

Ecology Evidence Summary Note 22/01/26

Application Proposal: Replace Class Q Barn with a self-build house, car parking, EV charging, landscaping, removal of c.650 sqm tarmac/fenced tennis court and re-wilding all that Previously Developed Land (PDL), pre-packaged treatment works (PPTW) and drainage field, nutrient neutrality and associated works.

- Not in a conservation area; no protected trees (TPO).
- Trees and Biodiversity: Within catchments for several protected ecological sites (River Test, Solent Maritime SAC, New Forest buffer, Mottisfont Bat SAC) – see Ecological and Nutrient Neutrality Evidence submitted.

Ahern Ecology have been advising about biodiversity at this property from the outset – see their Preliminary Roost Assessment – dated January 2025 - for the barn now granted Class Q prior approval at [Appendix 1](#). Their report concludes:

The PRA determined that building 1 had NEGLIGIBLE bat roost potential for crevice and void dwelling species based on the absence of viable Potential Roost Features (PRF) in the external and internal fabric of the building.

Ahern Ecology have been advising more recently about biodiversity at this property and confusingly said that the potential for GCN is too low to warrant a survey (see their Appendix) but refused to accept that data and instead suggested that a GCN survey is required – see their latest report dated 21st January 2026 ([Appendix 2](#)):

- **The Ponds and GCN:** agreed the property is in an Amber Risk Area for GCN (see [Appendix 2](#)) and would score c. 0.53 on the test (below the threshold);
- Only scores of 0.6 or greater require an ecologist to undertake the EDNA Test between 15/04/26 and 30/06/26;
- Ahern Ecology have verbally offered two scenarios to the Applicant: (i) wait for the results of the GCN surveys; or, (ii) if you submit planning applications now, you should include:
 - Commitment to pay c. £2K to District Licence Scheme, if needed
 - A Construction GCN Management Statement (draft prepared by Benchmark at [Appendix 3](#)).

- The applicant is a keen conservationist and readily accepts that a bat box, bird box and insect block MUST be included, but goes further; the applicant wants to offer, now, all the necessary mitigation for GCN, even though a survey is not mandatory.
- In any event, if planning permission is granted then construction would not happen until much later in 2026/2027; meaning the matters of GCN and mitigation align.

Richard Greenwood BA (Hons) BPI MRTPI

Director

APPENDIX 1

Parkwater Farm, Cowesfield

Preliminary Roost Assessment

John Snow

16th January 2025



Document Control

Document:	Preliminary Roost Assessment
Project:	Parkwater Farm, Cowesfield, Salisbury, SP5 2QS
Client:	John Snow
Project number:	5408
Document reference:	5408.2
Date of issue:	16 th January 2025
Prepared by:	Daniel Ahern Home Farm House, Tidworth SP9 7BE Email: info@danielahernecology.co.uk Telephone: 01980 842709
Project manager:	Daniel Ahern
Primary Author	Joseph Dean
Field team:	Daniel Ahern

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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

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Executive Summary

- **The PRA determined that building 1 had NEGLIGIBLE bat roost potential for crevice and void dwelling species based on the absence of viable Potential Roost Features (PRF) in the external and internal fabric of the building.**
- **No bat emergence surveys are required.**
- In December 2024 Daniel Ahern Ecology Ltd were commissioned by John Snow to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey, of Parkwater Farm in Cowesfield.
- The desk-based assessment returned one SAC relating to Annex II bats within 7.5km. Two EPSLs were recorded within 2km of the site.
- **Mitigation and habitat enhancement recommendations are set out in section 4.2.**

Introduction

1.1. Introduction

In December 2024 Daniel Ahern Ecology Ltd were commissioned by John Snow to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey Parkwater Farm, in Cowesfield.

1.2. Site Location and Description

Parkwater Farm, hereafter referred to as 'the Site', was situated in Cowesfield, (NGR SU 25958 23250). An aerial photo view of the site can be seen in Figure 1 below.

Figure 1. Red line boundary for the Site.



1.3. Development Proposals

The current proposal consist of the following:

- Planned work to demolish existing barn to construct a residential dwelling.

1.4. Survey Objectives

The objectives of the bat inspection survey comprise the following:

- Assess the building within the survey area for the potential for bats to use it to roost.

1.5. Quality Assurance

All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Methodology

2.1. Preliminary Roost Assessment

An internal and external bat inspection was undertaken on 19th December 2024 by Daniel Ahern (Accredited Agent under Natural England licence: 2020-44508-CLS-CLS). The inspection followed methods described in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (fourth edition) (Collins; 2023).

2.2. Desk Study

A desk study was carried out with the aim of supplementing the field survey results by collating and reviewing existing ecological information relevant to the site and the local area.

Bat European Protected Species Licences (EPSL) records from within 2km of the site were obtained from the MAGIC website, in addition details of designated sites, within 7.5 km of the site, relating to Annex II bat species were also obtained from the same website.

2.3. External Inspection

The exterior walls and roof of the building were viewed from ground level and features that provide potential bat access points or roosting places were noted and referred to as potential roost features (prf). Features that were looked for include:

- cracks/holes in mortar;
- gaps between ridge tiles and ridge and roof tiles;
- gaps in soffit boxes;
- gaps under wooden cladding; and
- gaps around the eaves.

Areas where bat droppings may accumulate, such as on the ground, ledges, window sills and walls, were also inspected.

Any features that may potentially be used by bats were identified and any evidence of bat activity, as listed below, were noted.

2.4. Internal Inspection

The internal inspection comprised a thorough search of the roof void within the building, see Figure 2 below for a floor plan, for evidence indicative of past or current use by roosting bats. Direct evidence of bat presence may include:

- live bats or bat corpses;
- droppings;
- bat sounds;
- scratch marks;
- urine stains; and
- clean, cob-web free gaps around potential entrance points.

Potential access points and roosting sites were also noted.

In any roof voids, a systematic search for evidence of bat presence was undertaken, concentrating on roof beams, ceiling joists and exposed surfaces.

Any evidence was recorded.

2.5. Bat Roost Assessment

The findings of the internal and external surveys inform an assessment of the structure, classifying the bat roost potential it has. The different classifications are set out in Table 1 below.

Table 1: Bat Roost Assessment Classifications

Classification	Description
NONE	No habitat features on site likely to be used by any roosting bats at any time of year (ie a complete absence of crevices/suitable shelter at all ground/underground levels).
NEGLIGIBLE	No habitat features on site likely to be used by any roosting bats; however, a small elements of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
LOW	A structure with one or more potential roost sites which could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter or protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats, (ie unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).
MODERATE	A structure with one or more potential roost sites which could be used by bats due to their size, shelter, protection, conditions and suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation space-space the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
HIGH	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and suitable surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
CONFIRMED	Evidence of bats roosting in the building or structure is recorded, bats, their droppings or feeding remains.

2.6. Equipment

The following equipment was available to use during the survey:

- close-focusing binoculars;
- P7 Lenser torch;
- camera;
- Depstech endoscope.

2.7. Limitations

The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.

The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.

The details within this report will remain valid for a period of 12 months from the date of issue.

Results

3.1. Preliminary Roost Assessment

3.2. Desk Study

Statutory Conservation Sites

Records of Special Areas of Conservation relevant to Annex II bat species within 7.5km of the Site are presented in Table 2 below.

Table 2: Statutory Designated Sites.

Name	Area (ha)	Designation	Description	Distance & direction from the Site
Statutory sites				
Mottisfont Bats	196.55	SAC	1308 Barbastelle <i>Barbastella barbastellus</i> The Mottisfont woodland supports an important population of the rare barbastelle <i>Barbastella barbastellus</i> . It is one of only six known maternity sites in the UK (2002 data) and the only one in Hampshire. Mottisfont contains a mix of woodland types including hazel coppice with standards, broadleaved plantation and coniferous plantation which the bats use for breeding, roosting, commuting and feeding.	5820m northeast

Key

SAC – Special Area of Conservation

Bat Species

Records of bat EPSL within 2km of the Site are presented in Table 3 below recorded within the last 30 years.

Table 3: Bat EPSL Records within 2km of the Site

EPSL Reference	Species named	Distance & direction from the Site
EPSM2010-2148	Brown long eared, common pipistrelle, soprano pipistrelle	1400m northwest
EPSM2010-1821	Brown long eared, common pipistrelle	1330m east

3.3. Bat Inspection Survey

The results of the building inspection are set out in Table 4, below.

Table 4: Bat inspection External & Internal Survey Results

Building	External description	Internal description
Building 1 - barn	A large steel frame open barn, with walls and roof constructed using corrugated sheets metal, and solar panelling on the southern elevation. Gable roof extends further on the northern elevation, with fabric of corrugated metal providing little habitat suitable for bats. Open eaves provide some shelter along the edges of the roof, but were well sealed with no visible gaps or crevices.	Large barn used to store farm equipment, with the underside of corrugated metal sheets used in the construction of walls and roof visible internally, with no insulation present. Large open barn door means the inside of the barn is light during the day. No PRF visible internally. No evidence of bats was recorded internally.

	The walls of the building were also constructed using corrugated sheets, with a large open barn door on the western elevation through which bats could enter/exit the structure, but also means the structure is open to weather and provides little insulation. No evidence of bats was recorded externally.	
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Results of the bat roost assessment are set out in Table 5 below.

Table 5: Bat Roost Potential for the Buildings Surveyed

Building	Bat Roost Potential	Reason	Requirements
Building 1 - barn	NEGLIGIBLE	- Corrugated metal fabric of the structure provides minimal insulation and no PRF visible in the fabric of the building. - No evidence of bats recorded externally or internally.	No further survey work required.

Discussion and Recommendations

4.1. Discussion

4.1.1. Desk based assessment results

The desk-based assessment returned one SAC relating to Annex II bats within 7.5km. Two EPSLs were found within 2km of the site. The licence covered brown long eared, common pipistrelle, and soprano pipistrelle bats.

It is not believed the proposed development will have a significant impact on the status of Mottisfont Bats SAC or the known local roosts.

4.1.2. Survey results – Preliminary Roost Assessment

There was no evidence of bats recorded externally or internally. The fabric of the building was in good repair with the corrugated metal fabric of the structure being largely unsuitable for bat roosts.

There was an absence of PRF in the building and the roof had no visible signs of access or activity making it sub-optimal for bats to roost in.

Planned work to demolish existing barn to construct a residential dwelling would likely disrupt any potential bat roosts in the structure however, due to the lack of PRF present in the building this is considered extremely unlikely.

Requirements

Habitat enhancement measures:

- One Harlech bat box - https://www.birdfood.co.uk/harlech-woodstone-bat-box-black?gclid=EAlaIqObChMlwlbt2pqD_glVyZ7tCh1AoAVbEAAYAiAAEgIxGfD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- One Woodstone bird box - https://www.birdfood.co.uk/national-trust-woodstone-32mm-nest-box-green?utm_source=google_shopping&gclid=EAlaIqObChMl-ef86JqD_glVjdPtCh21_QonEAQYASABEgLZcPD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlaIqObChMlrZm8-ZqD_glVEmHmCh2q5g_FEAQYAiABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC.

Photographs

Photo 1 – interior view of building 1.



Photo 2 – external view of building 1 eaves.



Photo 3 – view of building 1 exterior.



Photo 4 – external view of building 1 rear.



Legislation and Policy

Bats

All species of bat found in the UK are listed under Schedule 5 of *The Wildlife and Countryside Act 1981* (as amended 2018) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures any bat;
- Disturbs any bat while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any bat uses for shelter or protection.

Bats are afforded additional protection through their inclusion on Schedule 2 of *The Conservation of Species and Habitats Regulations 2017* (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat;
- Deliberately disturbs a bat; or
- Damages or destroys a bat breeding site or resting place.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Breeding Birds

Wild birds, their nests and eggs, are afforded protection under Section 1(1) of *The Wildlife and Countryside Act 1981* (as amended). Under this legislation, a person is guilty of an offence if he intentionally:

- Kills, injures or takes any wild bird;
- Takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
- Takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- Takes or destroys an egg of any wild bird.

APPENDIX 2

The Barn at Parkwater Farm, Cowesfield Green

Preliminary Ecological Appraisal Survey Report



21st January 2026

Document Control

Document:	Preliminary Ecological Appraisal
Project:	The Barn at Parkwater Farm PEA
Client:	Mr John Snow
Project number:	5815
Document reference:	5815.3
Date of issue:	21 st January 2026
Prepared by:	Daniel Ahern Ecology Ltd Home Farm House, Tidworth SP9 7BE Email: info@danielahernecology.co.uk Telephone: 01980 842709
Project manager:	Daniel Ahern CEnv MCIEEM FLS
Field team:	Ashleigh Cairns, BSc MRes
Report author:	Ashleigh Cairns BSc MRes

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It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to work

Executive Summary

Purpose of the report

To provide a Preliminary Ecological Appraisal (PEA) of the proposed development site, involving,

- Evaluation of its conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of habitat composition on site, derived from a UKHabitat 2.0 survey.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

Context of the development

The proposed development:

- Demolish existing barn and replace with new two-storey dwelling
- Remove tennis court & habitat enhancement

Methods

The project requirement was to assess the existing ecological value of the site, identify potential ecological issues associated with the proposed development and make recommendations for general mitigation, compensation, enhancement and further surveys, as appropriate. A desk study and a UKHabitat 2.0 survey were carried out.

Key issues

The Site had HIGH potential for nesting birds, old nests were recorded in the barn and suitable habitat for nesting, foraging was recorded adjacent to the Site.

The barn had NEGLIGIBLE bat roost potential, the hollow willow tree had LOW bat roost potential, and the overall Site had MODERATE foraging and commuting bat potential due to the suitable habitats on and adjacent to the Site.

There was MODERATE potential for reptiles and foraging and commuting badgers due to the suitable woodland and grassland habitats adjacent to the Site.

The Site also had MODERATE potential for amphibians due to the multiple ponds within 250m of the Site boundary and suitable commuting and foraging habitats. The Site is also within the AMBER great crested newt risk zone.

Further surveys required

One bat emergence survey is required for the hollow willow tree if it is planned for removal. At present, the tree is outside the red line boundary, so does not require a survey.

A great crested newt eDNA survey is required for the pond, within 250m of the site.

Conclusions

The proposed development is exempt from BNG as it is a self-build planning application. If this should change, BNG will be required.

Declaration

I confirm that the information provided in this document is truthful and accurate at the time of completion.

Project manager: Daniel Ahern CEnv MCIEEM FLS

Signature:

A handwritten signature in black ink that reads "Daniel Ahern". The script is cursive and fluid.

Lead ecologist & Report writer: Ashleigh Cairns BSc MRes

Signature:

A handwritten signature in black ink that reads "ACairns". The initials "AC" are prominent and stylized.

Date: 21st January 2026

1. Introduction

1.1. Background

- 1.1.1. In July 2025, Daniel Ahern Ecology Ltd was commissioned by Mr John Snow to undertake an ecological appraisal of a barn and its grounds located within Parkwater Farm situated to the southwest of Cowesfield Green in Wiltshire. The purpose of the survey was to provide an assessment of the current ecological conditions and to evaluate the ecological constraints in order to inform development proposals.
- 1.1.2. The purpose of this report is to identify key ecological constraints, in order to inform the project planning such that significant ecological impacts are avoided or minimised. It also aims to highlight any further ecological surveys that may be required to inform any future Ecological Impact Assessment (EclA), so that they can be appropriately designed. Finally, the report aims to provide the information required in order to develop appropriate mitigation or compensation measures.

1.2. Site description

- 1.2.1. The Barn at Parkwater Farm and its surrounding land, hereafter referred to as 'the Site', measures approximately 0.46 ha and is situated to the south of Romsey Road, which runs to the north of the site (approximate OS grid reference: SU 25957 23249), see Fig. 1 below.
- 1.2.2. The Site of proposed development at Parkwater Farm is comprised of the barn and surrounding grounds. The Site is a building with some developed land, modified grassland, broadleaved woodland and hedgerow.
- 1.2.3. The proposed developments and alterations to the site are as follows:
- Demolish existing barn and replace with new two-storey dwelling
 - Remove tennis court and habitat enhancement

Figure 1. Site location with the red line boundary.



2. Planning & Legislation

2.2. Legislation

The following legislation informed the survey approach and considerations.

- The Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitat and Species Regulations 2017 (as amended).
- Wild mammals (protection) Act 1996
- Protection of Badgers 1992
- Environment Act 2021
- European Habitats Directive

2.3. Planning policies

- 2.3.1. This report is prepared with reference to the National Planning Policy Framework 2024.

3. Methods

3.3. Desk study

- 3.3.1. The following publicly accessible websites were searched for relevant ecological information:
- <http://planningguidance.planningportal.gov.uk/>
 - <http://jncc.defra.gov.uk/page-1376> (summary of nature conservation legislation)
 - www.ukbap.org.uk (archived 2012)
 - www.gridreferencefinder.com for aerial photography
 - <https://magic.defra.gov.uk/magicmap.aspx>
- 3.3.2. Data relating to statutory & non-statutory sites and all protected species records within 1km of the red line boundary was requested from the Wiltshire and Swindon Biological Records Centre (WSBRC).

3.4. Field survey

- 3.4.1. A UKHab 2.0 habitat survey of the site was undertaken with reference to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).
- 3.4.2. The survey was conducted on the 10th October 2025 by Ashleigh Cairns.
- 3.4.3. The weather conditions were good with an average temperature of 14°C.
- 3.4.4. During the survey, dominant plant species were recorded, and habitats were classified according to their vegetation types, as identified in the UKHab 2.0 users handbook. Target notes (TN) were taken to denote species and habitats of conservation interest and to describe the vegetation in areas that were too small to map. Evidence or habitat suitable for any legally protected species was recorded, where appropriate.
- 3.4.5. The presence of any Category 9 invasive non-native plant species was recorded.
- 3.4.6. The results are presented in the standard format with habitat descriptions and a UK Hab 2.0 map (see Figure 3).
- 3.4.7. The Site was inspected for direct evidence and habitat suitability for protected and notable species. Particular attention was given to those species listed under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitat and Species Regulations 2017 (as amended). This included searching for signs of badger activity and habitats suitable for amphibians, dormice, bats and reptiles.
- 3.4.8. In the event that habitats suitable for protected species are identified, it may be necessary to undertake further seasonal surveys to confirm

presence/absence. In the event that no suitable habitats or features are identified, a UK Hab 2.0 survey is sufficient to determine the potential impacts associated with a proposed development.

3.5. Staff involved

- 3.5.1. Daniel Ahern is an experienced ecologist with a wide skills base gained in both the private and public sectors. He has been technical lead on large capital projects for regulators, government and utilities. Daniel has led freshwater & terrestrial ecology teams and has a robust understanding of current legislation and monitoring requirements. He currently holds NE licences for bats (level 2 2025-86241-CL18-BAT), white-clawed crayfish & GCN. Daniel has held SNH and NPWS licences for fresh-water pearl mussel and white-clawed crayfish in addition in addition to NE licences for Luronium natans.
- 3.5.2. Ashleigh Cairns is an assistant ecologist who leads preliminary roost assessments, supports bat emergence surveys and has experience with a range of field survey techniques. She is an experienced bat surveyor who works as an accredited agent under the Natural England Class 2 Licence 2025-86241-CL18-BAT.

3.6. Limitations

- 3.6.1. The data provided by the online resources were not exhaustive. It is possible that species and habitats not found in the data search occur within the vicinity of the proposed development site.
- 3.6.2. The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

4. Baseline Ecological conditions

4.3. Desk study

- 4.3.1. The WSBRC data search confirmed that there were three statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 1 and Figure 2 below.

Table 1. The details of the statutory wildlife sites within 1km of the Site.

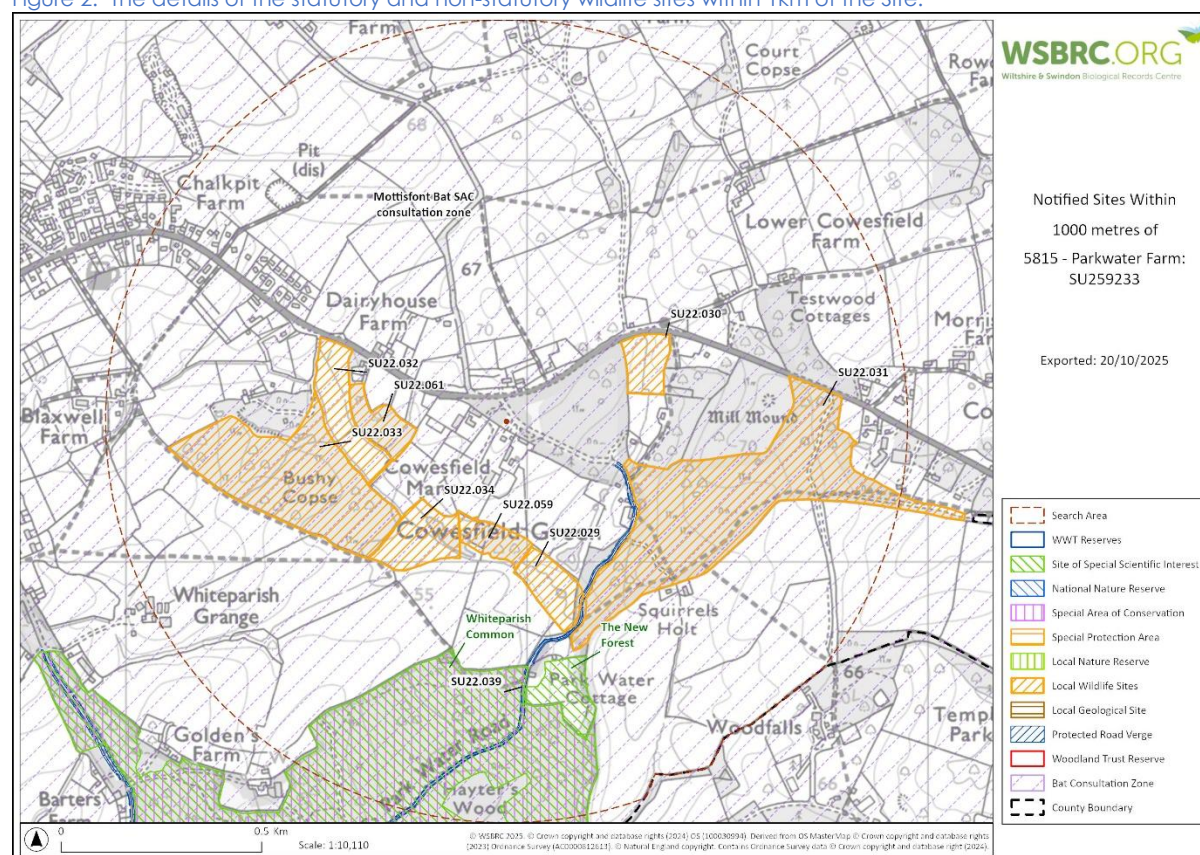
Designation	Name	Area (ha)
SSSI	Whiteparish Common	63.95
SSSI	The New Forest	28924.5
SAC	The New Forest	29254.11

- 4.3.2. The WSBRC data search confirmed that there were seven non-statutory wildlife sites recorded within 1km of the Site, the details of which are in Table 2 and Figure 2 below.

Table 2. The details of the non-statutory wildlife sites within 1km of the Site.

Designation	Name	Area (ha)
LWS	Aldermoor Copse, Landford	1.28
LWS	Frogmore Meadow	1.47
LWS	Shortlands Row	1.48
LWS	Cowesfield Manor Meadow	1.84
LWS	Cowesfield Manor Meadow West	2.41
LWS	Rosemead Farm Meadow	2.82
LWS	Bushy Copse	10.38
LWS	Cowesfield Wood	16.92

Figure 2. The details of the statutory and non-statutory wildlife sites within 1km of the Site.



- 4.3.3. No bat EPSLs have been granted within 1km of the Site.
- 4.3.4. Protected species records from 1955-2025 for the following taxa recorded within 1 km of the Site are set out in Table 3, below.

Table 3. Protected species records within 1km of the Site.

Species name	Number of records
--------------	-------------------

Birds	
cuckoo	1
crossbill	10
firecrest	18
golden plover	34
hen harrier	7
lapwing	209
lesser spotted woodpecker	3
little egret	1
merlin	2
nightingale	1
osprey	1
red kite	1
redwing	20
spotted flycatcher	3
turtle dove	1
whimbrel	12
wood warbler	1
yellowhammer	33
Mammals	
badger	5
barbastelle	1
brown long-eared bat	51
hazel dormouse	1
pipistrelle bat species	2
red squirrel	1
soprano pipistrelle	1
Reptiles	
adder	5
common lizard	1
grass snake	1
slow worm	1

4.2. Site survey

4.2.1. Habitat type and areas recorded on and adjacent to the Site are set out in Table 4, below.

4.2.2. A UKHab 2.0 map of the site is set out in Figure 3 below.

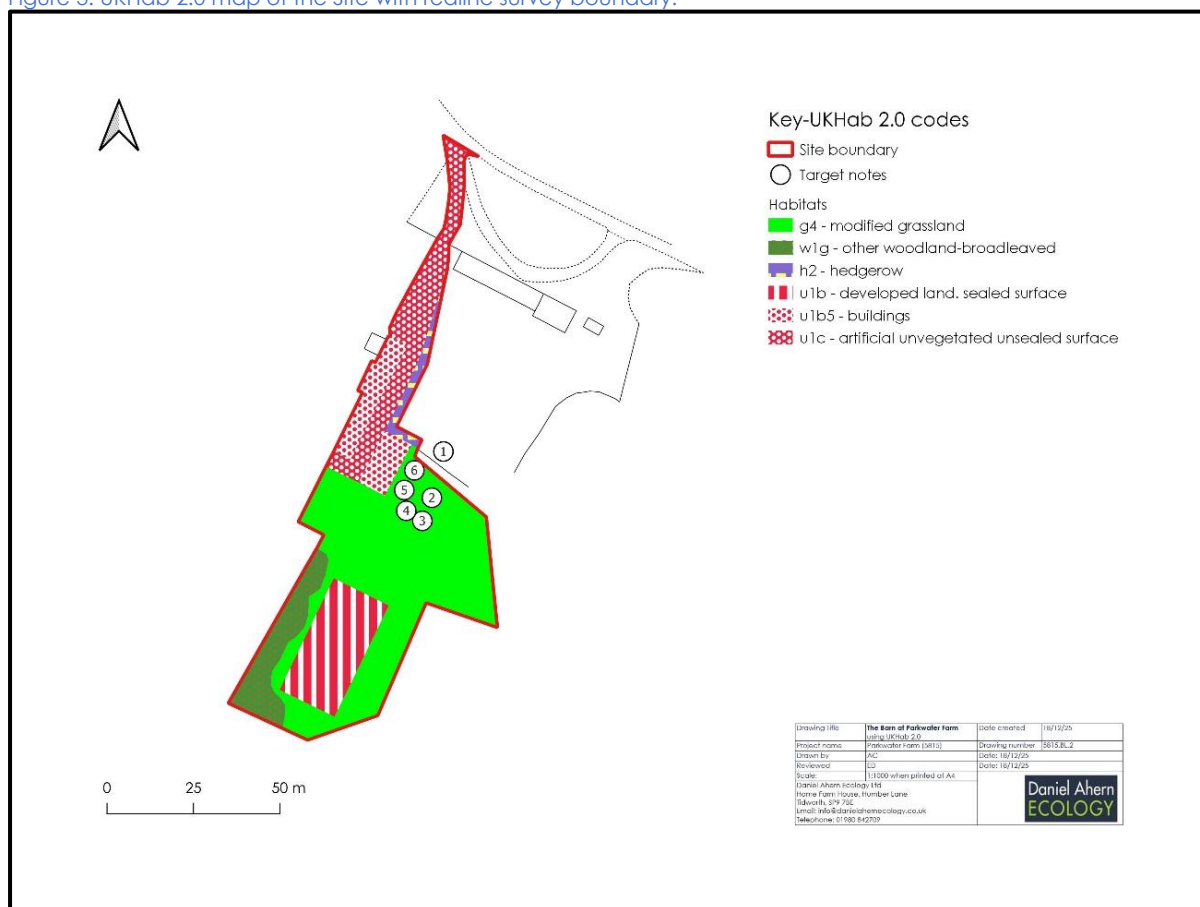
Table 4. UKHab 2.0 types recorded on or adjacent to the Site.

UKHabitat type	Species recorded	Percentage present
g4 – 100 - modified grassland – grazed	Perennial Rye-grass - <i>Lolium perenne</i>	90%
Target notes: 1 – Hollow willow tree and drained pond	White clover - <i>Trifolium repens</i>	5%
	Mallow sp - <i>Malvaceae</i>	5%

2 – 6 – Small fruit trees		
h2 - hedgerow	Ornamental species Common ivy - <i>Hedera helix</i> Ash - <i>Fraxinus excelsior</i> Bramble - <i>Rubus fruticosus</i> Butterfly bush – <i>Buddleja davidii</i> Field maple - <i>Acer campestre</i> Hawthorn - <i>Crataegus monogyna</i>	80% 10% 2.5% 2.5% 2.5% 1.25% 1.25%
w1g – other broadleaved woodland	Hazel - <i>Corylus avellana</i> Silver birch - <i>Betula pendula</i>	70% 30%
u1b – developed land, sealed surface	-	-
u1b5 – buildings	-	-
u1c – artificial unvegetated unsealed surface	-	-

4.2.3. No category 9 invasive plants were recorded within the survey area.

Figure 3. UKHab 2.0 map of the Site with redline survey boundary.



4.2.4. Table 5 contains details of the potential for protected species and groups to be present.

Table 5. Protected species potential on Site.

Species (group)	Habitat availability	Records	Impact assessment
Amphibians	MODERATE	no	Multiple ponds within 250m of the Site boundary across an open field, but adjacent to woodland which they may use to commute or forage. Site is within the AMBER great crested newt risk zone. HSI score of the closest pond within 250m was 0.53 – below average (see appendix 2). MODERATE potential for amphibians in their terrestrial phase to pass through Site.
Badgers	MODERATE	yes	No evidence recorded on or within 30m of the Site. Site is adjacent to priority habitat deciduous woodland which is suitable for badger, therefore there is MODERATE potential for badger to pass through Site.
Bats	MODERATE foraging and commuting LOW roosting	barbastelle, brown long-eared, pipistrelle species and soprano pipistrelle	LOW roosting potential in the hollow willow tree on Site. MODERATE foraging and commuting potential in the suitable habitats on and adjacent to the Site along hedgerow and woodland habitats. NEGLIGIBLE roosting potential in the barn.
Birds	HIGH	yes, see table 3	Old nests recorded in the barn during the field survey. Suitable habitat adjacent to the Site in priority habitat deciduous woodland which birds may use for foraging, commuting and nesting. Suitable habitats on Site in vegetation and trees for nesting.
Dormice	LOW	no	No suitable habitat recorded on Site. Suitable priority habitat deciduous woodland adjacent to the Site which connects to the wider community. However, there is LOW potential for this woodland to be impacted by the proposed development.
Otter	NEGLIGIBLE	no	No suitable habitat recorded on Site.
Reptiles	MODERATE	adder, common lizard, grass snake and slow worm	Suitable habitats in vegetation and log piles on Site and in adjacent priority habitat deciduous woodland. MODERATE potential for reptiles to pass through Site.
Water vole	NEGLIGIBLE	no	No suitable habitat recorded on Site.

5. Ecological constraints and opportunities

5.3. Designated nature conservation sites

- 5.3.1. The WSBRC data search confirmed that there were three statutory and eight non-statutory wildlife sites recorded within 1km of the Site. The nearest non-statutory wildlife site, Aldermoor Copse, Landford, is located approximately 150m to the north of the Site boundary.
- 5.3.2. It is considered highly unlikely that the proposed development will have a significant negative impact to the conservation status of any of the statutory or non-statutory wildlife sites present within 1km of the Site.

5.4. Habitats

- 5.4.1. The proposed development of the Site will result in the modification and loss of some of the existing homogenous habitats on Site, principally areas of modified grassland, hedgerow, developed land and buildings. These habitats are widespread in the area, as such the impact is assessed to be restricted to Site level.
- 5.4.2. There were five small fruit trees (target notes 2-6) on Site and one hollow willow tree (target note 1) which has had most of its limbs removed. At present, the fruit trees are planned for removal. If it becomes necessary to remove the willow tree, one bat survey is required.

5.5. Fauna

- 5.5.1. The barn was assessed to have NEGLIGIBLE bat roost potential.
- 5.5.2. The hollow willow tree (target note 1) has LOW bat roost potential and if it becomes necessary to remove the tree, one bat survey is required between 1st May and 31st August to determine the presence or likely absence of bats.
- 5.5.3. The Site had MODERATE commuting and foraging potential for bats due to the suitable habitat on and adjacent to the Site.
- 5.5.4. There should be no additional external lighting to ensure that there is no change to the ambient night time light levels as a result of the proposed development.
- 5.5.5. There was HIGH potential for nesting birds in the barn and in surrounding vegetation. Old nests were recorded within the barn during the field survey. Care should be taken when removing/modifying the barn and should happen outside of bird nesting season (October-February).

- 5.5.6. A nesting bird check by a suitably qualified ecologist should take place prior to demolishing the barn if it is within nesting bird season. Should it become necessary to remove vegetation within bird nesting season, an Ecological Clerk of Works (ECoW) is required and a staged process to vegetation removal should be employed.
- 5.5.7. There was MODERATE potential for amphibians in their terrestrial phase due to the number of ponds within 250m of the proposed development. The closest pond was across an open field from the Site boundary, but adjacent to the woodland which provided suitable commuting habitat. A HSI assessment was completed for this pond which returned a score of 0.53 – below average (see appendix 2) and the Site was within the AMBER great crested newt risk zone.
- 5.5.8. A great crested newt eDNA survey is advised for the pond on the wider site to determine the presence or likely absence of great crested newt.
- 5.5.9. There was MODERATE potential for reptiles due to previous records and the suitable basking and foraging habitats on and adjacent to the Site within the woodlands and hedgerows. However, these areas are not marked for removal, therefore it is not anticipated these species will be impacted by the proposed works.
- 5.5.10. The Site had MODERATE potential for badger to pass through Site due to the suitable foraging and commuting habitats on and adjacent to the Site. There were also a number of records of badger within 1km of the Site boundary.
- 5.5.11. Any ground excavation works should be fenced off at the end of the work day with Herris fencing to prevent access to terrestrial mammals. Any excavation works should include a ramp to installed as an exit route for any animals that may fall in.
- 5.5.12. If any protected species are found during construction, works should stop immediately and a suitably qualified ecologist should be contacted.

5.6. Requirements

- 5.6.1. Habitat enhancement measures:
- One Harlech bat box - https://www.birdfood.co.uk/harlech-woodstone-bat-box-black?gclid=EAlaIqobChMIwIbT2pqD_gIVyZ7tCh1AoAVbEAAYAiAAEgLxGfD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.

- One Woodstone bird box - https://www.birdfood.co.uk/national-trust-woodstone-32mm-nest-box-green?utm_source=google_shopping&gclid=EAlalQobChMI-ef86JqD_glVjdPtCh21_QonEAQYASABEgLZcPD_BwE. Installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlalQobChMlrZm8-ZqD_glVEmHmCh2g5g_FEAQYAiABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

6. References

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7. Appendices

APPENDIX 1 – Site photographs

Photo 1 – west elevation of barn and developed land, sealed surface.



Photo 2 – east elevation of barn and small trees



Photo 3 – internal view of barn



Photo 4 – example of old nest recorded in barn



Photo 5 – small fruit trees to the rear of the barn



Photo 6 – hollow willow sp with LOW bat roost potential



Photo 7 – grazed modified grassland to the south of the barn



Photo 8 – hedgerow adjacent to the north elevation of the barn



Photo 9 – hedgerow to the north of the barn facing north



Photo 10 – pond located <250m southeast of Site



Photo 11 – pond located <250m southeast of Site



Photo 12 – pond located <250m southeast of Site



APPENDIX 2 – Great crested newt HSI score

Habitat Suitability Index Survey

An assessment of the habitat potential within the Site, were completed following the Amphibian & Reptile Group (ARG) methodology, ARG UK Advice Note 5 - Great Crested Newt Habitat Suitability Index, 2010.

Based on the score achieved a pond is awarded one of the following assessment criteria. Further presence/absence surveys are recommended for all ponds achieving a HSI score of 0.60 – Average or higher.

Table 6: HSI score & pond suitability.

HSI Score	Pond Suitability
< 0.50	Poor
0.50 - 0.59	Below average
0.60 - 0.69	Average
0.70 - 0.79	Good
> 0.80	Excellent

Table 7: Parkland Farm pond HSI scores

	Pond Name	Parkwater Farm Pond
	Grid Ref	SU 26105 23014
SI No	SI Description	SI Value
1	Geographic location	1
2	Pond area	0.8
3	Pond permanence	1
4	Water quality	0.67
5	Shade	1
6	Water fowl effect	0.67
7	Fish presence	0.01
8	Pond Density	1
9	Terrestrial habitat	1
10	Macrophyte cover	0.5
HSI Score		0.53 – Below Average

Appendix 3 – Legislation

Legislation and Policy

Great Crested Newts

Great crested newts (gcn) *Triturus cristatus* are listed under Schedule 5 of The Wildlife and Countryside Act 1981 (as amended) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures a gcn;
- Disturbs any gcn while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any gcn uses for shelter or protection.

GCN are afforded additional protection through their inclusion on Schedule 2 of The Conservation of Species and Habitats Regulations 2010 (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a gcn;
- Deliberately disturbs a gcn;
- Deliberately takes or destroys the eggs of a gcn; or
- Damages or destroys a gcn breeding site or resting place.

This legislation covers all life stages and includes both aquatic and terrestrial habitats.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species.

APPENDIX 3

Site: Parkwater Farm, Cowesfield Green, Wiltshire, England
Nearest Medium-Potential Ponds: Approximately 250 metres from site boundary

1. Introduction

This Construction Great Crested Newt (GCN) Management Statement (the “Statement”) has been prepared to support planned development activities at the above-referenced site in Wiltshire. The purpose of this Statement is to outline the measures that will be implemented to avoid adverse impacts on Great Crested Newts (*Triturus cristatus*) and their habitats during pre-construction and construction works. The approach reflects national and local biodiversity policy requirements, including the UK Biodiversity Action Plan, the Conservation of Habitats and Species Regulations 2017 (as amended), and Natural England standing advice for Great Crested Newts.

Great Crested Newt is a protected species under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations. Any impacts on GCN or their habitats during works must be avoided or appropriately mitigated to ensure compliance with legislation.

2. Context and Survey Findings

Preliminary ecological assessment and desk study information indicate the presence of ponds with **limited potential to support Great Crested Newts** located approximately **250 metres** from the proposed development area. Habitats within the development footprint include semi-improved grassland, scattered scrub, and limited standing water features.

Given the proximity of limited-potential ponds, because the Applicant is a keen conservationist, he has agreed to be open to there being GCN, in the terrestrial habitats near the site, even though **there is no binding duty to pause this application** – and complete the GCN survey in the Spring of 2026. Even if planning permission is granted before the Spring of 2026, the scheme will not be implemented until later in 2026/7. Thus, the timings align.

3. Legislative and Policy Requirements

Great Crested Newts and their breeding sites and resting places are protected. It is an offence to:

- Deliberately capture, injure, kill or disturb GCN;
- Damage or destroy a site used for shelter or breeding;

- Obstruct access to resting places.

Appropriate avoidance, mitigation and, if necessary, licensing must be implemented to ensure legal compliance.

4. Risk Avoidance and Mitigation Measures

To avoid harm to GCN and to ensure compliance with legislation, the following measures will be implemented:

4.1 Pre-Construction Measures

- 1. Detailed Ecological Survey**

Even though not essential, the Applicant will commission licensed Great Crested Newt surveys (eDNA and/or presence/absence and population class surveys) on his pond(s) within 250 metres to confirm presence/absence and inform mitigation. Surveys will follow best practice guidance and be undertaken during appropriate seasonal windows (March–June for eDNA; March–June and September for presence/absence).

- 2. Appointment of Ecological Clerk of Works (ECoW)**

A suitably qualified ECoW will oversee implementation of all ecological mitigation and monitoring on site, if needed.

- 3. Toolbox Talks**

All site operatives will receive briefings on Great Crested Newt ecology, legal protection, and procedures to follow if newts are encountered.

4.2 Construction-Phase Measures

- 1. Creation of Exclusion Fencing**

Prior to ground-disturbing activities, if needed, the applicant will install GCN exclusion fencing around the works area to prevent newts entering active construction zones. Fencing will be installed under ECoW supervision and maintained throughout works.

- 2. Supervised Vegetation and Habitat Clearance**

Removal of terrestrial habitats (e.g., scrub, grassland) within the development footprint will be conducted under ecological supervision where risk is identified. If necessary, vegetation clearance should avoid the core GCN activity period (March–June).

- 3. Habitat Pile and Material Management**

Storage of materials, debris or spoil will be minimised or kept in raised, sealed containers to avoid creating refuge opportunities for newts.

- 4. Accidental Discovery Protocol**

Should a newt be encountered during works, all activities in the immediate vicinity will cease, and the ECoW will implement appropriate procedures, including relocation to suitable habitat if required.

5. Post-Construction Habitat Provision

Where feasible, the design will incorporate enhancements for GCN and wider biodiversity, which may include:

- Native planting and habitat corridors linking retained semi-natural habitats;
 - Creation of refugia (e.g., log piles, hibernacula) in retained green spaces;
 - Sensitive lighting design to avoid illuminating retained habitat.
-

6. Monitoring and Reporting

The ECoW will maintain records of compliance with this Statement and provide a completion report summarising implementation of measures and any adaptive responses taken in the event of GCN encounters.

7. Conclusion

Implementation of the measures outlined in this GCN Management Statement will minimise risk to Great Crested Newts during construction and ensure compliance with relevant legislation and planning policy. The measures are designed to be proportionate to the LOW risk profile of the site given the proximity of low-potential ponds at approximately 250 metres. This approach is sensitive and aimed at delivering on the applicant's strong desire to deliver a scheme that minimises harm to nature.
