

Technical Note – Willow Tree Farm

Our ref: 9033 Willow Tree Farm

Produced by: Jake Purchase

Checked by: Alex Hannam MCIEEM

Date: 21/01/26

Ecological Assessment

Pro Vision were commissioned in December 2025 to provide the ecological input into the proposed development at Willow Tree Farm, Salisbury, SP4 6DJ. A preliminary ecological appraisal of the site was completed on the 23rd December 2025 by experienced ecologist Alex Hannam MCIEEM. During the survey the whole site was walked and habitats noted and mapped (**Appendix A**).

The site is located approximately 150 metres from the River Avon Special Areas of Conservation (SAC) and River Avon System Sites of Special Scientific Interest (SSSI). In addition to this Cockey Down SSSI is located approximately 850 metres south east of the site.

The site is also located approximately 3.57 kilometres from Porton Down Special Protection Area (SPA) and Salisbury Plain SAC.

Due to the intervening distance and minor nature of the proposals it is considered highly unlikely the proposed development will impact these designated sites.

The site comprises short sward, heavily poached modified grassland that forms the existing paddock. A single ash (*Fraxinus excelsior*) lies just inside the northwestern site boundary. The site is surrounded by post and rail and close board fences on all elevations (**Figures 1 and 2**).



Figures 1 and 2: Views of site, facing northwest and southwest, respectively.

The modified grassland is dominated by perennial rye grass (*Lolium perenne*) with ribwort plantain (*Plantago lanceolata*), common dandelion (*Taraxacum officinale*), common daisy (*Bellis perennis*), Yorkshire fog (*Holcus lanatus*) and fescue (*Festuca spp.*), with locally abundant common nettle (*Urtica dioica*), creeping buttercup (*Ranunculus repens*) and bitter dock (*Rumex obtusifolius*) around the peripheries. The average sward height is approximately one centimetre.

No evidence of badgers was recorded on site, or within 30 metres of the site. Therefore, this species will not be impacted by the proposed development.

The site is considered to hold limited suitability for foraging and commuting bats due to its small size, and the poor condition of the grassland reduces its suitability for invertebrate prey. A gappy tree line is present along the western edge of the site, however the majority of the western boundary had no trees. One individual ash tree is located in the northwestern corner of the site. No potential roost features were identified within this tree.

A hedgerow is present to the east of the road immediately adjacent to the site. The grassland west of the site does have suitability for foraging and commuting bats. No additional lighting is proposed therefore it is considered highly unlikely that the proposed development will impact foraging and commuting bats.

The site lies on the periphery of an Amber risk zone under the district licencing scheme for great crested newts (GCN). Amber risk zones are areas containing main population centres for GCN and comprise important connecting habitat that aids natural dispersal, however, no waterbodies are present on site, and the entirety of the site is considered unsuitable for GCN as it comprises only very short sward, heavily poached grassland. The nearest water body is approximately 350 north west of the site, although the River Bourne is closer it is considered that this is unsuitable for GCN as it comprises flowing water.

Due to intervening distance and lack of suitable habitat on site it is considered highly unlikely great crested newts are present on site.

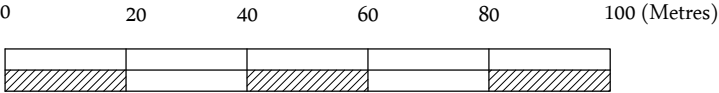
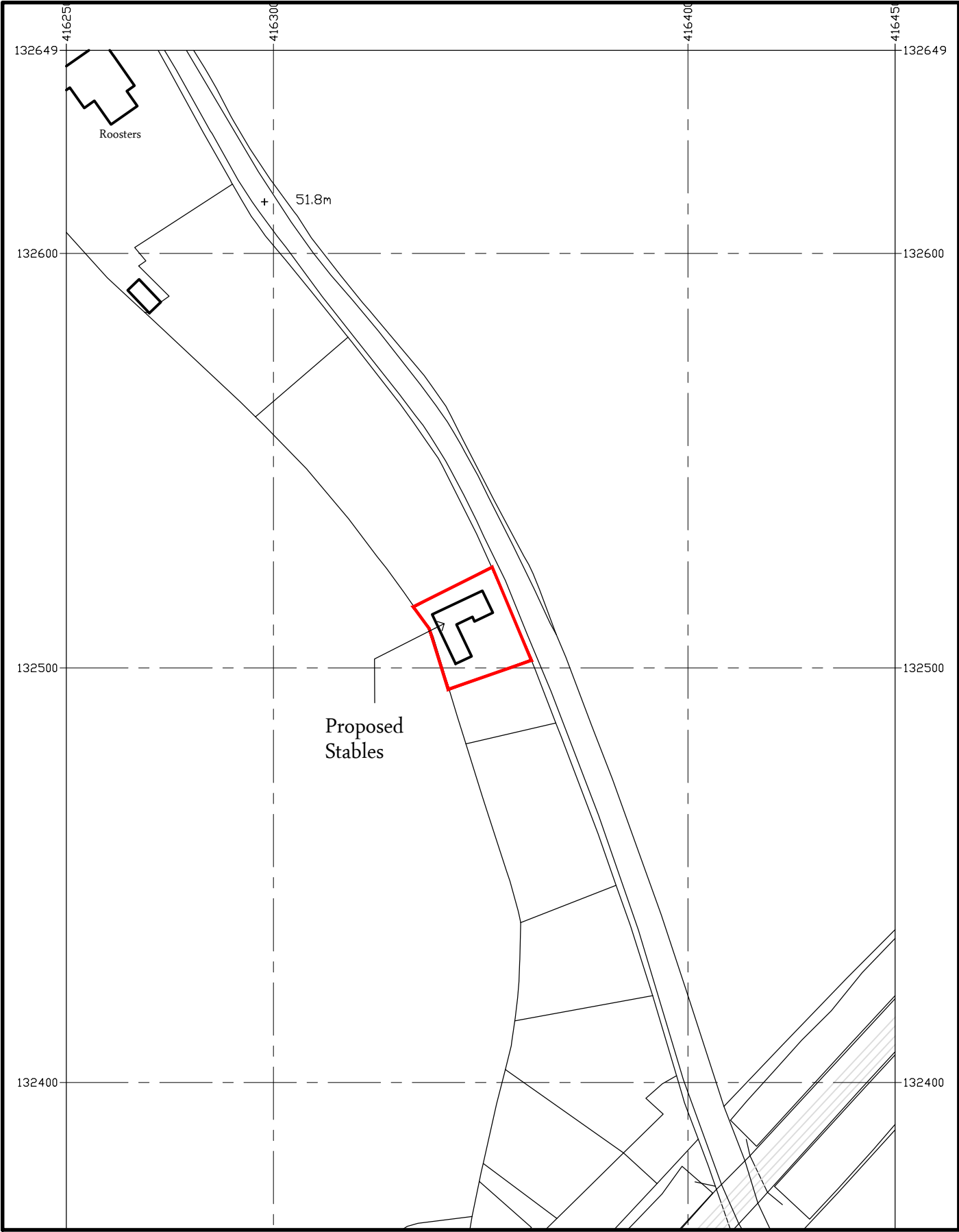
The entirety of the site comprises short sward modified grassland which is unsuitable for reptiles. The site is isolated in an arable landscape and site is regularly disturbed by livestock; therefore, it is considered highly unlikely reptiles are present on site.

As the site contains no hedgerow habitat, and the ash tree is due to be retained, it is considered that hazel dormice and nesting birds will not be impacted by the development proposals.

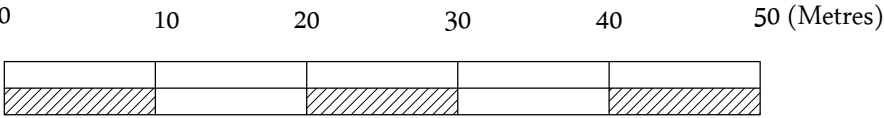
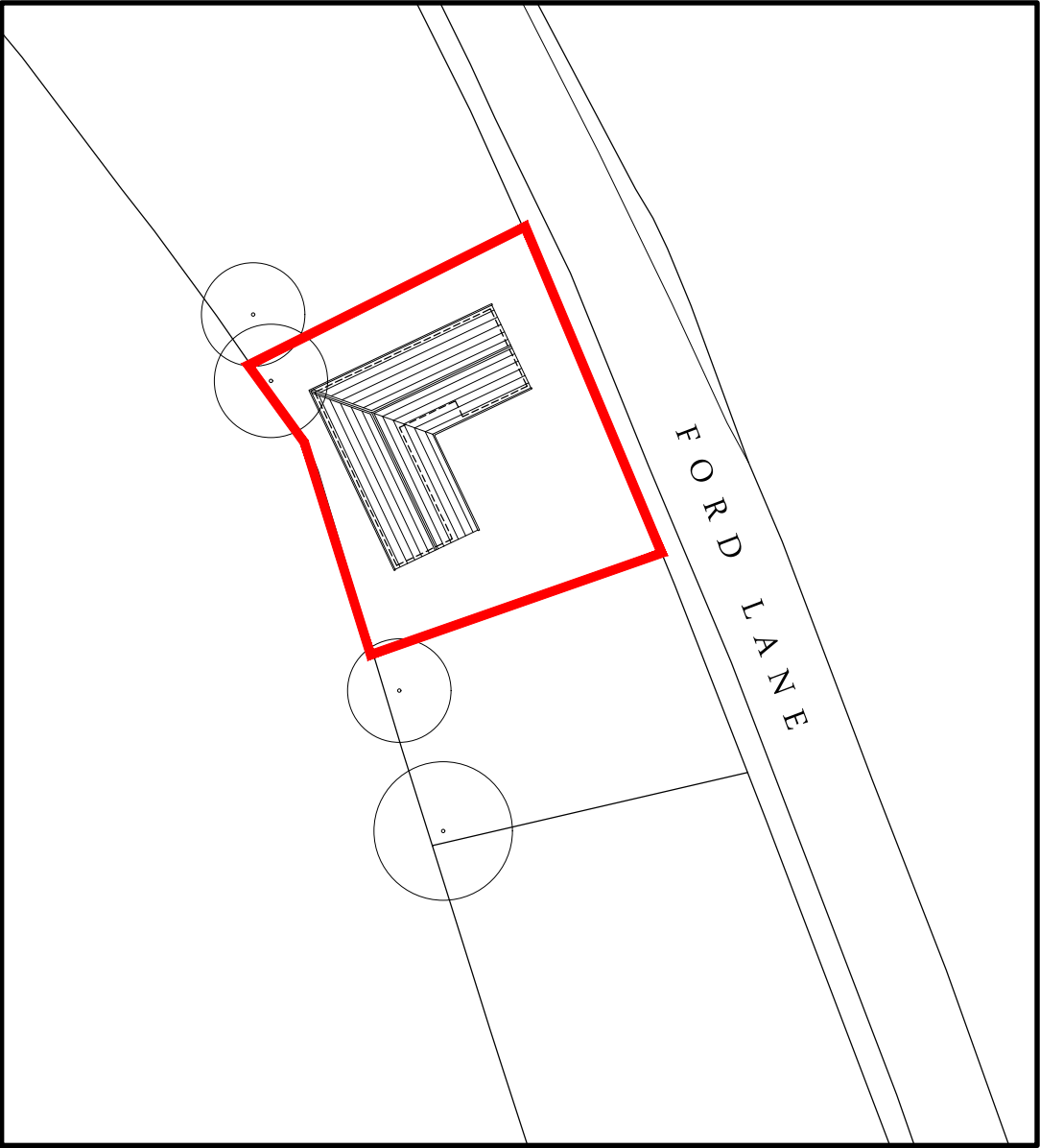
Ecological Enhancements

Swallow nest cups will be installed on the ridge beam of the stable to provide nesting habitat for this species. Indicative locations are provided in **Appendix C**.

Appendix A – Site Location and Proposals



Scale Bar (1:1250 at A3)



Scale Bar (1:500 at A3)

NOTES:
1. This drawing is copyright of Larkham Design Ltd and must not be used without their permission.
2. This drawing has been produced to support a planning application and should not be used for any other purpose

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Rev	Amendment	Date

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Project Description:

Proposed Stables

Drawing Title:

Existing Location
& Site Plan

Scale:

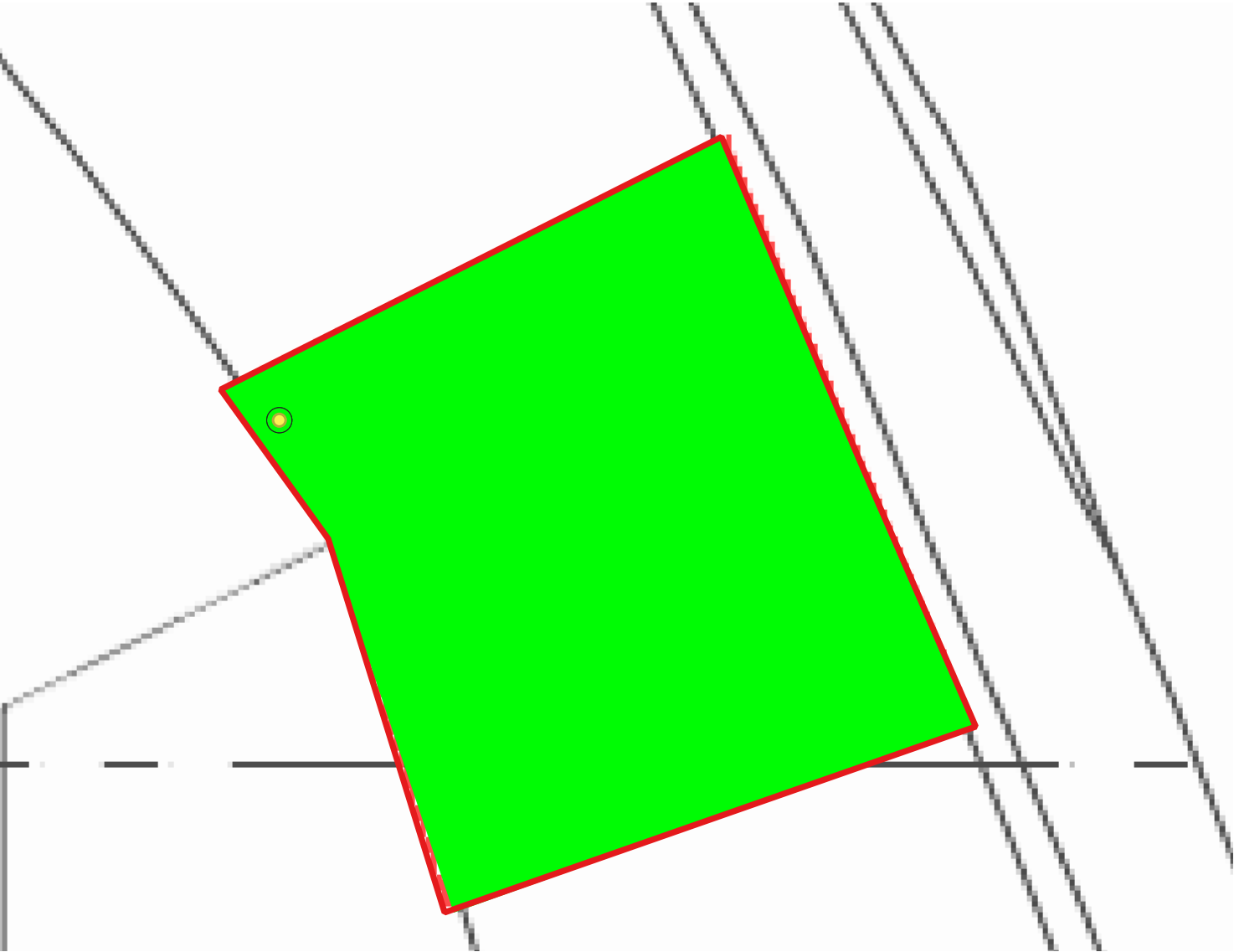
1:500 & 1:1250 at A3

Drawing Ref: 1037/Ex/01	Rev:
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Appendix B - Habitat Map

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

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



Legend

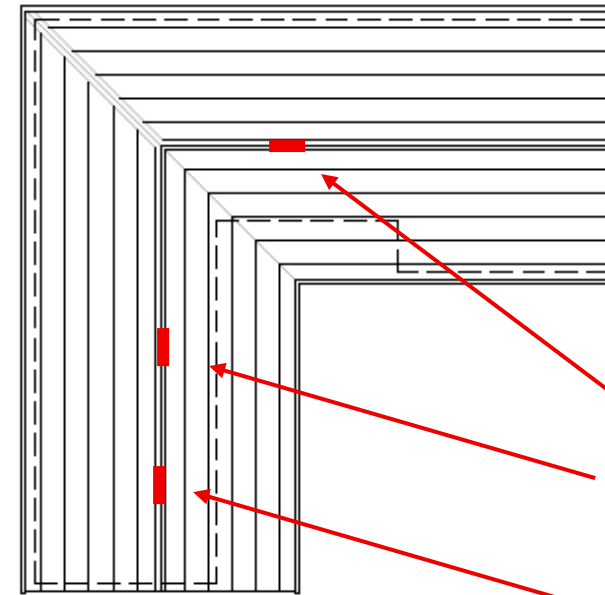
-  Red Line Boundary
-  Existing Medium Rural Tree
-  Modified Grassland



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	21.01.26	First Issue - Mapping	JP	AH

CLIENT:	Mark Small		
PROJECT:	Willow Tree Farm		
DRAWING:	Baseline Habitats	1:250	
NUMBER:	9033-XX-E0-01	A4	
ISSUE:	v1	21.01.26	

Appendix C – Ecological Enhancements



East Elevation



North Elevation



West Elevation



South Elevation

Painted slate roof
Horizontal natural
timber cladding with
low level handwork