult and usually requires several years of data and a robust method of marking (Gent & Gibson, 2003). The population size for the site has been calculated using a combination of known species range, quality of habitats present on the site and the number of individuals recorded over the survey period. Photographs of chin patterns (slow worms) and the individuals themselves (all species) was done to identify key characteristics to gain an accurate assessment of the number of individuals present for each species. Table 2 below illustrates the populations size present on the site for each species present during the surveys.

Table 2. Table illustrating the species present and the estimated population size with reference to the quality of habitats present and species range

Species	Population size	Mitigation and enhancements
Slow worm	Low	Installation of reptile exclusion fencing and designation of a reptile receptor site. Phased habitat manipulation and fingertip search and topsoil strip conducted under an Ecological Watching Brief (EWB)

The development will cause high loss of broad habitat, and the residential development will contribute a high negative decline factor to this specific population without appropriate mitigation, compensation, and enhancements for reptiles on the site.

5. Mitigation

Due to the low number of reptiles present on site, a two-phase vegetation cut, also known as a Phased Habitat Manipulation (PHM), is recommended. The following method must be followed:

Method

- To prevent the ingress of reptiles into the site during the construction phase a herptile exclusion fence will be installed. A fence such as the one illustrated in Figure 3 below will prevent the ingress of herptiles to the site where harm could occur by construction activity. A map of the exclusion fencing mitigation can be seen in Figure 2.
- Vegetation clearance should be done by mechanical hand tools such as strimmers/ brush cutters, or by a rotary mower where the cutting deck is able to be raised to a minimum of 12-20cm from the ground.
- A careful fingertip search conducted by an Ecologist will precede any vegetation cutting to check for the presence of reptiles and other protected species. Any reptiles discovered will be carefully translocated by the Ecologist to the designated receptor site for the project.
- The first phase is an initial cut to approximately 12-15cm. The area should then be left for three days to allow any reptile to move away from the construction area.
- A careful fingertip search will again be conducted by the Ecologist to check the area for any remaining reptiles. Any reptiles discovered will be carefully translocated by the Ecologist to the designated receptor site.
- Once the area has been robustly checked then the short cutting can commence.
- All spoil heaps must be carefully dismantled under ecological supervision to ensure any reptiles present are safely captured and translocated to the designated receptor site.
- Topsoil will be stripped by machines with a wide bucket with long tines. A grading bucket is only acceptable when there are overriding safety concerns from underground services.
- All topsoil stripping within sensitive areas must be done under strict ecological supervision.
- The upper layer of topsoil (15 cm minimum although the full depth of the topsoil is preferable) will be stripped by machines to minimise potential injury to reptiles.
- Where a grading bucket is required for overriding safety concerns from underground services, the bucket must have its blade positioned at a 90° angle to the ground and be carefully pulled back to allow the substrate to crumble and allow any animals to disburse.
- The pace of clearance will be guided by the Ecologist and must be slow enough to prevent injury to reptiles and allow sufficient time for any buried animals to be uncovered.
- Any uncovered reptiles will be captured by hand by the Ecologist and translocated to the designated receptor site.
- At the end of each day, the topsoil bund must be checked for reptiles by the Ecologist and compacted or removed from site to make that area inhabitable for reptiles.

Figure 2. Map of the site with the location of reptile exclusion fencing and designated receptor area.



Figure 3. Diagram of how the reptile fencing is installed – trenched.

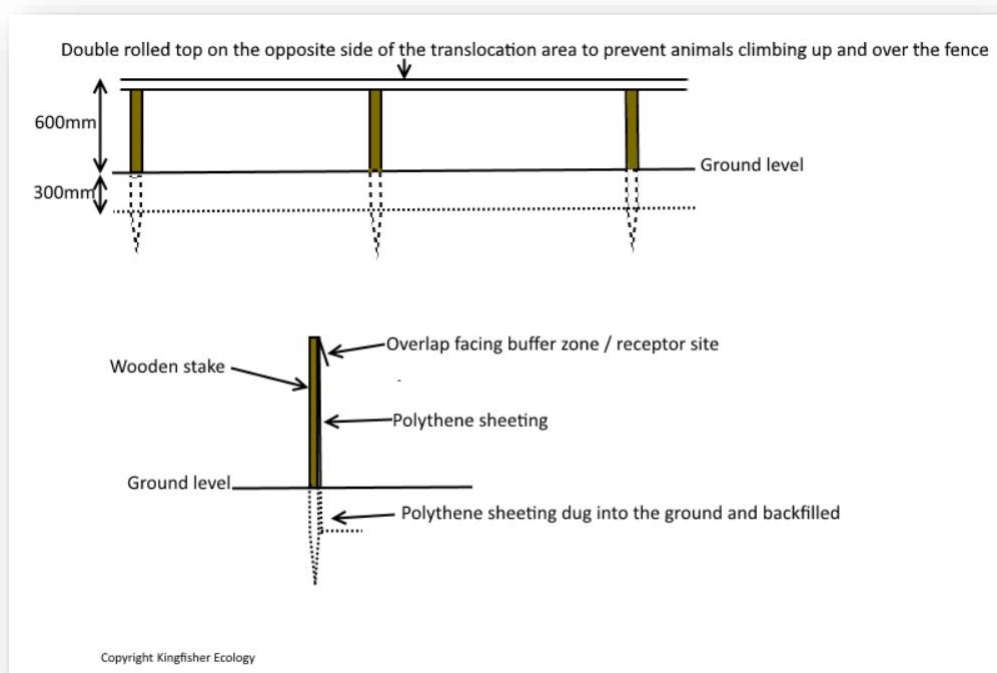
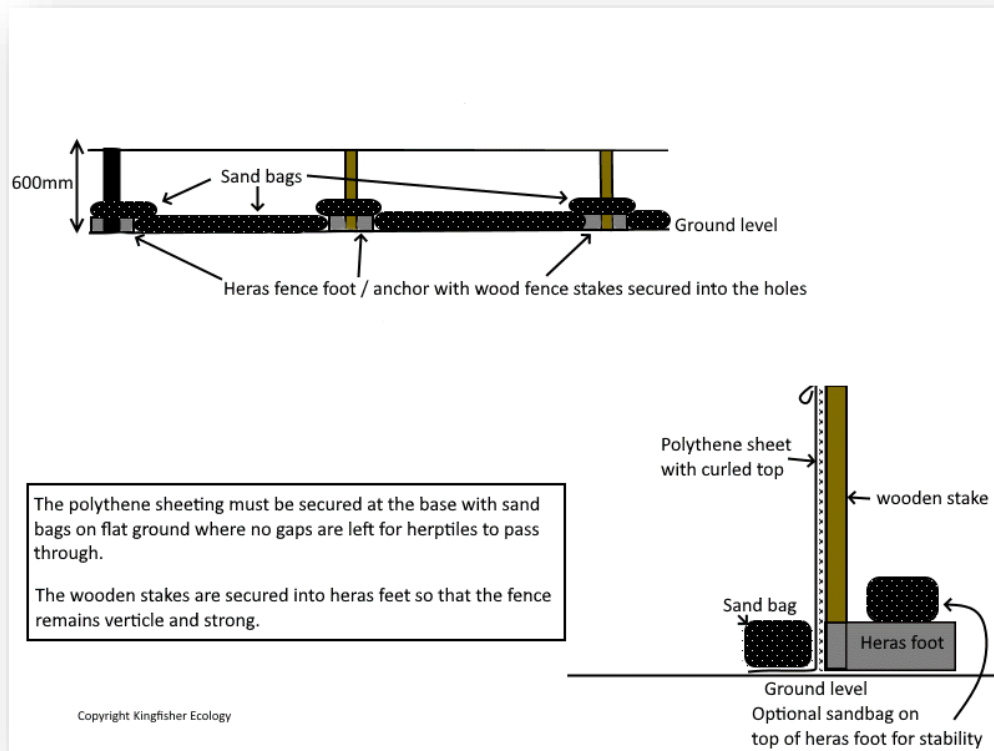


Figure 4. Diagram of how the reptile fencing is installed –trenchless.



6. Enhancements

It is essential that an enhancement strategy to benefit reptiles is incorporated into the scheme including a suitable habitat planting strategy. Proposed enhancements include planting of EM10F Tussocky grassland mix and several other enhancements that will encourage a diversity of species on the site, please see the Biodiversity Enhancements Map in Appendix A for more information.

7. References

Chartered Institute of Ecology and Environmental Management (2017). *Technical Guidance series. Guidelines for Ecological report Writing.*

Froglife (1999) *Advice Sheet 10: Reptile Survey.*

Kingfisher Ecology Ltd (2022). Preliminary Ecological Appraisal of The Old Vicarage, Homington Road, Coombe Bissett, Wiltshire, SP5 4LR. Document ref: TOV-20220111-PEA Rev A.

Joint Nature Conservation Committee (Gent & Gibson, 2003) *Herpetofauna Workers' Manual*. ISBN 1 86107 450 6

Natural England (2011). *Natural England Technical Information Note TIN102 – Reptile Mitigation Guidelines.*

The British Standards Institute (2013). *BS 42020:2013 Biodiversity – Code of practice for planning and development.* ISBN 978 0 580 77917 6.

Appendix A - Biodiversity Enhancements Map



BUNDLE 4C

Wiltshire Council Planning Consultation Response

ECOLOGY

Officer name:	Jessica Cracknell (Ecologist)
Date:	20/11/2024
Application number:	PL/2024/09412
Proposal:	Demolition of the existing dwelling and garage and replacement with a new dwelling and garage, with other associated works including landscape treatment, infrastructure and vehicle parking.
Site address:	The Old Vicarage, Homington Road, Coombe Bissett, Salisbury, SP5 4LR
Case officer:	Joe Richardson

Recommendations:

☐	No Comment
☐	Support
☐	No objection
☒	Condition (no objection subject to conditions)
☐	Objection - further information required
☐	Objection in principle
☐	HRA completed

Further Information Required:

	Issue	Policy/Legislative Compliance	Date information requested & Further information required	Satisfactorily addressed (Document & Date)
				NO

The outstanding document(s) listed above are needed to enable the council's ecology team to consider all the relevant impacts and benefits of the proposed scheme. The council's ecologists will provide a further response once all the above information has been submitted via the case officer.

Please Note: When resubmitting a revised document, ALL changes must be highlighted to enable review.

Thank you for consulting Ecology, I have reviewed the application and supporting documents against OS Maps and aerial photography of the site and surrounding area, together with GIS layers of statutory and non-statutory sites and existing records of protected species.

The following submitted documentation was reviewed to inform this response:

- Ecology Letter. 23 May 2024. Kingfisher Ecology Ltd. Ref. TOV-20240523;
- Bat Emergence and Return to Roost Surveys Report. 15 November 2022. Kingfisher Ecology Ltd. Ref. TOV-17082022-Bat Rev A;
- Tree Survey & Arboricultural Impact Assessment. January 2021. Hellis Solutions Ltd. Ref. 21/06/139/NH;
- Proposed site plan. 22 September 2024. Whiterok Architecture. Project No. 672, Drawing No. P03, Rev. C;
- Block Plan. 22 September 2024. Whiterok Architecture. Project No. 672, Drawing No. P02, Rev. C;

- Elevation. 23 September 2024. Whiterok Architecture. Project No. 672, Drawing No. P11, Rev. B;
- Proposed plans. 16 September 2024. Whiterok Architecture. Project No. 672, Drawing No. P10, Rev. K;
- Detached garage plans + elevations. 23 September 2024. Whiterok Architecture. Project No. 672, Drawing No. P20, Rev. E;
- Plans of Existing Building. 16 February 2010. BTA Architects. Job and Drawing No. 28028-103, Rev. C;
- Elevations of Existing Buildings. 17 October 2024. BTA Architects. Job and Drawing No. 28028-104, Rev. B.

New Forest Protected Sites

The proposed development site lies within the 13.8km zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site. Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects. Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council). This concluded that given the nature of the development and the absence of any increase in overnight accommodation, there would be no recreational impact on the New Forest, therefore there is no mechanism for adverse effect. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the New Forest SPA, New Forest SAC and New Forest Ramsar site and the proposal is screened out of Appropriate Assessment.

River Avon SAC Catchment

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Appropriate Assessment must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been conducted by the relevant Competent Authority (Wiltshire Council). This assessment determined that, due to the lack of any increase in water supply, drainage installation within this development, there will be no mechanism for effect on the River Avon SAC catchment. The Habitat Regulation Assessment (HRA) has concluded that the application is not likely to have significant impacts on the River Avon SAC Catchment and the proposal is screened out of Appropriate Assessment.

Protected Species

The construction of the new dwelling will not require the removal of any vegetation considered to be functionally valuable to foraging or commuting bats and no additional external lighting is proposed.

A European Protected Species (EPS) Bat Mitigation Licence will need to be obtained from Natural England before the works can commence. In terms of ecology, sufficient information has been provided to ensure that favourable conservation status of bats can be maintained should the application be approved. The Bat Emergence and Return to Roost Surveys Report provides recommendations for precautionary working methods, including the inclusion of bat boxes, which

will need to be repeated in the licence application. I am satisfied with the measures proposed to enhance the site for biodiversity. The location of bat and bird boxes must be included in the site plan drawings and will become an enforceable part of the planning permission.

A lighting condition should be applied to any permission given this application, as detailed below. Any domestic lighting, e.g. at doorways or pathways, should be low level bollard style or wall mounted and pointed downward to avoid light spill onto areas of vegetation likely to be used by wildlife, particularly Annex II bat species.

Biodiversity Net Gain

From 12 February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for self and Custom Build Development, meaning development which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Note to case officer: You should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant in the event the application is considered to be subject to mandatory biodiversity net gain.

Core Policy 50

This application does not meet the threshold for Biodiversity Net Gain (BNG), therefore BNG *per se* is not obligatory. However, Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).

The submitted information, within the Bat Emergence and Return to Roost Surveys Report demonstrates that the development will not result in a net loss of local biodiversity resource and gains are likely from the enhancement measures detailed in Section 9 of report ref: Bat Emergence and Return to Roost Surveys Report. 15 November 2022. Kingfisher Ecology Ltd. Ref. TOV-17082022-Bat Rev A.

CONDITIONS:

1. Compliance with submitted documents

The development will be carried out in strict accordance with the following documents:

- Sections 7-9 of the Bat Emergence and Return to Roost Surveys Report. 15 November 2022. Kingfisher Ecology Ltd. Ref. TOV-17082022-Bat Rev A.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

2. Lighting

No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

Final sign off – all matters addressed:

Ecologist Jessica Cracknell	Date 20/11/2024
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BUNDLE 4D

 **Comment**
Ecology's Comment

Planning Application
[PL/2024/09412](#)

Stance
No Comment

Details Files

▼ **Information**

Comment Name
Ecology's Comment

Comment Number
WC-25-02-324870

Text
No Comment

Date Created
11/02/2025

