



The Cabin Downton Preliminary Ecological Assessment

November 2025



Origin Arb Ltd

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Email: [REDACTED]

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Project Ref:	The Cabin-Downton	
Report Ref:	TC0306-1	
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Disclosure:		
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CONTENTS

1.0	Non-Technical Summary	2
2.0	INTRODUCTION	
	SITE LOCATION & DESCRIPTION	2
	DEVELOPMENT PROPOSALS.....	3
3.0	PLANNING POLICY & LEGISLATION	4
	LEGISLATION	6
	PLANNING POLICY.....	6
	<i>National Planning Policy Framework (NPPF)</i>	<i>6</i>
	<i>Local Planning Policy</i>	<i>6</i>
	<i>Objective of the survey.....</i>	<i>6</i>
4.0	METHODS.....	6
	4.2 DESKTOP STUDY	6
	4.6 HABITATS	6
	4.10 Protected and Notable species.....	7
	4.11 Preliminary Roost Assessment (PRA) Trees	7
	4.14 Breeding Birds.....	7
	4.15 Great Crested Newt (GCN)	7
	4.16 Hazel Dormouse.....	8
	4.17 Reptile.....	8
	4.18 LIMITATIONS.....	8
5.0	RESULTS	9
	5.1 SSSI Impact Risk Zone	9
	5.2 Ancient Woodland.....	9
	5.3 Nerc s41 Habitat of Principle Importance (HPI).....	9
	5.4 Protected and Notable Species	10
	5.8 Amenity Grassland.....	11
	5.9 Shrubs.....	11
	5.10 Trees.....	11
	5.11 Building and Hard standing.....	12
	Protected Species	
	5.12 Badger.....	12
	5.13 Bats.....	12
	5.15 Hazel Dormouse.....	12
	5.17 Great Crested Newt (GCN).....	12
	5.19 Reptile.....	12
	5.21 Other Species.....	13
6.0	ECOLOGICAL ENHANCEMENTS.....	13
7.0	REFERENCES	14
	APPENDIX A: Target Notes	
	APPENDIX B: Photos	
	APPENDIX C: Site Proposal	
	APPENDIX D: Species List	

1 NON-TECHNICAL SUMMARY

- 1.0 In response to the proposed development at The Cabin, Downton, Salisbury ('the Site'), a Preliminary Ecological Appraisal (PEA) of land within the redline boundary has been undertaken.
- 1.1 The site occupies an area of approximately 972m² located 110m to the West of the Headlands Road traffic lights was surveyed.
- 1.2 Development of the site is not due to impact any designated sites, areas of ancient woodland or any Habitats of Principal Importance (HPIs) as listed on s41 of the NERC Act 2006.
- 1.3 Retained trees should be protected in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction' where possible.
- 1.4 In accordance with the requirement of the National Planning Policy Framework (NPPF) 2023, recommendations to enhance the site's suitability for wildlife have been provided.
- 1.5 Provided the recommendations provided within this report are implemented, the proposed development will not contravene any relevant legislation or planning policies pursuant to nature conservation.

2.0 INTRODUCTION

Background

- 2.1 Origin Arb Ltd was commissioned by Mr. David Dorrington (hereafter referred to as 'the client') in May 2025, to undertake a Preliminary Ecological Assessment (PEA) of a property at The Cabin, Hyde Lane, Downton, Salisbury, SP5 3NE. The survey is required to inform the proposed construction of a single story dwelling which will replace an existing bungalow, within the property boundaries.

Site Location & Description

- 2.2 The site address is The Cabin, Hyde Lane, Downton, Salisbury, SP5 3NE. The site is located approximately 220m North-west of The Trafalgar School, with a central grid reference of SU169213. The proposed location of the new dwelling is to replace the existing bungalow located within the center of the site. The carports proposed location parallel to the Southern boundary, adjacent to H1 and H2, see appendix C.
- 2.3 The site is surrounded by domestic properties which are bordered by mixed hedgerows to the South and West and a tree line to the East. The site does not contain any trees, however the crown spread of the Eastern tree line extends over the site. There are 400v distribution powerlines which run along the Western aspect of the site, which change direction to allow for clearance over the central bungalow.

- 2.4 The site has not been occupied for some time which has resulted in vegetation becoming established throughout the site. Large areas of bramble, nettles and grasses are present. However there is evidence of recent vegetation clearance, which has permitted access within the site.
- 2.5 The site is accessed via Hyde Lane to the East with vehicular access to the gated entrance to the site.
- 2.6 The site contains three buildings which consists of a dilapidated bungalow (central), mechanics car garage (East) and a recently constructed bungalow to the North. There is also a metal hut located to the East of the main entrance which is becoming structurally unstable.
- 2.7 There is a privet hedge located to the South and Western aspects of the site (H1, H2 & H3), which demarcates the boundary line. There is gated pedestrian entrance within the central position of the South hedge.
- 2.8 The wider landscape comprises residential properties, Park land, commercial properties and amenity/recreational areas.

Figure 1: Geographical location of The Cabin, Downton



2.1 Development Proposals

2.2 The proposed development is to construct a new single story building which will replace an existing bungalow within the center of the site. A new three birth car port is proposed to the East of the entrance to the site which will be accessed via a new driveway. The recently constructed bungalow will remain in-situ and will not be altered as part of the works. The proposal is listed under planning application number PL/2025/01334.

Figure 2: Proposed development



3.0 PLANNING POLICY & LEGISLATION

3.1 Relevant legislation and policies that apply to ecological issues within England and Wales are:

Legislation

- The Conservation of Habitats and Species Regulations 2017 (as amended)
- The Environment Act 2021
- The Wildlife and Countryside Act 1981 (as amended)
- The Countryside Rights of Way Act 2000
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Hedgerows Regulations 1997
- The Protection of Badgers Act 1992
- The Wild Mammal (Protection) Act 1996

Planning Policy

- The National Planning Policy Framework (NPPF) 2023
- Government Circular 06/05

The above summary serves as guidance only. Further information is presented in Appendix C.

3.2 Biodiversity 2020: A strategy for England's wildlife and ecosystem services sets out the means by which the Government will comply with its duty under Section 41 of the NERC Act to take or promote the taking by others of steps to further the conservation of listed habitats and species, including through the continued implementation of Action Plans.

Planning Policy

National Planning Policy Framework (NPPF)

The NPPF (February 2019) advises that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

"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.”

Supporting the Wiltshire Housing Site Allocations DPD

The Trowbridge Bat Mitigation Strategy Supplementary Planning Document (SPD) (Adopted February 2020) has been prepared to support the implementation of the Wiltshire Housing Site Allocations Plan and the Wiltshire Core Strategy. It was adopted alongside the Site Allocations DPD and builds upon the advice set out in the ‘Bat Special Area of Conservation (SAC) Planning Guidance for Wiltshire’.

The Trowbridge Bat Mitigation Strategy SPD is a strategy for considering the impacts of development in the Trowbridge area on the Bath and Bradford on Avon Bats SAC; and sets out an approach for mitigation to avoid significant adverse impacts on bats and qualifying features of the wider SAC. It does this by applying a precautionary approach to assessing development proposals at and around the town.

In addition to supporting the delivery of the Wiltshire Housing Site Allocations Plan the SPD provides a basis for assessing housing proposals brought forward in accordance with the Wiltshire Core Strategy, including those in neighbourhood plans as well as windfall development at the town and in surrounding parishes.

In line with existing planning policy, the SPD covers the period to 2026. It is intended that it will be reviewed as part of the preparation of the new Wiltshire Local Plan to ensure that future plan-led growth at and around the town do not lead to significant adverse effects on the integrity of the SAC

3.3 Objectives of the Survey:

- Classify the main habitats present within the site.
- Evaluate the ecological importance of these habitats.
- Assess the suitability for protected species and any otherwise notable species to occur within the site.
- Provide appropriate recommendations for further surveys and mitigation where required as well as opportunities for biodiversity enhancement.

4.0 METHODS

4.1 The following outlines the scope of works undertaken and the survey and assessment methods used.

4.2 Desktop Study

A desk study was undertaken in June 2024 to determine the presence of sites and habitats of conservation importance, along with existing records of protected and notable species or relevance to the site.

4.3 The following bodies were consulted for the desk study:

- Google Earth Pro for aerial imagery.
- Magic Map ([Magic.defra.gov.org](https://magic.defra.gov.org)) for statutory designated sites.
- OS mapping for ponds within 250m of the Site.

4.4 The desk study involved obtaining the following information:

- International statutory designated sites within 5km.
- National statutory designated sites within 2km.
- Non-statutory designated sites within 2km.
- Protected and notable species within 2km.
- Bat records within 5km.
- Ancient woodland parcels within 30m.
- Waterbodies with potential suitability for GCN within 250m.
- Habitats of Principal Importance (NERC Act 2006) within, or immediately adjacent to, the site.

4.5 These search areas are considered sufficient to cover the potential zone of influence for the proposed development.

4.6 **Habitats**

Phase 1 Habitat Survey

The site was surveyed using the methods outlined in 'The Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit' (JNCC, 2016). The techniques applied during the survey involve identifying the main plant communities present on the site and classifying the habitat types following the JNCC methodology. This technique provides an inventory of the basic habitat types present and enables identification of areas of greater botanical interest which may require further, more detailed, surveys.

4.7 *Invasive / Non-Native Species*

Any occurrences of recognised invasive species as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were also noted.

4.8 A map of the habitats and areas of interest (using a variation of the JNCC (2016) protocol for Phase 1 Habitat plans) is provided in Appendix A. Photographs of features of interest are presented in Appendix B, with a full species list provided in Appendix D.

4.9 The survey was undertaken by Origin Arb Senior Ecologist Adam Young (PTI&QTRA) on June 7th 2024.

4.10 **Protected and Notable Species**

The survey included an assessment of the suitability of the site to support protected and notable species. Species considered included those identified during the desk study, or those considered appropriate by the surveyor during the survey. Detailed surveys were not completed for these species. However, based on an understanding of species ecology, consideration was given to the site's potential to provide sheltering or foraging habitat and/or connectivity from other areas of potentially suitable habitat to allow dispersal between populations. Core species considered during the survey are outlined below.

4.11 **Preliminary Roost Assessment – Trees**

Trees within the site were subject to a ground-level roost assessment in accordance with current good practice guidance (Collins, 2023). Trees were inspected for potential roosting features (PRFs) such as splits, fissures, cavities, delaminated bark, heavy ivy *Hedera* sp. cover and woodpecker holes. Evidence such as droppings, staining and bats themselves, were searched in suitable features, with the use of high-powered torch, telephoto lens camera and binoculars (where necessary). The quality and quantity of PRFs identified were used to categorise each tree as having 'Confirmed roosts'; and/or 'High', 'Moderate', 'Low' or 'Negligible' suitability to support roosting bats.

4.12 The inspection was undertaken in accordance with the methods and guidance set out in 'Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th Edition' (Collins, J., 2023) and included an external inspection of the buildings for any evidence of bat activity including suitable access points, roost locations, bat droppings and/or urine stains.

4.13 The addition of a BS5837 Tree in relation to demolition and construction would be required to identify the impacts of the proposed development. This is not included within this report.

Breeding Birds

- 4.14 The habitats within the site were assessed for their suitability to support nesting birds. Factors considered include suitable cover and feeding habitat. Evidence was searched for in the form of any active or disused birds' nests.

Great Crested Newts (GCN)

- 4.15 Any suitable terrestrial habitat for great crested newts (GCN) *Triturus cristatus* was recorded, including long grass, tall ruderal, woodland and hedgerow borders, as well as wood and rubble piles that act as sheltering places.

Hazel Dormouse

- 4.16 The site was surveyed for suitable hazel dormouse *Muscardinus avellanarius* habitat, such as the presence of well-connected broadleaved woodland, hedgerows, mature scrub and suitable food sources such as oak *Quercus sp.*, hazel *Corylus avellana* and other nut-bearing trees, fruiting trees and shrubs and flowers.

Reptiles

- 4.17 Suitable habitat for reptiles was recorded including long grass, vegetated boundaries, woodland and hedgerow borders, as well as wood and rubble piles that provide sheltering opportunities.

Limitations

- 4.18 There were no limitations that prevented a full inspection of the buildings or site during the survey.
- 4.19 Any measurements or indications of area provided within this report are estimates and are provided as a guide only.
- 4.20 It should be noted that the absence of a species from biological records cannot be taken to represent actual absence. Species distribution patterns should be interpreted with caution as they may reflect survey/reporting effort rather than actual distribution.

5.0 RESULTS

Preliminary Ecological Assessment (PEA)

Table 1: Designated Sites within the Zone Of Influence (ZOI)

Site Name	Description	Distance and Orientation from Site
Bratton Downs (SSSI & Geological Conservation Review)	400 ha of Calcareous Grassland – Lowland with both favourable and unfavourable/declining habitat	1.5km South east
Bratton Downs (SSSI)	8 ha of Calcareous Grassland – Lowland with both favourable and unfavourable/declining habitat	1.5km South east
Picket and Clanger wood (SSSI)	66.9 ha of mixed broadleaved and yew woodland in a state of recovery	1.5km North
Salisbury Plain (SSSI, SAC&SPA)	19714.54 ha of favourable Calcareous Grassland - Lowland	2.5km South
Westbury Ironstone Quarry (SSSI)	0.62 ha of unfavourable earth heritage	2.9km West
Upton Cow Down (SSSI)	10.38 ha of favourable Calcareous Grassland - Lowland	2.7km south
Salisbury Plain (SSSI)	699ha of unfavourable recovering Calcareous Grassland - Lowland	3.5km South
Steeple Aston (SSSI & Geological Conservation Review)	26.47ha of earth heritage	4.7km North east

Site of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) and Special Protected Areas (SPA)

SSSI Impact Risk Zone

- 5.1 The site lies within the Site of Special Scientific Interest SSSI Impact risk Zone (IRZ) for Picket and Clanger Wood, Bratton Downs and Upton Cow Down.

5.2 Ancient Woodland

There are no ancient woodland parcels within 30m of the site. The closest ancient woodland is a small (0.85ha) area of unnamed Ancient & Semi-Natural Woodland (ASNW) which lies approximately 1.1km southeast of the site.

5.3 NERC s41 Habitats of Principal Importance (HPI)

No habitats listed under s41 of the NERC Act 2006 lie within, or adjacent to, the site.

5.4 Protected and Notable Species

Existing records of protected and notable species of relevance to the site returned by the desk study are presented in Table 2 below.

Common Name	Scientific Name	Closest Record (grid ref)
Brown Hairstreak butterfly	<i>Thecla betulae</i>	336m South
Corn bunting	<i>Emberiza calandra</i>	363m South
Lapwing	<i>Vanellus Vanellus.</i>	2.3km South

5.5 The site is located within a low quality botanical value area.

5.6 Table 3 illustrates the granted European Protected Species licenses within a 5km area around the site.

Species	Type	Distance from Site	Date
Great Crested Newts	Destruction of a resting place	388m West	20/11/2009-31/03/2010
Great Crested Newts	Destruction of a resting place	1.4km West	11/04/2011-30/06/2016
Great Crested Newts	Damage and destruction of a resting place	1.5km West	10/02/2020-30/06/2024
Great Crested Newts	Destruction of a resting place	3.3km North	23/05/2013-01/07/2017
Great Crested Newts	Impact and destruction of a breeding site	2.9km East	05/05/2010-12/03/2011
Bats			
Brown Long-eared Common Pipistrelle Lesser Horseshoe	Destruction of a resting place	1km North east	13/06/2016-12/02/2026
Brown Long-eared	Unknown	1km South west	01/08/2028-31/10/2018
Brown Long-eared	Destruction of a resting place	1.7km south west	12/02/2018-12/02/2023
Common Pipistrelle	Damage and destruction of a resting place	2.25km South west	01/09/2020-30/11/2025
Brown Long-eared Common Pipistrelle Soprano Pipistrelle	Destruction of a resting place	2.2km South west	13/01/2016-12/01/2021
Brown Long-eared	Destruction of a resting place	3.1km South west	01/12/2018-31/12/2019
Common Pipistrelle	Destruction of a resting place	2.1km North west	29/09/2026-30/09/2021

Lesser Horseshoe	Impact on breeding site along with damage and destruction of a resting place	3km North west	03/11/2017-31/10/2027
Common Pipistrelle	Destruction of a resting place	3.1km North	07/01/2020-01/04/2025
Brown Long-eared Common Pipistrelle Serotine	Destruction of a resting place	4.8km North west	01/05/2012-30/09/2012
Brown Long-eared	Destruction of a resting place	4.8km North	10/03/2015-08/03/2020
Brown Long-eared Common Pipistrelle Lesser Horseshoe	Destruction of a resting place	1km North east	13/06/2016-12/06/2026
Common Pipistrelle Lesser Horseshoe Whiskered	Destruction of a resting place	4.6km North east	02/06/2017-31/05/2022
Brown Long-eared Common Pipistrelle Serotine	Impact on breeding site along with destruction of a resting place and breeding site	3.5km East	01/09/2018-01/09/2028

5.7 A summary of the key botanical species present within each habitat type are included within the descriptions below. A more comprehensive species list is depicted in Appendix D. While considering this information reference should be made to the Phase 1 Habitat Map presented in Appendix A, and photographs are presented in Appendix B.

5.8 **Amenity Grassland**

Large areas of amenity grassland are present on the western and southern aspect of the site boundaries with the grassland wrapping around the property to the south. The grassland is frequently mown to <5cm.

5.9 **Shrubs**

Introduced shrub in the form of flowerbeds and ornamental shrub planting are scattered throughout the site. Botanical species present include Dogwood (*Cornus sanguinea*), Rosemary (*Salvia rosmarinus*) and Spindle (*Euonymus europaeus*).

5.10 **Trees**

There are several species of trees throughout the site boundary including copper beech (*Fagus sylvatica 'purpurea'*) T1 and Scots pines (*Pinus sylvestris*) G1 including hawthorn (*Crataegus monogyna*) located within the hedgerow H1 to the north of the site.

T1 has a Tree Preservation Order (TPO) placed upon it, which would require additional conditions if the development is to impact it in any way. A BS5837 survey is therefore recommended prior to any works commencing to ensure the Root Protection Area (RPA) is adequately protected and the storage of materials and construction processes do not impact the RPA. This is to retain the trees current physiological condition.

5.11 Buildings and Hardstanding

There are three buildings present within the site. The main residential property (B1), garage (B2) and the outside office(B3). B2 is currently being used as storage with both B1 and B3 in regular use. B1 has a parking area located to the west in the form of a hardstanding, consisting stone and rubble. A paved walkway is located around B1 and links the property to the surrounding property.

Protected Species

Badger

- 5.12 There is no evidence on site that the site is being used by badgers.

Bats

- 5.13 The amenity grassland, trees and introduced shrub provide good and commuting opportunities for bats. The site is also well connected to areas of broadleaved woodlands and grassland which provide foraging opportunities within the surrounding landscape. The trees within the site boundary do not offer sufficient roosting opportunities.
- 5.14 The buildings within the site boundary do not offer sufficient roosting opportunities.

Hazel Dormouse

- 5.15 No suitable dormouse habitat exist within the site.
- 5.16 The site is well connected to habitats within the wider landscape which provide suitable habitat for hazel dormouse.

Great Crested Newt

Terrestrial Habitat

- 5.17 The amenity grassland and introduced shrub within the site provides sub-optimal foraging habitat for GCN. A rumble pile (TN1) provides refuge habitat for GCN.

Aquatic Habitat

- 5.18 A review of available online OS mapping identified no waterbodies within 250m of the site.

Reptiles

- 5.19 The amenity grassland and introduced shrub provide optimal foraging habitat for reptiles. A rumble pile and grass pile (TN1 &TN2) provides good refuge habitat for reptiles.
- 5.20 However,TN1 & TN2 within the amenity grassland habitat provides suitable sheltering opportunities for reptiles. As a precaution, these should be cleared by hand during the active season for reptiles (March to October, inclusive), if required as part of the development works. If any reptiles are found during this process, work should stop and a suitably experienced ecologist should be contacted regarding how best to proceed.

Other Species

- 5.21 There are records of hedgehog present within 2km of the site, as well as habitats within the site that have the suitability to support the species and also suitable connected habitat within the wider landscape. Therefore, the proposed development should incorporate the inclusion of new hedgerow and scrub planting and the creation of log or brash piles in appropriate locations on the peripheries of the development.

6.0 ECOLOGICAL ENHANCEMENTS

- 6.1 Opportunities to include biodiversity enhancements within the site exist and in accordance with the requirements of the NPPF 2023 the following recommendations are considered appropriate for the site:
- The installation of 5x bird boxes in suitable locations such as trees and/or integrated into any proposed dwellings would increase the site's suitability for nesting birds. Boxes should be selected from either integrated boxes such as those available from www.habibat.co.uk, or open-fronted and hole-fronted nesting boxes. To maximise suitability, boxes should be installed on sheltered aspects close to vegetation at a height of 2-3m, preferably on north, northeast or northwest facing elevations.
 - The installation of 2x bat boxes installed in suitable locations would increase the site's suitability for roosting bats. These boxes should be installed at a height of 3m or more or at eaves height on sunny, sheltered aspects, away from direct illumination by artificial lighting and in a location, which ensures connectivity to foraging habitats within the wider landscape. In this instance, boxes such as those provided by www.habibat.co.uk are recommended for within built structures, the Kent Bat box or Schwegler 2FN (or similar) are recommended for any suitable retained trees on the peripheries of the development within retained 'dark corridors'.
 - The incorporation of a wildlife-friendly planting scheme within the grounds post development, including native plant species, would be of benefit to invertebrates, and subsequently birds and bats.
 - Incorporation of a species-rich lawn mix (such as WFG20, or similar) would provide an enhancement for biodiversity within the site. Species-rich lawn mixes are designed to be suitable for regular mowing. However, reduced management of select areas would allow flowering of meadow species within the mix, and create a range of opportunities for wildlife, as well as providing visual interest. This is particularly focused on the area beneath T1.
 - The incorporation of log and brash piles at suitable locations within the site would provide an enhancement for hedgehog and other species, this could be located beneath G1 as this area is undisturbed, however it would require fencing off from any cattle prior to construction.

7.0 REFERENCES

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf

Protection of Badgers Act (1992). <http://www.legislation.gov.uk/ukpga/1992/51>

The Countryside Rights of Way Act 2000
www.legislation.gov.uk/ukpga/2000/37/section/16

The Environment Act 2021
<https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

The Conservation of Habitats and Species Regulations (Habitats Regulations) 2017.
<http://www.legislation.gov.uk/uksi/2017/1012/made>

The Wildlife and Countryside Act (as amended) 1981. <http://jncc.defra.gov.uk/page-1377>

Appendix A

The Cabin- Downton PEA

SCALE :
1 : 279

@ A4

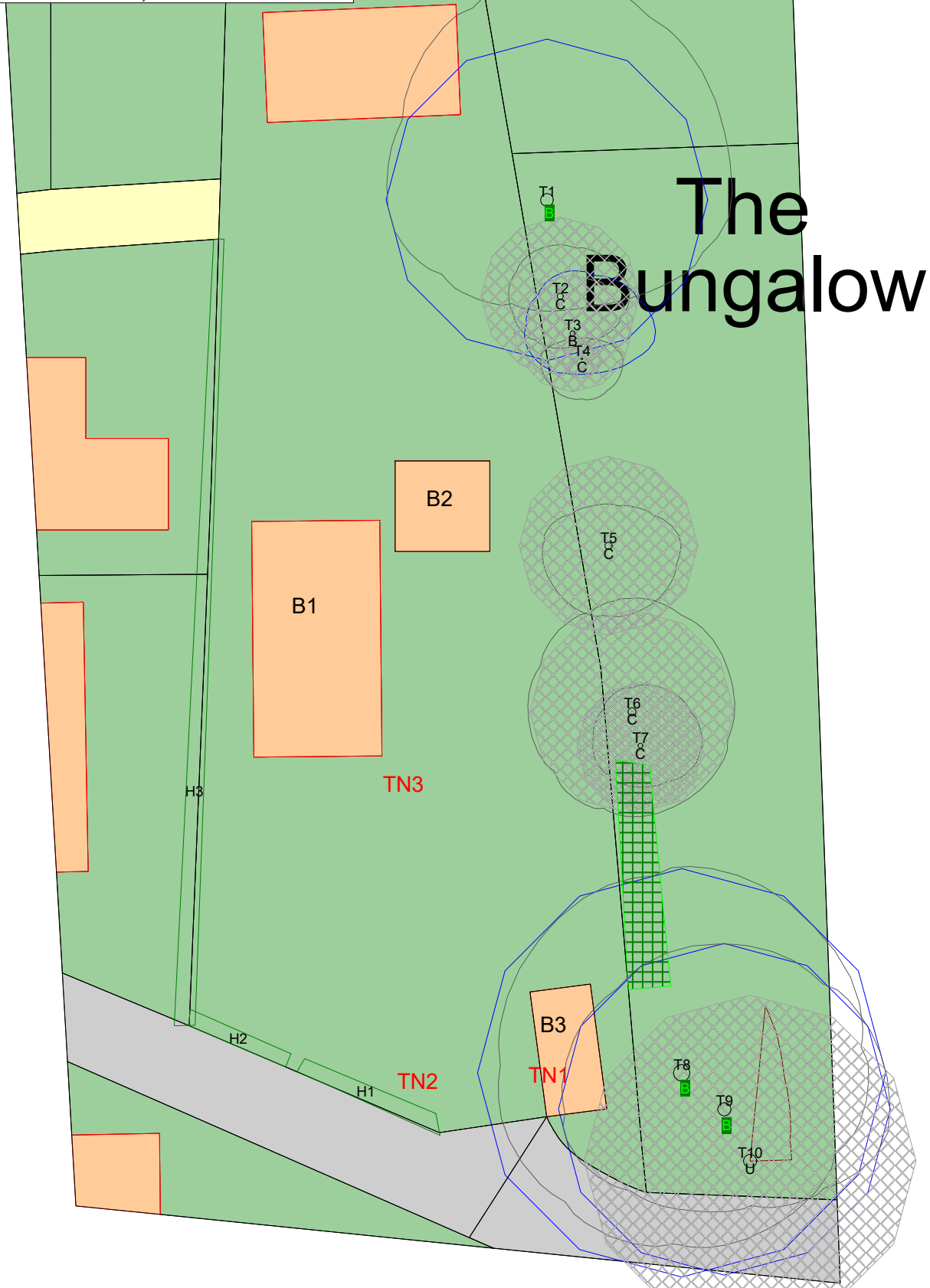
DATE :

05/06/2025

The Cabin-Downton Vector Map.V1



Map data shown may contain Ordnance Survey® products supplied by
Pear Technology Services Ltd; Email: info@peartechnology.co.uk
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Appendix B



To Be
Demolished



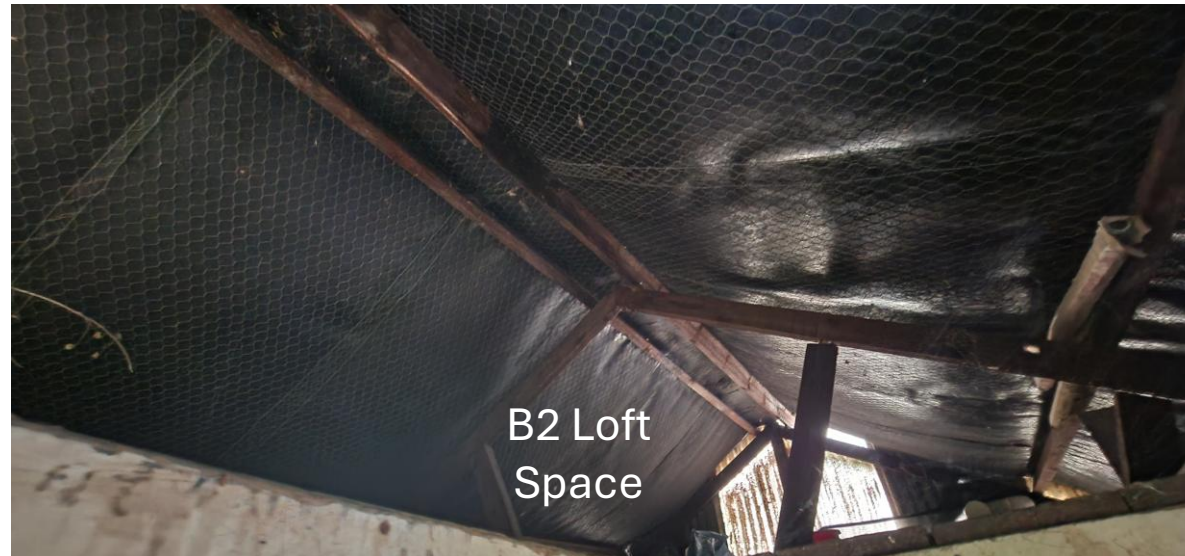


Western
elevation





Northern
elevation





B2

Eastern
Aspect



B2

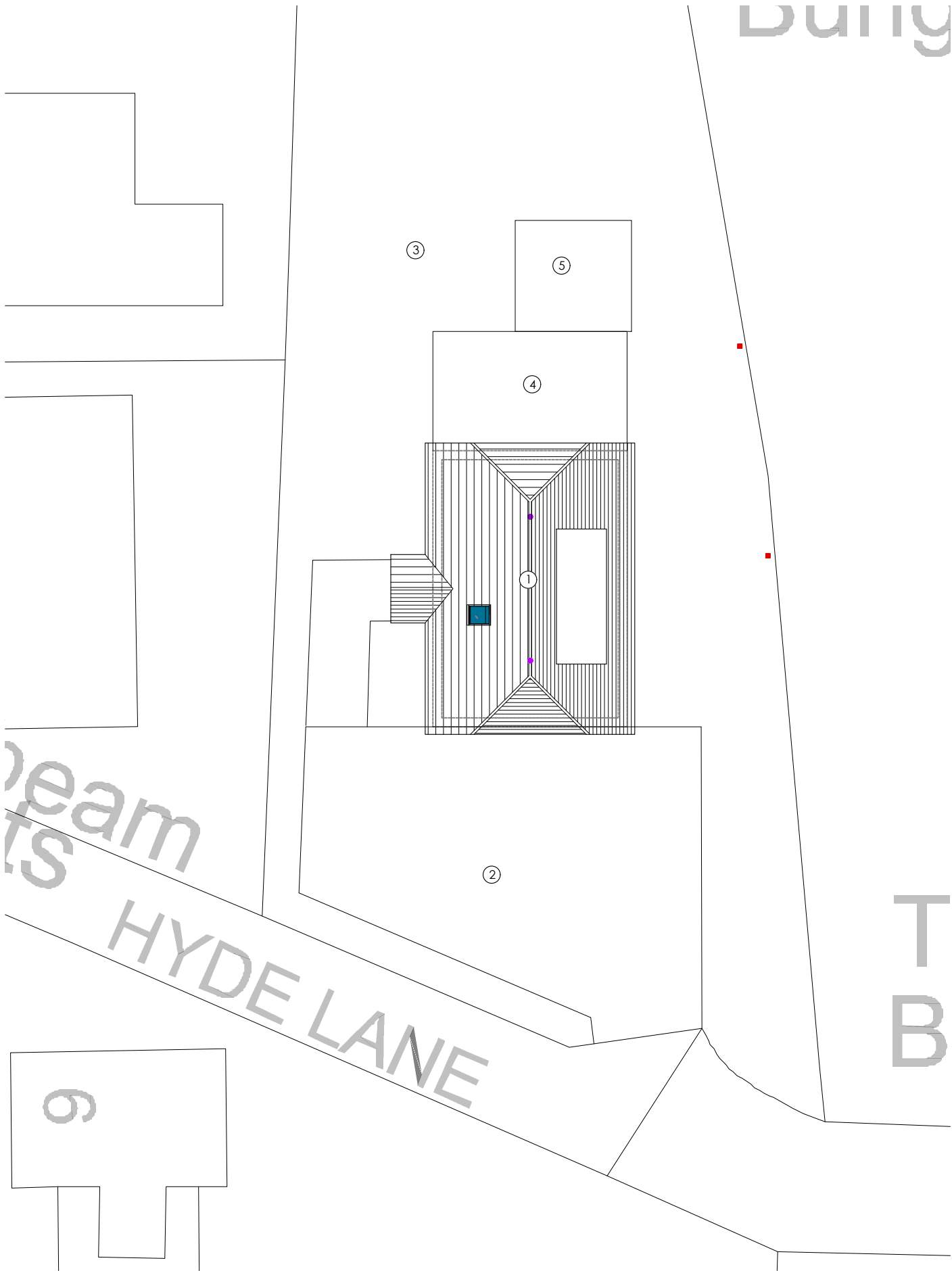
Western
Aspect





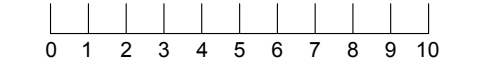
Appendix C

THE CABIN, HYDE LANE



SITE PLAN KEY	
1.	Replacement house
2.	Drive
3.	Garden
4.	Patio
5.	Existing workshop

ECOLOGY KEY	
	Bird box
	Bat access tile
- Drawings to be read in conjunction with ecologists report and recommendations.	



DETAILS	DATE	REVISION

PLANNING

PROJECT

PROPOSED SITE PLAN

PROPOSED REPLACEMENT DWELLING AND CARPORT AT THE CABIN, HYDE LANE, DOWNTON, SALISBURY, WILTSHIRE SP5 3NE

DATE	CLIENT	
OCT 2025	MR D. DORRINGTON	
SCALE	DRAWING NO.	REVISION
1:200 @A3	2419/03/02/01	-

MINUTIAE
ARCHITECTURAL
DESIGNS

NOTES

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THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS

WHERE AN ITEM IS COVERED BY DRAWINGS TO DIFFERENT SCALES, THE LARGER SCALE DRAWING IS TO BE WORKED TO

DO NOT SCALE FROM DRAWING, FIGURED DIMENSIONS TO BE WORKED TO AT ALL TIMES

ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

THE CABIN, HYDE LANE

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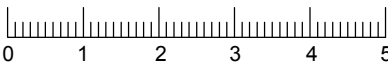
ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH THE RELEVANT CODES OF PRACTICE AND BRITISH STANDARDS

ELEVATION KEY

- 1. Natural slate roof
- 2. Timber cladding
- 3. Brickwork plinth

STREET SCENE KEY

- Original scheme outline
- Neighboring property outline



DETAILS	DATE	REVISION

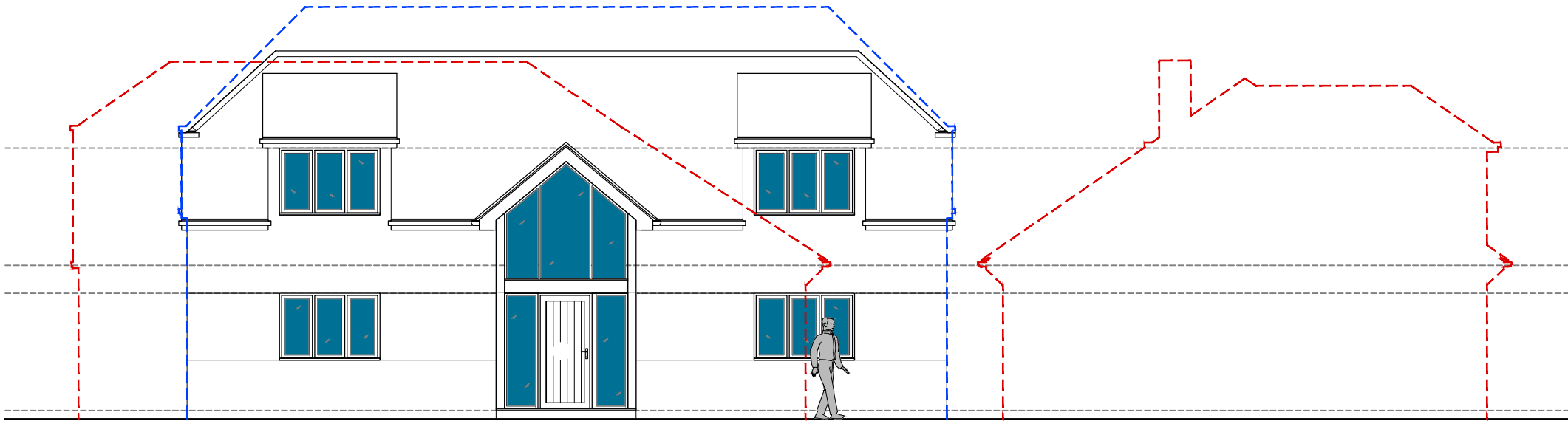
PLANNING

PROPOSED ELEVATIONS - STREET SCENE (WEST)

PROPOSED REPLACEMENT DWELLING AND CARPORT AT THE CABIN, HYDE LANE, DOWNTON, SALISBURY, WILTSHIRE SP5 3NE

DATE	CLIENT	
JAN 2025	MR D. DORRINGTON	
SCALE	DRAWING NO.	REVISION
1:100 @A3	2419/03/05/03	-

MINUTIAE
ARCHITECTURAL
DESIGNS



1 PROPOSED ELEVATION - STREET SCENE WEST
scale 1:100

Appendix D

Common Name	Scientific Name
Scrub	
Bramble	<i>Rubus fruticosus</i>
Buddleia	<i>Buddleja</i> sp.
Ivy	<i>Hedera helix</i>
Ground flora	
False oat-grass	<i>Arrhenatherum elatius</i>
Perennial rye-grass	<i>Lolium perenne</i>
Annual meadow-grass	<i>Poa annua</i>
Meadow buttercup	<i>Ranunculus acris</i>
Nettles	<i>Urtica</i>
Curly Dot	<i>Rumex crispus</i>
Trees and hedges	
Bay laurel	<i>Laurus nobilis</i>
Lawson Cypress/ <i>Chamaecyparis</i>	<i>Chamaecyparis lawsoniana</i>
Leyland Cypress	<i>X Cupressocyparis leylandii</i>
Yew	<i>Taxus baccata</i>
Cupressus	<i>Cupressus macrocarpa</i>
Privet	<i>Ligustrum ovalifolium</i>