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Ecological Impact Assessment

Ansty Manor
High Street
Ansty
Salisbury
SP3 5QD

January 2026

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QUALITY CONTROL		
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.		
Prepared by	Assistant Ecologist Tristan Schroeder BSc (Hons)	12 January 2026
Reviewed by	Principal Ecologist Olatz Gartzia BSc MSc ACIEEM	15 January 2026
This report remains valid for 2 years from date of issue. The survey results provided in the report are valid for 12 - 18 months from date of survey.		

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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.

1. EXECUTIVE SUMMARY

- 1.1. Darwin Ecology Ltd was commissioned by Jean-Marc Ciancimino & Kate Greenwood to undertake an Ecological Impact Assessment (EclA) of the proposals for the site at Ansty Manor, High Street, Ansty, Salisbury, SP3 5QD. The assessment was required to support a planning application for the demolition and replacement of an existing link structure and the remodelling of the swimming pool elevation to the courtyard and conversion of the existing garage to use as a laundry.
- 1.2. During the habitat walkover survey, habitats identified on the site included the main house with garage, two small outhouses and associated vegetated garden, as well as a large pond. The garden consisted of modified grassland, ornamental and native planting and scattered trees. The garden was assessed as providing good foraging and commuting opportunities for bats. The trees identified on site also provided foraging and nesting suitability for common bird species. The site's suitability for Great Crested Newt (GCN) was assessed as negligible, but other protected species such as otter and common reptiles, amphibians and mammals likely access the site from surrounding areas.
- 1.3. During the building inspection, bat droppings were found scattered within two loft voids of the main dwelling. There was a previous planning application from 2025 for the re-roofing of tiles and replacement of roof insulation on the main dwelling. Droppings found on old loft insulation in L1 and throughout L2 indicate that prior to these works these lofts were likely used by loft dwelling bat species. The internal inspection found no access points into the lofts. The external inspection identified several crevices with potential to be used by crevice dwelling bats.
- 1.4. The proposed plans do not directly impact the main dwellings' roof and no licence will be required to permit the proposals. To ensure no residual impacts to Annex 2 species listed within the Chillmark Quarries SAC designation, a sensitive lighting plan will be necessary so that the main dwellings potential to support roosting bats is not reduced.
- 1.5. The proposals are limited to a small, paved area at the north of the house and will not result in any loss of commuting or foraging habitat for bats or other protected species. General mitigation guidelines are therefore deemed sufficient to eliminate any impacts the proposals have on the sites ability to support protected species.
- 1.6. Implementation of mitigation guidelines will also ensure nearby waterbodies and the sites potential to support otter and GCN in the local area is not affected.
- 1.7. Due to nature of the proposals being a small alteration to a sealed surface within vegetated garden habitat, and with the implementation of a sensitive lighting scheme as described above, the findings of this report are considered sufficient in meeting the requirements of the pre-application enquiry.

2. INTRODUCTION

- 2.1. Darwin Ecology Ltd was commissioned by Jean-Marc Ciancimino & Kate Greenwood to undertake an EclA to inform proposals for the buildings and habitats at Ansty Manor, High Street, Ansty, Salisbury, SP3 5QD¹. The assessment was required to support a planning application for the demolition of an existing link structure and replacement with a new one, remodelling of the swimming pool elevation to the courtyard and conversion of the existing garage to use as a laundry.
- 2.2. The proposed drawings on which this assessment is based are provided at **Appendix 1, Proposed Plans**.
- 2.3. The habitat walkover survey followed the Chartered Institute for Ecological and Environmental Management (CIEEM) Guidelines for Preliminary Ecological Appraisal (2017). Habitats on site were broadly mapped to a minimum of 25m² in accordance with current guidance from *UK Habitat Classification Version 2.0 UKHab Ltd (2023)*.
- 2.4. The internal and external building inspection followed the Bat Conservation Trust (BCT) Good Practice Guidelines (2023).

Scope of Assessment

- 2.5. The process of EclA aims to identify, quantify and evaluate the potential effects of development-related or other proposed actions on habitats, species and ecosystems.
- 2.6. Potential effects on the following ecologically sensitive receptors have been considered during the EclA of Ansty Manor:
- Statutory and non-statutory designated sites;
 - On-site habitats of intrinsic importance (such as priority habitats); and
 - Habitats with the potential to support protected species.

Site Overview

- 2.7. The site is a large manor building with associated garden located on the outskirts of Ansty Village (Wiltshire) approximately 1.7km east of Old Wardour Castle.
- 2.8. The site comprises a large manor house with associated vegetated garden, large pond, tennis court and assorted ornamental and native trees. The local surroundings comprise St James' Church 70m southward, deciduous woodland patches, hedgerows, fields and residential dwellings with gardens. The nearest road is High Street approximately 80m east (see **Figure 1**).
- 2.9. The wider landscape comprises a mosaic of agricultural fields, farms, residential dwellings, deciduous woodland, ponds and plantations. Rebbecks Hill is located approximately 950m west, and the A30 runs east-west 400m south from the site (see **Figure 2**).

¹ Ordnance Survey (OS) grid reference ST 95600 26356.



Figure 1: Site location within the local landscape (Copyright Google Earth, 2026).



Figure 2: Site location within the wider landscape (Copyright Google Earth, 2026).

3. LEGISLATION & POLICY

General Wildlife Legislation

- 3.1. Wildlife in the United Kingdom (UK) is protected through European and national legislation, supported by national and local policy and guidance. Development can contribute to conservation and enhancement goals outlined by these various legislation and policy by retaining and protecting the most valuable ecological features within a site and incorporating enhancements to provide biodiversity net gain.
- 3.2. This section provides a brief summary of the principle legalisation and policy that triggers the requirement for EclA in the UK. The presence of protected species within a site are a material consideration during the planning process. Protected species and habitat surveys provide an ecological baseline for a site and evaluation of the potential impact of proposals.
- 3.3. It is the responsibility of those involved with development works to ensure that the relevant legislation is complied with at every stage of a project. Such legislation applies even in the absence of related planning conditions or projects outside the scope of the usual planning process (i.e. permitted development projects or projects requiring Listed Building Consent only).
- 3.4. The principal pieces of legislation relating to wildlife and of relevance to this report are:
 1. *EU Habitats Directive (1992)*;
 2. *EU Birds Directive (1979)*;
 3. *Conservation of Habitats and Species (Amendment) Regulations 2017*;
 4. *The Wildlife and Countryside Act 1981 (as amended)*;
 5. *The Natural Environment and Rural Communities Act 2006*; and
 6. *The Protection of Badgers Act 1992 (extended under The Hunting Act 2004)*.
- 3.5. The above legislation aims to protect sites and species and give detailed descriptions of exactly how these features are protected and what actions would constitute an offence.

National Planning Policy

- 3.6. The *National Planning Policy Framework (2024)* aims to minimise impacts on biodiversity and provide net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. Chapter 15 'Conserving and enhancing the natural environment' details what local planning policies should seek to consider with regard to planning applications.
- 3.7. Planning policies and decisions should contribute to and enhance the natural and local environment by:

187 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);

187 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;

187 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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

188) Plans should: distinguish between the hierarchy of international, national and local 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;

189) 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 and Broads. The scale and extent of development within all these designated areas should be limited, while development within their settings should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

3.8. Specific policies regarding habitats and biodiversity comprise:

192) 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.

193) 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 of Sites 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 improve biodiversity in and around development should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194) 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.

Local Planning Policy

- 3.9. The local planning policy for the site is the Wiltshire Core Strategy (2015). In particular, Core Policy 50 (Biodiversity and Geodiversity) provides guidelines for protection and enhancement of the natural environment and refers to the planning guidance for Special Areas of Conservation (SACs) in Wiltshire, designated for the presence of nationally important bat species.

- 3.10. Wiltshire County Council (WCC), Natural England (NE) and local experts and researchers have jointly prepared the Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire (2015). It is aimed at applicants, agents, consultants and planners involved producing and assessing development proposals in the landscapes surrounding Wiltshire's most sensitive bat roosting sites, which are protected by European wildlife legislation and applies to all types of developments that are subject to planning control.
- 3.11. The guidance gives details on how to mitigate any potential impacts on Wiltshire Bat SACs and to ensure that any potential issues are identified as early in the planning process as possible to prevent unnecessary delays to development projects. The guidance also outlines the ecological documents and plans, which should be submitted in support of planning applications, so as to ensure that the council has all the information required to undertake a reliable Habitats Regulations Assessment (HRA) should one be required.
- 3.12. In addition to policies relating to bat SACs, the Wiltshire Core Strategy (2015) includes Core Policy 51 (Landscape), which provides guidance for protecting, conserving and where possible, enhancing landscape character, including locally distinctive patterns and species composition of natural features (such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies). Core Policy 69 (Protection of the River Avon SAC) provides guidelines for the incorporation of measures during construction and operations to avoid and prevent pollution and to minimise disturbance effects.

Wiltshire Biodiversity Action Plan

- 3.13. The Wiltshire Biodiversity Action Plan was published in 2002 and reviewed in 2008 by the Wiltshire Wildlife Trust and over 40 delivery partners who make up the Wiltshire Biodiversity Action Plan Partnership. It includes habitat action plans for 11 of the most significant of the UK Priority Habitats in Wiltshire, which include woodland, wood-pasture, parkland and ancient trees, hedgerows, calcareous grassland, neutral grassland, traditional orchards, farmland habitats, built environment, standing open water and rivers, streams and associated habitats. In addition, a bat species action plan has also been included, covering all bat species found in Wiltshire, while other priority species have been included under the appropriate habitat action plans.
- 3.14. The Wiltshire Biodiversity Action Plan species list includes species that have national priority and also species having local importance in Wiltshire including county notables. A total of 260 species have been included on the Wiltshire Biodiversity Action Plan species list.
- 3.15. The Wiltshire Biodiversity Action Plan aims to achieve the following:
- Enable prioritisation and define actions for priority habitats and species in Wiltshire;
 - Create a plan of action that can be delivered through a partnership of statutory, private and third sector organisations;
 - Provide a baseline of current knowledge and a tool to help monitor key habitats and species; and

- To link objectives, targets and actions to report nationally and enable conservation work carried out in Wiltshire to contribute to national targets and reporting.
- 3.16. In 2012, a landscape scale framework for conservation in Wiltshire was developed, identifying 11 Landscape Biodiversity Areas across Wiltshire and Swindon, made up of a number of priority habitats, designated sites and other areas of conservation significance. This aims to encourage landscape scale planning for species and habitat conservation across Wiltshire.

4. METHODOLOGY

Desk Study

- 4.1. A desk study was undertaken for designated sites and bat species and habitat records within 2km of the site:
- The MagicMap website was reviewed, to obtain information on any designated sites of nature conservation interest within 2km of the site and details of any EPS licences issued within 2km;
 - The Wiltshire Council Planning Portal was searched for past and pending planning applications that may have associated ecological documents detailing results of bat surveys; and
 - Google Maps and Ordnance Survey (OS) Leisure Maps was utilised to view aerial photographs, maps and mapnik data, and to assess the ecological context of the site within the wider landscape.
- 4.2. Natural England has developed a tool to help assess the potential risks to SSSIs by proposed developments. These are known as 'Impact Risk Zones' (IRZs) and they define the area around a SSSI that could be sensitive to development, considering the particular sensitivities of the feature for which the site is designated.
- 4.3. The IRZs help inform whether a development proposal may affect a SSSI and if so, whether it is necessary for the Local Planning Authority (LPA) to seek pre-application advice from Natural England. Information on the IRZs was determined from the MAGIC website to determine if the LPA is required to seek consultation for the current development.

Habitat Walkover Survey

- 4.4. Assistant Ecologist Tristan Schroeder BSc conducted a walkover survey at Ansty Manor on 18th December 2025. The weather conditions at the time of the survey were intermittent heavy rain showers with a light breeze and approximately 11°C.
- 4.5. The habitat walkover survey followed the Chartered Institute for Ecological and Environmental Management (CIEEM) Guidelines for Preliminary Ecological Appraisal (2017). Habitats on site were broadly mapped to a minimum of 25m² in accordance with current guidance from UK Habitat Classification Version 2.0 UKHab Ltd (2023).
- 4.6. The walkover survey assessed habitats present within the application's red line boundary for their potential to support protected species, including:
- Bats;
 - Great crested newt *Triturus cristatus* and common amphibians;
 - Reptiles;
 - Dormouse *Muscardinus avellanarius*;

- Other terrestrial mammals, including hedgehog *Erinaceus europaeus* and badger *Meles meles*;
 - Schedule 1 birds, including but not limited to; Barn Owl *Tyto alba*, Lapwing *Vanellus vanellus* and Skylark *Alauda arvensis*
 - Breeding birds; and
 - Invertebrates.
- 4.7. Although there is a large water body on site due to their nationally sparse distribution, it is considered highly unlikely that white clawed crayfish *Austropotamobius pallipes* would be using the site and they are therefore not considered further in this report.
- 4.8. The site was also searched for non-native, invasive plant species, with particular care to search for the most commonly occurring and problematic species, such as Japanese knotweed *Fallopia japonica*, Indian balsam *Impatiens grandiflora* and giant hogweed *Heracleum mantegazzianum*.

Habitat Suitability Index

- 4.9. A Habitat Suitability Index (HSI) assessment was carried out on the large pond on the eastern aspect of the site. The HSI score gives an indication of the likelihood of the presence of GCN within a waterbody. The assessment can be performed at any time of the year, although ideally between March and September.
- 4.10. Generally ponds with a higher score are more likely to support GCN than those with a lower score, and there is a positive correlation between HSI scores and ponds in which GCN are recorded. Ten separate attributes are assessed for each pond to calculate the suitability of the ponds to support this species:
1. Geographic location;
 2. Pond area;
 3. Desiccation rate;
 4. Water quality;
 5. Shade;
 6. Number of water fowl;
 7. Number of fish;
 8. Number of linked ponds;
 9. Terrestrial habitat; and
 10. Macrophyte cover
- 4.11. A total score of between 0 and 1 is calculated and the pond suitability is then determined according to the scale shown in **Table 1** below.

Table 1: HSI scores and pond suitability for great crested newts

HSI Score	Pond Suitability
< 0.5	Poor
0.5 - 0.59	Below average

Table 1: HSI scores and pond suitability for great crested newts

HSI Score	Pond Suitability
0.6 - 0.69	Average
0.7 - 0.79	Good
> 0.8	Excellent

Preliminary Roost Assessment

- 4.12. Assistant Ecologist Tristan Schroeder BSc conducted a building inspection at the site at Ansty Manor on 18th December 2025. The weather conditions at the time of the survey were intermittent heavy rain showers with a light breeze and approximately 11°C. The following methodology was followed:

External Inspection

- 4.13. An investigation was carried out of external features with potential for use by roosting bats, such as gaps under roof and ridge tiles, gaps at soffit boxes or fascias. A search for bat droppings was made beneath each potential entry/exit point identified where accessible. The surveyor used binoculars and powerful, low-heat LED torch.

Internal Inspection

- 4.14. An investigation was carried out of the roof void (including the floor and walls) for signs of bats roosting and the access potential into the roof void for bats. The surveyor looked for bats, bat droppings, likely access points, signs of feeding, dead bats, scratch marks and staining, and made a suitability assessment of the structure of the roof.

Categorisation of Bat Roosting Potential

- 4.15. Each building was assessed for its potential to support roosting bats as detailed in **Table 2** below which is taken from the Bat Conservation Trust 2023 guidelines Table 4.1, Table 7.1 and Table 7.2.

Table 2: Roost classification from the Bat Conservation Trust (2023) guidelines.

Category	Description of roosting habitat	Number of surveys required
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No further surveys
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No further surveys

Table 2: Roost classification from the Bat Conservation Trust (2023) guidelines.

Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.	Single survey between May to August
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.	Two surveys with at least one survey between May to August.
High / Confirmed	A structure with one or more potential roost sites that are obviously suitable for use by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.	Three surveys with at least two surveys between May to August.

Ground Level Tree Assessment (GLTA)

- 4.16. A GLTA was carried out in accordance with the following methodology, based on recommendations set out in the Bat Conservation Trust Good Practice Guidelines (2023). The GLTA was conducted by Assistant Ecologist Tristan Schroeder BSc (Hons) on 18th December 2025.
- 4.17. All trees on site with potential to be impacted by the proposed works were assessed. The trees were searched from the ground using a torch and binoculars. Trees were assessed for evidence of use by bats and birds as well as potential roosting features (PRFs), such as storm damage, rot holes, ivy cover, flaying bark and splits in the trunk and also birds nesting.
- 4.18. Each tree was assessed for its suitability for roosting bats as detailed in **Table 3**, taken from the Bat Conservation Trust 2023 guidelines Table 4.2. If any PRFs were visible on a tree, these were assessed for their potential suitability for roosting bats as detailed in **Table 4**, taken from the Bat Conservation Trust 2023 guidelines Table 6.2.

Table 3: Tree roost categorisation from the Bat Conservation Trust (2023) guidelines.

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any
FAR	Further Assessment Required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Table 4: PRF categorisation from the Bat Conservation Trust (2023) guidelines.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony

Limitations

- 4.19. Ecological surveys are limited by factors that affect the presence of plants and animals such as the time of the year, weather, migration patterns. The habitat walkover survey was undertaken in December, which is a sub-optimal period for identifying many native plant species as many plant species have not grown into recognisable growth forms. Considering the context of the site and the habitats to be impacted by the proposals, it is considered unlikely that this would have a significant impact on the reliability of the survey results or conclusions.
- 4.20. Ecological data is typically deemed valid for 18 months. This report remains valid for 2 years from the date of the survey, however, a walkover survey after 18 months may be required to demonstrate whether or not the habitats have remained as described.
- 4.21. The desk study does not include data from the local environmental records centre (LERC). However, following CIEEM guidelines (2017) it is possible to conduct a robust assessment without the need of LERC data, for example for small-scale projects or on sites such as;
- A field in active arable cultivation where there is no impact on any hedges, trees or water bodies;
 - A small area of cultivated garden/amenity grassland, as above; or
 - A small urban site comprising mostly asphalt or compacted hardstanding.
- 4.22. The proposals only impact the lower portion of the northern courtyard which is sealed surface made of stone. This is a low impact, small-scale project that will not impact the vegetation on the site, and therefore the lack of LERC data is not considered a limitation to the ecological assessment of the site.
- 4.23. Due to access restrictions P2 could only be assessed from a distance of approximately 10m on Blind Lane. To account for this limitation, conservative estimates were made to obtain the HSI score. P3 is located approximately 10m southeast from P2 which could not be accessed or assessed visually. Due to their close proximity and as a HSI score was still obtained for P2, this is considered sufficient information to assess the overall impacts of the development on GCN or other amphibians.
- 4.24. No other limitations were encountered, or assumptions made during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological importance has been made.

5. SURVEY RESULTS

Desk study

- 5.1. There are two statutory designated sites within 2km of the site. These are detailed in **Table 5**.

Table 5: Statutory designated sites within 2km of the site at Ansty Manor.

Designated sites	Name and designation type	Reason for designation	Approximate distance from site
Within Site Boundaries	Cranborne Chase & West Wiltshire Downs AONB		
Within 2km of the site	Gallows Hill SSSI	The site encompasses botanically diverse chalk grassland and scrub containing animal and plant species of a nationally restricted distribution. Many typical chalk grassland butterflies are present, for example marbled white, meadow brown and small skipper, and there is a thriving colony of the nationally restricted adonis blue. Resident birds include yellowhammer, linnet, kestrel and buzzard.	1.6km south

- 5.2. No relevant records from previous planning applications within the last 10 years were recorded within 2km of the site using MAGIC. There were multiple planning applications supported by phase 2 surveys for bats within 2km, but none successfully identified any roosts and the majority were before 2015.
- 5.3. There was a previous planning application from February 2025 within the site for the removal and relaying of existing roof tiles (PL/2024/10604). The works consisted of stripping the tiles to the main roof slopes and dormer windows which were then set aside for relaying. The existing battens and the combined roofing felt and insulation layer was also replaced. This application was not supported by an ecological report.
- 5.4. The site is in the IRZ for Gallows Hill SSSI 1.6km south of the site. The proposed development does not fall within the criteria of applications in this IRZ which require consultation with Natural England.
- 5.5. There are 52 areas of priority deciduous woodland sites within 2km of the target site, with the closest being an unnamed patch located approximately 100m east. This area of woodland is also registered on the National Forest Inventory (Woodland - Broadleaved). Further priority habitats within 1km of the site comprise two traditional orchards, one being 80m to the south and the other 600m west. Both orchards are registered on the Traditional Orchards HAP Inventory 2024.
- 5.6. There are two areas of ancient woodland within 1km of the application site, comprising High wood/Pheasants Copse approximately 90 north-west and Long Hayes Copse 100m east.

Habitat Survey

- 5.7. The habitats on site are comprised of scattered ornamental and native trees, hedgerows, stone walls, a driveway and a pond all located within vegetated garden which has modified grassland as its primary habitat. Other habitats include the buildings on site, including two small outhouses, a treehouse and the main house which also has areas of sealed surfaces along its perimeter made of stone.
- 5.8. This section is to be read in conjunction with **Figure 3. Table 6** below outlines the summary of habitats identified on site, as well as their applicable secondary codes.

Table 6: Habitat applicable codes

Primary Habitat	UK Hab Primary Code	Applicable Secondary Code(s) used	Secondary Code(s) description
<i>Developed land; sealed surface</i>	<i>u1b</i>	<i>818, 828, 829</i>	<i>Residential Building, Vegetated garden, Unvegetated garden</i>
<i>Modified grassland</i>	<i>g4</i>	-	-
<i>Native hedgerow</i>	<i>h2a</i>	-	-

u1b - Developed land; sealed surface (Secondary codes; 818, 828, 829)

- 5.9. The buildings on site consisted of a residential dwelling, two small out-houses and a garage adjoining the main house. Further detail is provided in the building inspection section of this report.
- 5.10. The habitat surrounding the house consists of vegetated garden with paved paths, a driveway, stone walls and a large pond. Native and non-native ornamental plants and trees were also present throughout the garden.
- 5.11. Along the edges of the garden within planted strips beneath stone walls as well as along the perimeter of the large pond species recorded included ferns *Dryopteris sp.*, rhododendron *Rhododendron ferrugineum*, cherry laurel *Prunus Laurocerasus*, ivy *Hedera helix*, cyclamen *Cyclamen persicum*, primrose *Primula sp.*, rose *Rosa sp.*, plantain ribwort *Plantago lanceolata*, bramble *Rubus fruticosus agg.* and willow *Salix sp.*
- 5.12. The scattered trees within the garden consisted of mature beech *Fagus sylvatica*, sycamore *Acer pseudoplatanus*, cherry *Prunus avium*, weeping willow *Salix babylonica*, ginkgo *Ginkgo biloba*, alder *Alnus sp.*, Scott's pine *Pinus sylvestris* and mature yew *Taxus baccata*. These were located throughout the garden with large individual beech and yews occurring along the pond and southern stone wall.

g4 - Modified grassland

- 5.13. A large percentage of the garden is made up of modified grassland. The grassland was mown regularly and was comprised of mostly grasses, with a low level of plant diversity. Species recorded included mostly perennial ryegrass *Lolium perenne*, fescue *Festuca sp.* and mosses, with occasional self heal *Prunella vulgaris*, dandelion *Taraxacum officinale* agg and other common plants.

h2a - Native hedgerow

- 5.14. Towards the northern aspect was a native hedgerow surrounding the tennis court. This was primarily made up of beech on the eastern aspect and hawthorn *Crataegus monogyna* on its southern perimeter

Habitat Walkover Survey Photos



Image 1: View towards the eastern aspect showing large beech, the pond and small outhouse (B4).



Image 2: Driveway, small out house (B3) and large beech tree on the southern aspect of the site.



Image 3: View of the south western area of lawn (modified grassland).



Image 4: The south-western perimeter of the pond.



Image 5: Examples of scattered trees near the pond with a view facing south-west.



Image 6: Medium-sized cherry laurel to the north-east of the main house.



Image 7: Potential crevice suitable for bats in ginkgo tree in the northern side of the garden.



Image 8: Sealed surface garden on the northern aspect of the house with area of ornamental planting and outer wall of below-ground swimming pool.



- | | | | | | |
|--|--------------------------------|---|--------------------|---|--------------------------------|
|  | Red Line Boundary |  | Unvegetated garden |  | Existing Very Large Rural Tree |
|  | Developed land; sealed surface |  | Vegetated garden |  | Existing Large Rural Tree |
|  | Modified grassland |  | Native hedgerow |  | Existing Medium Rural Tree |
| | | | |  | Existing Small Rural Tree |



Project: Ansty Manor

Figure 3: Habitat Map

Date: December 2025

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Protected Species

Bats

- 5.15. Three previous EPS licences for bats were retrieved during the MAGIC data search and are detailed in **Table 7**.

Table 7: Records of EPS licences for bats within 2km.

Licences reference	Dates	Bats species	Purpose of license	Approximate distance from site
2020-4843 4-EPS-MIT	03/09/2020- 31/12/2025	Barbastelle <i>Barbastella barbastellus</i> , Brandt's <i>Myotis brandtii</i> , common pipistrelle <i>Pipistrellus pipistrellus</i> and soprano pipistrelle <i>Pipistrellus pygmaeus</i> .	Destruction of a known resting place	100m northwest
2019-4277 3-EPS-MIT	11/10/2019- 01/05/2030	Brown long-eared bat <i>Plecotus auritus</i> and Lesser horseshoe <i>Rhinolophus hipposiderus</i>	Destruction and damage of a known resting and breeding place	900m north
2014-4572 -EPS-MIT	08/12/2014- 31/12/2025	Brown long-eared bat	Destruction of a known breeding place	910m north

- 5.16. The site is located in a rural area and is comprised by habitats that are suitable for bat commuting and foraging, including the pond, the hedgerows and the scattered trees. It is likely the site supports a wide range of foraging bats. The habitat is assessed as high quality habitat for commuting and foraging bats.

Building Inspection

External Assessment

- 5.17. The building is a grade 2 listed building with two traditional pitched roofs, a larger one on the eastern aspect (B1) and one on the western aspect (B2). See **Figure 4** for locations of loft voids and roofs.
- 5.18. B1 had clay roof tiles and parapet walls on the gable ends made of stone. The roof was mostly in good condition, with minimal slipped or damaged tiles apart from on the south-western elevation where a missing tile was recorded by the ride, and near the dormer where another lifted tile was present. The lead flashing was in good condition with no potential roosting crevices recorded. The eaves had a wooden soffit board throughout and no suitable roost features were recorded behind the board. The walls and gable ends were made of stone, which was in good condition with no gaps or cracks suitable for bats to roost in the stonework or mortar.
- 5.19. B2 also had a brick tiled roof and one gable end on the western aspect. The roof was mostly in good condition with minimal slipped or damaged ridge or roof tiles. One missing

tile and potential crevice under a ridge tile was recorded on the southern aspect of B2 near the central chimney above the small loft void (L2). The verge tiles on the western gable were in good condition and the wooden soffit board was sealed apart from one crevice recorded on the northern aspect near L2 likely suitable for a crevice dwelling bat. An additional crevice was recorded on the north western corner of the western gable behind the guttering. Lead flashing throughout B2 was in good condition with minimal lifted edges, but one crevice was recorded on the small extension on the northern aspect near the entrance to the swimming pool room. The walls on B2 were in good condition with stonework and mortar having no suitable cracks or gaps.

- 5.20. The walls around the pool entrance were in good condition with no entry points for bats. A small crevice was noted on the small extension connecting B2 to the underground pool. This was assessed as being too exposed for a bat.
- 5.21. A garage was adjoined to the western side of B2 and had a large section of ivy which may provide shelter or resting opportunities for bats and birds.

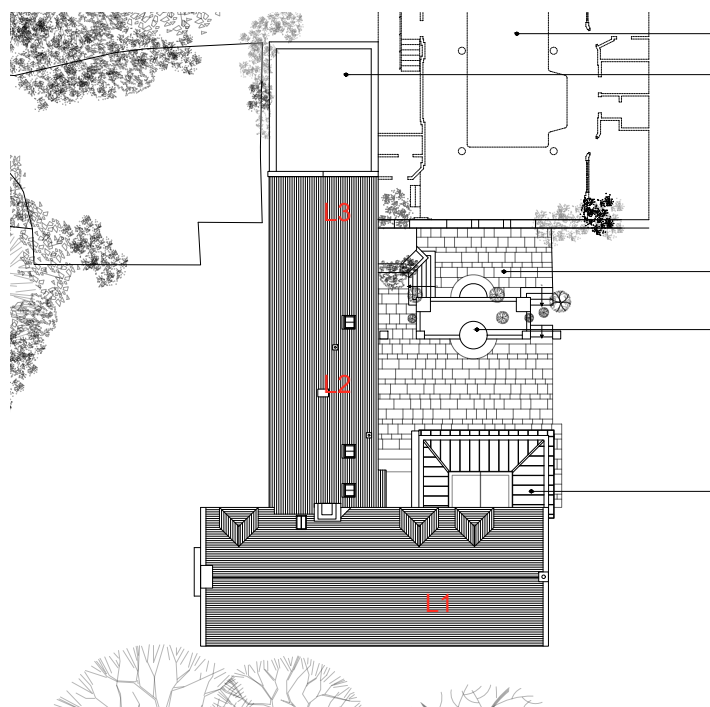


Figure 4 - Plan of the main house showing the two main roofs B1 and B2. Locations of loft voids are indicated in red as L1, L2 and L3.

Internal Assessment

- 5.22. The loft void in B1 on the eastern aspect (L1) had a traditional pitched wooden frame with large ties and hangars. The space was large and uncluttered (6m long x 4m wide x 2.5m apex). The roof insulation was fibreglass felt with aluminium foil and was in good condition with no light ingress recorded. Cobwebs and rodent droppings were recorded throughout the void particularly at the apex and on the south aspect. Two additional voids were recorded to the south and north aspects but these were not accessible. The floor was made

of plywood and was insulated from underneath. Bat droppings and fly cases were recorded on old pieces of insulation on the south-east aspect.

- 5.23. Two loft voids were accessed in B2, with one being further east (L2) and the other towards the western gable end (L3). L2 had a wooden frame in a single pitch with fibreglass felt insulation (2m long x 3m wide x 2.5m apex). The insulation was in good condition with no crevices recorded. Cobwebs were present throughout the void, as well as rodent droppings and bat droppings. No light ingress or possible entrance points were recorded throughout the loft. There was a brick chimney with a lower stone wall on the eastern side in poor condition with areas of missing bricks or stones as well as gaps in the mortar with suitability as crevices. Gaps were also recorded behind the chimney stack and around the walls, potentially leading to crevices towards the eastern aspect.
- 5.24. L3 had a traditional pitched wooden frame and was relatively uncluttered (3.5m long x 3m wide x 2.5m apex). Cobwebs were recorded at the apex and the roof insulation was rock wool with a foil coating. There was a timber frame insulated wall on the eastern aspect where pipes came out from another void but this was not accessible. No light ingress or possible entrance points were recorded, apart from a small mesh window on the western stone-built gable end, but this did not have an opening big enough for a bat and was letting in a constant draft. Gaps were recorded between the roof and stonework of the gable with potential as roosting crevices, but the stonework and mortar was mostly in good condition. No evidence of bats recorded, only rodent droppings.
- 5.25. Overall, the main dwelling comprising B1 and B2 was assessed as having **moderate potential** to support roosting bats due to multiple crevice features and surrounding habitat. The DNA analysis of the droppings found within L1 and L2 found that they were from common pipistrelle, brown long-eared and serotine bat. However, no entrance points into the loft voids were identified.

Outhouses

- 5.26. Two additional stone outhouses with slate roof tiles on the southern side of the site were inspected for evidence and suitability for bats. The first (B3) can be seen in **Image 25** and was inaccessible. The roof tiles were in good condition and no suitable crevice features or potential entry points were identified on the exterior of the building. **Image 27** shows the other outhouse (B4) with multiple missing / slipped tiles. After internal inspection no suitable entry points into the room through the plastic lined roof were identified. The internal space was cluttered and cobwebs were present. No evidence of bats was recorded within B3 or B4. B3 was assessed as having **negligible potential** to support roosting bats, while B4 had **low potential** due to the crevices under slipped and missing roof tiles.

Building Inspection Photographs



Image 11: North aspect of the main dwelling with courtyard.



Image 12: South aspect of main dwelling.



Image 13: Front side of underground pool.



Image 14: View of the northern aspects of both roofs from above the pool room.



Image 15: Western gable end with meshed open window.



Image 16: Northern aspect of B2's roof.



Image 17: Crevice under lead flashing of small extension connection B2 to the underground pool.



Image 18: Missing tile on western aspect of B1.



Image 19: Raised roof tiles on lower southwest aspect of B1.



Image 20: View from southern aspect of L1 facing northward.



Image 21: Pile of old insulation towards the southern aspect of L1 where droppings were found.



Image 22: Gap between eastern chimney and roof of L2.



Image 23: Apex of L2 with cobwebs.



Image 24: Area of droppings within L2.



Image 25: East aspect of B3.



Image 26: Southern roof of B3.



Image 27: South aspect of B4 with multiple missing / slipped roof tiles.



Image 28: Cluttered interior of B4.

Ground Level Tree Assessment

- 5.27. A ginkgo tree was identified on site as having PRFs, due to the presence of a single potential roosting feature for bats in the lower portion of the main fork at a height approximately 3m (**Image 7**). The PRF is a small wound leading to a cavity. The cavity is unlikely to extend further than 5 or 10cm and may be exposed from the top of the fork weld. The feature is therefore estimated as PRF-I. The proposals do not include any plans to fell trees on site.
- 5.28. No other trees with PRFs were identified within the site boundaries.

Great Crested Newt and common amphibians

- 5.29. The data search revealed no previous EPS licences for GCN within 2km of the site. There was one record from the Great Crested Newt Pond Surveys 2017-2019 approximately 1.4km northwest of the site where GCN was assessed as absent.
- 5.30. Using OS Maps, three ponds were identified within 250m of the site. P1 (Ansty Pond) is located adjacent to the east of the site, P2 is located 250m north and P3 is approximately 185m north (see **Figure 5**). Results of a HSI check carried out for P1 and P2 are detailed in **Table 8**. Due to access restrictions, P3 was not subject to assessment.

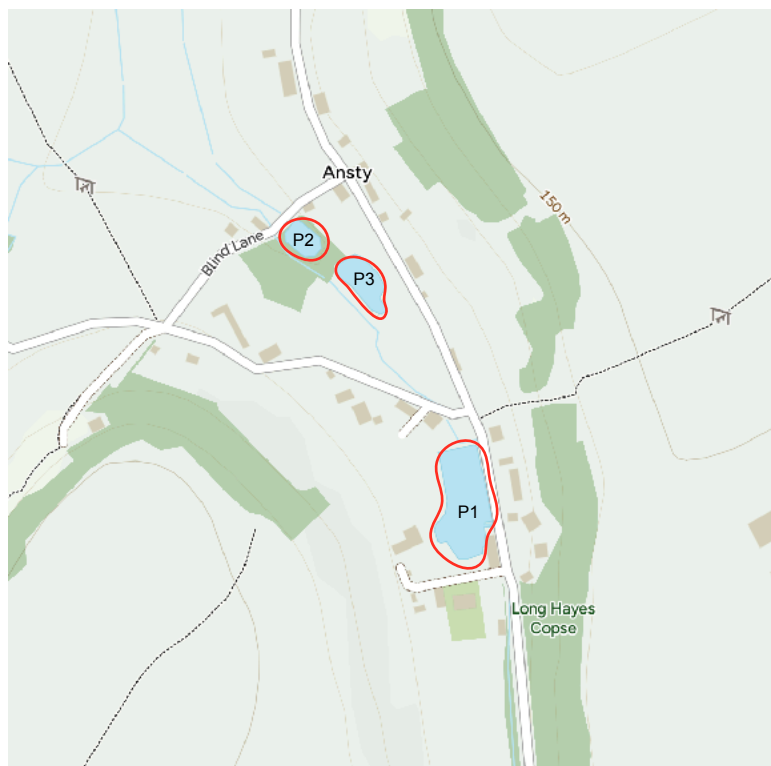


Figure 5 - Map showing ponds within 250m of the site.

Table 8: ARGUK GCN HSI Calculator

Pond Name		P1	P2
SI No	SI Description	SI Value	SI Value
1	Geographic location	1	1
2	Pond area	1	1
3	Pond permanence	0.9	1
4	Water quality	0.33	0.45
5	Shade	1	1
6	Water fowl effect	0.01	0.67
7	Fish presence	0.67	0.67
8	Pond Density	0.8	0.8
9	Terrestrial habitat	0.33	0.67
10	Macrophyte cover	0.3	0.5
HSI Score		0.42	0.75
Pond suitability (see below)		Poor	Good
Categorisation of HSI Score by Lee Br			
HIS 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	
Based on ARGUK advice note 5 - Great Crested Newt Hak			

- 5.31. P1 was assessed as HSI score 0.42, poor. The pond scored low due to a lack of foraging and sheltering habitat and presence of waterfowl. Due to its large size, it is likely common amphibians may use parts of it on occasion.
- 5.32. P2 likely supports fish and a poor to moderate invertebrate diversity. Good foraging habitat for GCN in the form of grassland with a medium sward height and bramble scrub was recorded. 50% of the shoreline was shaded and algae covered 50% of it (see **Image 29**).
- 5.33. As such, P2 was assessed as HSI score 0.75, good. However P2 is located downstream from P1 and the barrier of a road between the ponds means migration of GCN from P2 to P1 is considered unlikely.
- 5.34. The site consists of vegetated garden with a lawn that is managed to a very short sward. The habitats on site do not provide suitable resting or foraging opportunities, for GCN, however their presence in the wider area cannot be ruled out. GCN and common amphibians may use P1 and pass through habitats on site on occasion.



Image 29: View of P2 250m north from site with algae and surrounding scrub.

Reptiles

Data search

- 5.35. No previous EPS licences for reptiles were found during the data search using MAGIC.

Habitat assessment

- 5.36. Within the redline boundary, the site had very little suitable habitat to support reptiles, primarily due to the dominant habitat being modified grassland with a short sward length. The majority of the vegetated garden was highly managed. Some scrub and mixed hedgerow habitat was located just past the northerly aspect of the redline boundary and the nearby fields (west) could also support reptiles and so they may pass through the site on occasion.

Dormouse

- 5.37. No previous records for dormouse were retrieved through MAGIC.
- 5.38. The habitats within the redline boundary were assessed as providing limited foraging, commuting or resting potential for dormouse due to being largely made up of scattered trees and modified grassland. There was a lack of species rich native hedgerow or other suitable linear habitats. The beech hedgerow around the tennis court may be used on occasion as individuals may be present within the mixed species hedgerow to the north of the redline boundary.

Badger and other Terrestrial Mammals

- 5.39. No evidence of badger setts or activity was recorded within a 30m buffer zone of the site. The habitats on site provide little foraging opportunities for badger.
- 5.40. However, there is suitable habitat for badger and other terrestrial mammals beyond the redline boundary, particularly to the west and north where there are hedgerows and fields

leading to deciduous woodland approximately 100m west. Such species may therefore access the site on occasion.

- 5.41. Hedgehogs may also be present on site.

Otter and Water Vole

- 5.42. No previous EPS licences for otter or water vole were found during the data search using MAGIC.
- 5.43. During the habitat walkover survey, no evidence of otter was recorded such as latrines, holts or spraint. P1 may support a population of fish and be used by otters in the wider landscape.
- 5.44. The banks of P1 were very low, with no potential for water vole burrows and there was a lack of suitable foraging habitat and plant diversity making their presence unlikely.

Birds

- 5.45. The site provided good foraging and nesting opportunities for a variety of garden bird species in the form of mature native trees within the vegetated garden. The building on site has crevices that may support nesting of small garden birds. No evidence of bird's nests was recorded within the buildings on site.

Invertebrates

- 5.46. The site and its habitats likely support a population of common invertebrates due to the mature native and ornamental trees as well as the large pond (P1). The low diversity and sward height of the modified grassland limits suitability to support uncommon invertebrate species.

6. IMPACT ASSESSMENT

Designated Sites

Baseline

- 6.1. Two statutory designated sites are located within 2km of the site, Cranborne Chase & West Wiltshire Downs AONB and Gallows Hill SSSI.
- 6.2. The site also falls within the IRZ of the latter designated site. Natural England recommends any development within this IRZ with the potential to effect water quality through adverse nutrient impacts to carry out a Habitat Regulations Assessment (HRA), however due to the nature of the development no net gain in residential units will result from the works and therefore no increase in nutrient load.
- 6.3. The site does fall within consultation zones of two internationally designated statutory sites. The first is Hampshire River Avon Special Area for Conservation (SAC) approximately 2.6km east from site, a large river system with sections of chalk and clay supporting Annex 2 species such as Atlantic salmon *Salmo salar*, Desmoulin's whorl snail *Vertigo moulinsiana* and Sea lamprey *Petromyzon marinus*. Due to the nature of the development being a small scale modification of a swimming pool link structure, no impacts on this SAC are to be expected. Best practice guidelines will be required (detailed below) to reduce the risk of pollution and achieve negligible impacts on nearby water bodies.
- 6.4. Chillmark Quarries SAC (approximately 4.8km northeast from site) which is designated for supporting Annex 2 species such as greater horseshoe bats *Rhinolophus ferrumequinum* as well as hibernating Bechstein's *Myotis bechsteinii* and barbastelle *Barbastella barbastellus* within a complex of abandoned mines. The proposed development will not be clearing any suitable foraging habitat for bats within the site or the local landscape. The proposals will also not be altering the roof of the main dwelling and so any current potential to support roosting bats will not be impacted. If the development were to result in an increase of light spillage onto the main dwelling or the vegetated garden, this could reduce the sites suitability to support species associated with Chillmark Quarries SAC. Implementation of a compulsory sensitive lighting plan (detailed below) will eliminate this risk and consultation with Natural England will therefore not be necessary in this case.
- 6.5. It is not anticipated that the proposed works will impact any priority habitats or ancient woodland through land-take or other direct impacts due to the small-scale of the works.

Habitats

Baseline

- 6.6. The habitats on site comprise the main dwelling, two outhouses and the surrounding vegetated garden which includes modified grassland, scattered native and ornamental trees, a driveway and a large pond.

- 6.7. The building footprints and artificial surfaces on site are habitats of negligible intrinsic ecological value, while the grassland on site had a low intrinsic value, offering few opportunities for protected and notable species. The mature trees within the site had a high value in the context of the site.

Potential Impacts

- 6.8. Proposals include the demolition of an existing link structure and replacement with new, remodelling of the swimming pool elevation to the courtyard and conversion of the existing garage to use as a laundry. An area of sealed surface made of stone will be lost as a result of the development and a small area of raised beds just outside the pool's eastern wall. The loss of this habitat will result in a negligible loss of opportunities for local wildlife, and will have a negligible negative impact on a local scale.

Mitigation

- 6.9. Best practice will be applied to prevent polluting materials from impacting the retained habitats within the vegetated garden and nearby water bodies. Care must be taken throughout the development process to ensure that there are no negative incidental impacts to the habitats to be retained on site or surrounding the site. All materials and potentially hazardous substances should be stored away from the site boundary and in accordance with the appropriate legislation.
- 6.10. *Protective fencing:* Heras fencing will be installed along the development boundary of the site. This fencing will leave a buffer of 1.5m between the site boundary and the development area, extending where required to additionally follow the root protection zones of the retained trees on the boundaries of the site.
- 6.11. *Dust pollution:* In order to reduce air pollution and nuisance to nearby residences there should be adequate screening and damping down measurements implemented during all excavation works, clearance works and other site preparations (including storage of construction materials). Additionally, these screening barriers will protect the neighbouring woodland from dust, and general construction litter and debris.
- 6.12. Screening barriers will be implemented on the installed habitat protection fencing during the construction phase of the development, to prevent dust and waste from the construction site from contaminating retained habitats within the site. Screening barriers will comprise a hessian strip or scaffold sheeting, fixed to the base of heras fencing, with 50 cm draped on the ground to catch any dust and site waste that may otherwise escape under the fencing, and will be installed along all boundaries of the site to protect the adjacent designated sites. Monthly checks will be made by the **Site Manager** to ensure airborne litter and dust do not have a negative impact on the adjacent habitats and designated site. Should any issues arise, appropriate remedial actions will be implemented.
- 6.13. *Liquid storage:* All oils and fuels must be stored in compliance with the Control of Pollution (Oil Storage) Regulations 2001. Fuel must therefore be stored in dedicated impervious

storage areas away from drains and watercourses. Drums over 200L must be stored on drip trays capable of holding 25% of the drum's maximum capacity. The storage of bowzers and fuel tanks must also comply with the regulations ensuring they are stored in areas capable of holding 110% of the volume. If oil or fuel is stored on site, spill kits must be available.

- 6.14. *Solid storage*: Best housekeeping practice will ensure that spillages of dry and dusty materials will be avoided. These items should be covered when not immediately in use to reduce the risk of materials becoming airborne. All stored materials will be raised off the ground on pallets or skids to remove any refuge potential for protected species such as hedgehogs, reptiles or amphibians. Aggregates such as gravel and sand must be delivered in bulk bags and stored on pallets.
- 6.15. *Run-off and site drainage*: Rainwater or waste water carrying construction debris or oils must not be allowed to flow towards adjacent habitats. This is considered to be unlikely given the nature of the works on site, however the risk should be fully assessed by the site manager before and during the works. If a risk is identified, suitable drainage or an earth bund for the construction site must be established to prevent pollution of surrounding habitats.
- 6.16. *Litter*: Waste and litter produced during the construction phase must be disposed of appropriately and must not be allowed to leave the site. Good site management and waste management procedures will prevent litter or debris from the construction site impacting any adjacent or nearby habitats. If any construction waste is found outside the site boundary it will be retrieved and disposed of appropriately and the measures taken to avoid this occurrence will be reviewed.
- 6.17. *Noise and vibration*: The impacts of noise and vibration generated by the proposed construction works are expected to be low, however, noise and vibration will be managed in order to reduce impacts wherever practicable. Wherever available quiet equipment will be selected in order to control noise at source. Machinery will be shut down when not in use and throttling will be kept at a minimum. It will be maintained in good working condition to minimise mechanical vibration.
- 6.18. *Sensitive Lighting*: Sensitive lighting will be used throughout the construction period to mitigate any impacts of lighting on surrounding habitats and protected species. It is a formal recommendation that works are limited to daylight hours and no additional lighting is left turned on overnight.
- 6.19. *Given the above mitigation strategies, it is considered likely that there will be no residual impacts on habitats.*

Bats

Baseline

- 6.20. The main dwelling was assessed as having **moderate suitability** for roosting bats and was confirmed to be a historical roost for common pipistrelle, serotine and brown long-eared bat through DNA analysis.
- 6.21. The roof strip which took place in 2025 (PL/2024/10604) was not supported by an ecological report and this activity may have impacted the dwellings suitability for loft dwelling bat species as no entry points were recorded internally. Despite this, presence of multiple suitable crevice features suggest the building is likely still used by bats.
- 6.22. B3 had negligible potential to support roosting bats, whilst B4 had low potential due to its crevice features beneath roof tiles. The proposals will not be impacting these buildings.
- 6.23. The habitats within the site provide excellent foraging and commuting habitat for bats in the form of mature scattered trees, hedgerows and a large pond. Bats are known to be present in the area and it is highly likely they use the site.

Potential Impacts

- 6.24. The proposal plans at Ansty Manor will not be directly impacting the existing roosting potential of the main dwelling or the foraging and commuting opportunities within the vegetated garden, and so **no further surveys are necessary**. One potential roost feature was identified on a ginkgo tree within the north side of the garden, however this will not be directly impacted by the proposed plans and therefore will not require further inspection.
- 6.25. The species identified through DNA analysis are not features of the Chillmark Quarry SAC, however any increase in light spillage due to the proposals onto nearby vegetation or the northern and western aspects of the main dwelling may impact the sites potential to support bats including those designated as features in the SAC.
- 6.26. Bats are nocturnal animals and are adapted to low-light conditions so most bat species can find artificial lighting very disturbing. Artificial lighting can disturb bats through direct lighting or light spill at roost access points, flight paths or foraging habitats and must always be avoided (Bat Conservation Trust, 2016).
- 6.27. Research to date has identified light levels which have a detrimental impact upon bat species which are categorised as being “light adverse”. These species are typically found commuting and foraging on hedgerows with levels of light at or around 0.45 lux. In addition, the level in which light adverse species are significantly affected by artificial lighting has been demonstrated as low as 3.6 lux (Stone *et al*, 2012). In their lighting review of 2012, (Stone *et al*), provided a table which predicts the impact of lighting for each species according to their behaviour, this is shown in **Table 9** below.
- 6.28. Research by Zeale (2018) identified that light averse bat species will readily utilise the dark side of brightly illuminated hedgerows for commuting purposes. In this study, Myotis bat

activity on the dark side of a hedgerow, which had been illuminated to 55 lux, remained stable during lit hours, indicating that good management of light spill, can mitigate for disturbance of light adverse species.

Table 9: Summary of predicted impacts of lighting for each species/group according to bat behaviour (Stone *et al* 2012).

Impact Behaviour	High	Medium	Low
Maternity roost	All species	-	-
Night roost	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>	-
Emergence	All species	-	-
Foraging	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Commuting	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Swarming	All species	-	-
Hibernation	All species	-	-

- 6.29. Further, nocturnal insects, which constitute the majority of prey items for bats, use moonlight to navigate. Artificial lighting above cities can obscure natural moonlight, interrupting insect emergence at dusk. A delay in emergence prey caused by artificial lighting can result in a lower foraging rate for bats.
- 6.30. Artificial lighting can therefore create a 'vacuum effect' for nocturnal species. Although some species of bat have been recorded foraging around street lights, light-sensitive species are at a disadvantage when foraging as insects are drawn away from these species' usual foraging grounds into the zones of artificial light.
- 6.31. Sensitive lighting must therefore be considered during the detailed design of any development, as increased lighting may cause roost abandonment, reduced reproductive success, and reduced foraging for bats.

Mitigation and recommendations

- 6.32. Sensitive lighting will be required to ensure that bats can continue to use the site, specifically ensuring that light spill does not impact the value of the roofs' roost features, ensuring light levels during the operational phase do not exceed baseline levels.
- 6.33. The proposals include the installation of a skylight on the roof of the swimming pool link structure. To avoid any upward light spillage in the surroundings, an automatically operating retractable blind or external louver will be installed and set to block light from the window

between sunset and sunrise throughout the year. No external lighting will be installed as part of the development.

- 6.34. See **appendix 2** for further guidance regarding bats and lighting.
- 6.35. Given the above mitigation strategies, it is considered likely that there will be no residual impacts on bats.

GCN, Common Amphibians and Reptiles

Baseline

- 6.36. The habitats on site had very little foraging or sheltering opportunities for common reptiles and amphibians due to the short sward height of the grassland and absence of suitable scrub or refugia surrounding P1. Waterfowl were present in P1 and it was assessed with a low HSI score. P2 had a higher suitability however does not have connectivity with the site.
- 6.37. The presence of GCN within the wider area cannot be ruled out, individual or low numbers of amphibians and reptiles may pass through the site on occasion.

Potential Impacts

- 6.38. The area to be impacted consists of paved surfaces only, which are unsuitable to support GCN or common amphibian and reptile species, therefore no direct impacts are likely as a result of the development.
- 6.39. Retained habitats adjacent to the site may be vulnerable to pollution; P1 is upstream from P2 and there are residential areas and roads between them which reduces the likelihood of migration from P2 to P1, but does present some risk of any pollution created on the target site travelling downstream and impacting P2's potential to support amphibians. It would also likely impact any suitability which P3 has.
- 6.40. The habitats outside the redline boundary likely support some reptile species and so they likely use the site on occasion. Species like slow worm are also known to be present within vegetated gardens. If reptiles are present on site as works begin there is the risk of killing and/or injury.

Mitigation

- 6.41. Given the best practice mitigation strategies described in the habitats section, it is considered likely that there will be no residual impacts on reptiles, GCN and other common amphibians.

Terrestrial and riparian mammals

Baseline

- 6.42. The habitats within the redline boundary provide limited foraging, commuting or resting potential for dormouse due to a lack of species rich native hedgerow or other suitable linear habitats and being largely made up of scattered trees and modified grassland.

- 6.43. Dormouse may access the site on occasion from the mixed species hedgerow to the north of the redline boundary.
- 6.44. No evidence of badger setts or activity was recorded within a 30m buffer zone of the site. The habitats on site provide some limited foraging and sheltering opportunities for badger.
- 6.45. However, species such as badger and hedgehog likely pass through the site on occasion due to the proximity of nearby hedgerows, fields and woodlands.
- 6.46. The habitats on site provided negligible suitability for water vole and otter within the local landscape may access P1 on occasion to forage for fish.

Potential Impacts

- 6.47. The proposals for the development will not effect any suitable habitat for dormouse.
- 6.48. The proposals will not be impacting any suitable habitat for mammal species. No reduction in accessibility to the site is expected from the development.
- 6.49. If mammals are present on site during the duration of the works, there is risk that they may be harmed.
- 6.50. The proposals have the potential to cause pollution to P1 and nearby water courses, which would reduce their potential as foraging destinations for otter.
- 6.51. As a precautionary measure, during construction all trenches and holes are to be covered overnight to prevent wildlife falling in and becoming trapped. Contractors should also ensure that ramps are installed at any excavations or trenches, which must be checked before filling takes place.
- 6.52. With the implementation of best practice guidelines as described in section 6.9, it is considered likely that there will be no residual impacts on dormice.

Birds

Baseline

- 6.53. The site provided good foraging and nesting opportunities for a variety of bird species in the form of mature native trees throughout the vegetated garden.

Potential Impacts and mitigation

- 6.54. The proposals will not be impacting any trees on site or any nesting opportunities on the main dwelling so the suitability for birds will not be reduced. Given the best practice guidelines detailed in section 6.9, it is considered likely that there will be no residual impacts on birds.

Invertebrates

Baseline

- 6.55. The site and its habitats likely support a population of common invertebrate species.

Potential Impacts and mitigation

- 6.56. As the proposals will not be impacting any habitat suitable for invertebrates, it is considered likely that there will be no residual impacts on invertebrates.

7. ENHANCEMENT RECOMMENDATIONS

- 7.1. National planning policy states that all developments should seek to enhance onsite biodiversity whether impacts on protected species are recorded or not. Incorporating enhancement features into new or renovated buildings, and landscaping proposals, should be carefully considered. These features can be simple and inexpensive, please see below for specific recommendations.

Bats

- 7.2. Due to the site being large and with excellent habitat for foraging and commuting bats, three external bat boxes suitable for trees such as the Greenwood two-crevice bat box, the NHBS General Purpose Wood Concrete Bat Box or Vincent Pro Bat Box (or similar) should be installed on individual scattered trees, such as the mature beech trees to the south, within the vegetated garden. Bat boxes should be installed at least 4m from ground level and on a south or south-westerly elevation (see **appendices**).
- 7.3. As the proposals will not be impacting any habitat with the potential to support protected species, only general enhancements at a landscape level are recommended. See below.

Wildlife Beneficial Landscaping Scheme

- 7.4. Any future landscape planting should seek to enhance biodiversity, improve connectivity to the surrounding habitats and provide food and shelter for a wide range of wildlife. All amenity planting and formally landscaped areas should be designed using a variety of plant species beneficial for wildlife. These do not necessarily have to be native but should be chosen for their ability to provide nectar or fruit and should be non-invasive species. There are a number of specialist seed mixes available specific to certain soil types, growing conditions and designed to benefit different groups of species such as bees or butterflies and moths.
- 7.5. All habitats should be managed in a suitable way to encourage a wide variety of insects and other wildlife to use the site.

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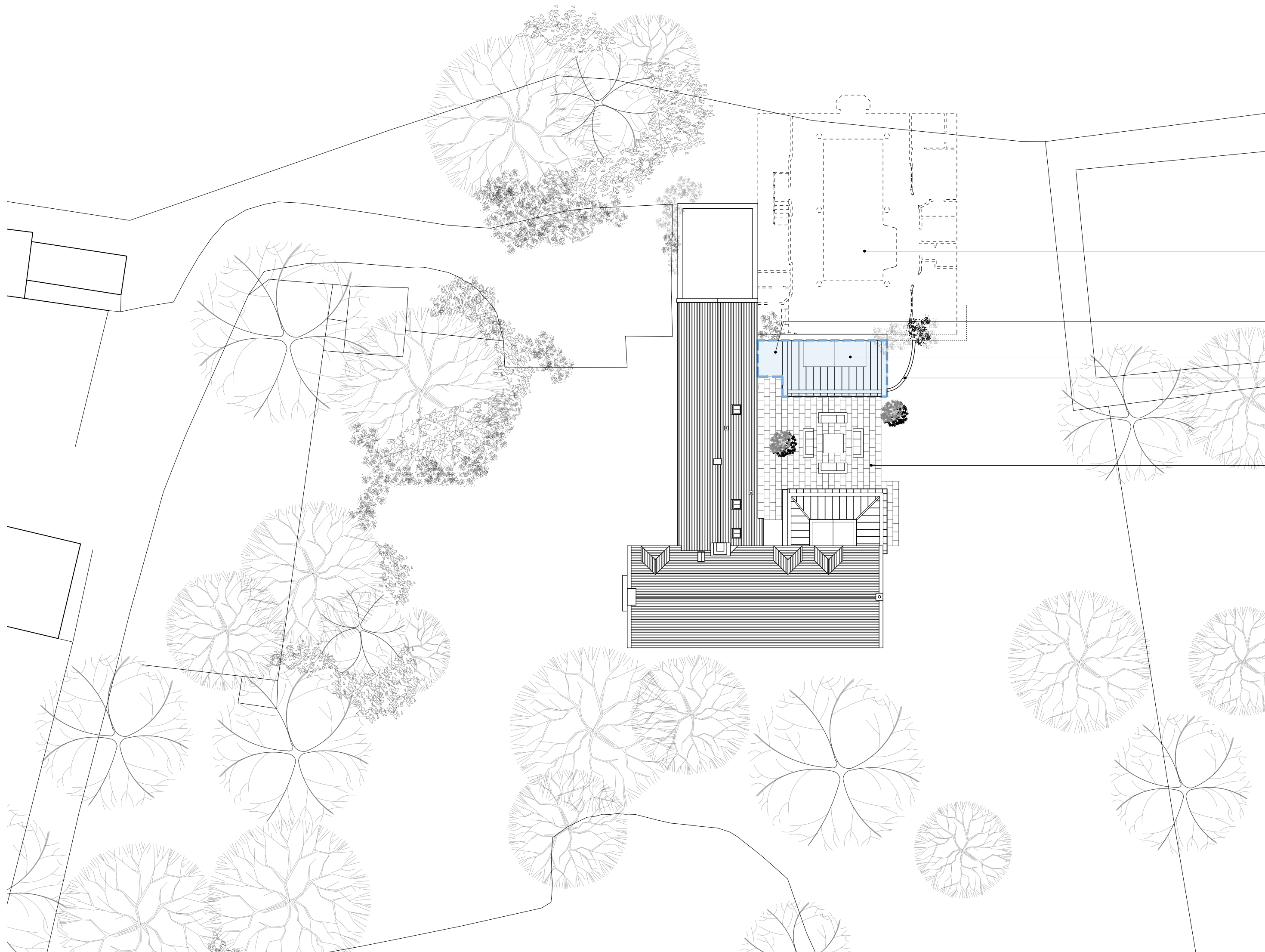
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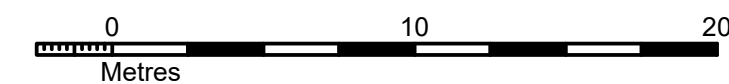
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APPENDICES



- Dashed lines indicate subterranean swimming pool
- Glazed roof
- Proposed pool link shaded blue
- Curved rubble stone wall
- Level courtyard



Project
Ansty Manor
High St.
Wiltshire SP3 5QD

Title
Site Plan
As Proposed

Revisions
Drawing Number
1391/005

Dwn Chkd
jc PB

Scale
1:250 @ A2

Date
09.07.2025

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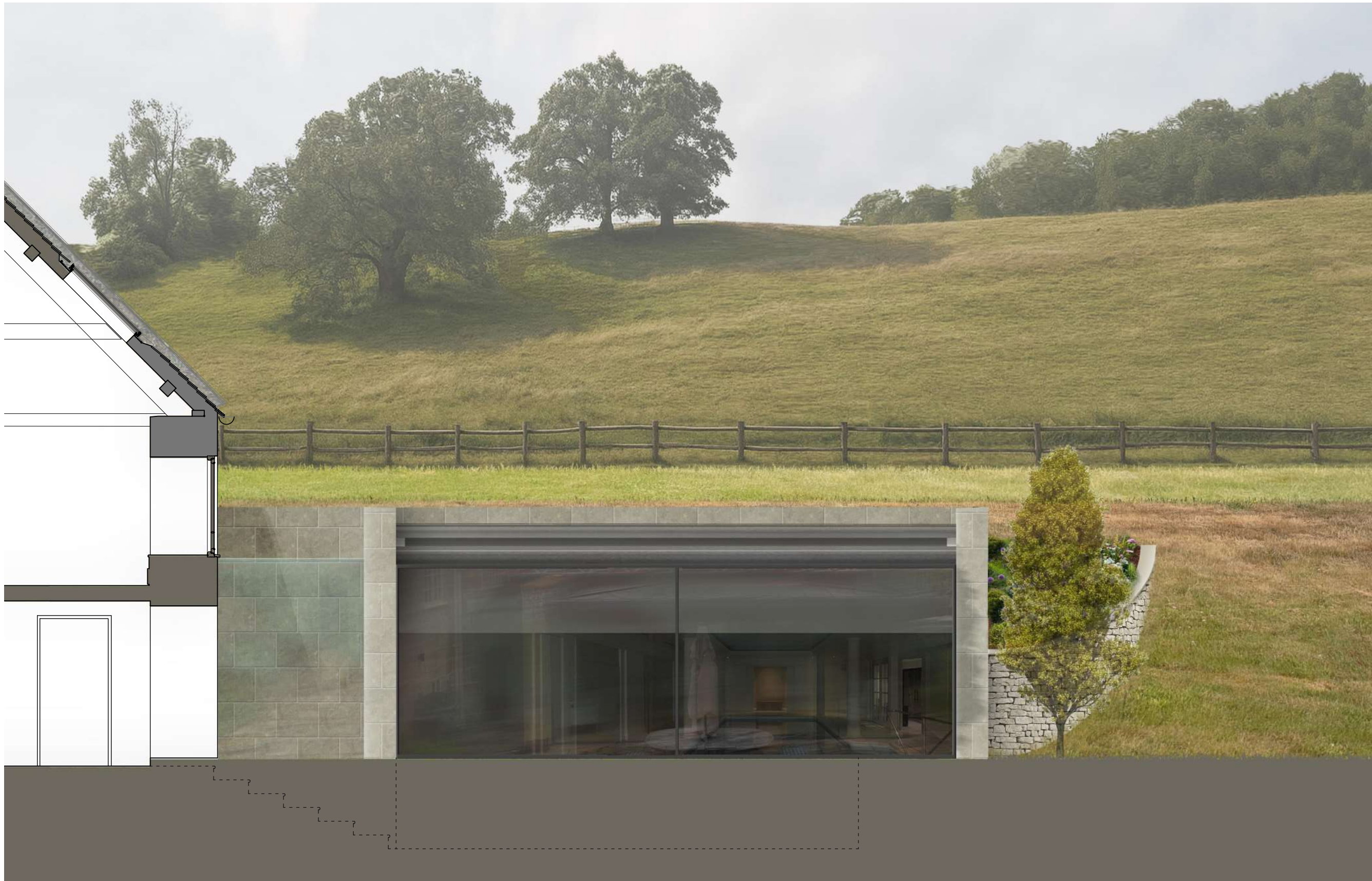
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Website: www.classicarchitecture.co.uk



SECTION A-A - AS PROPOSED
Scale 1:50



SECTION B-B - AS PROPOSED
Scale 1:50

0 1 2 3 4 5
Metres

Project
Ansty Manor
Ansty, nr. Salisbury
SP3 5QD

Title
Elevations
As Proposed

Revisions
Drawing Number
1391/070

Dwn Chkd
Dwn Chkd
jc PB

Scale
1:50@A1

Date
19.06.2025

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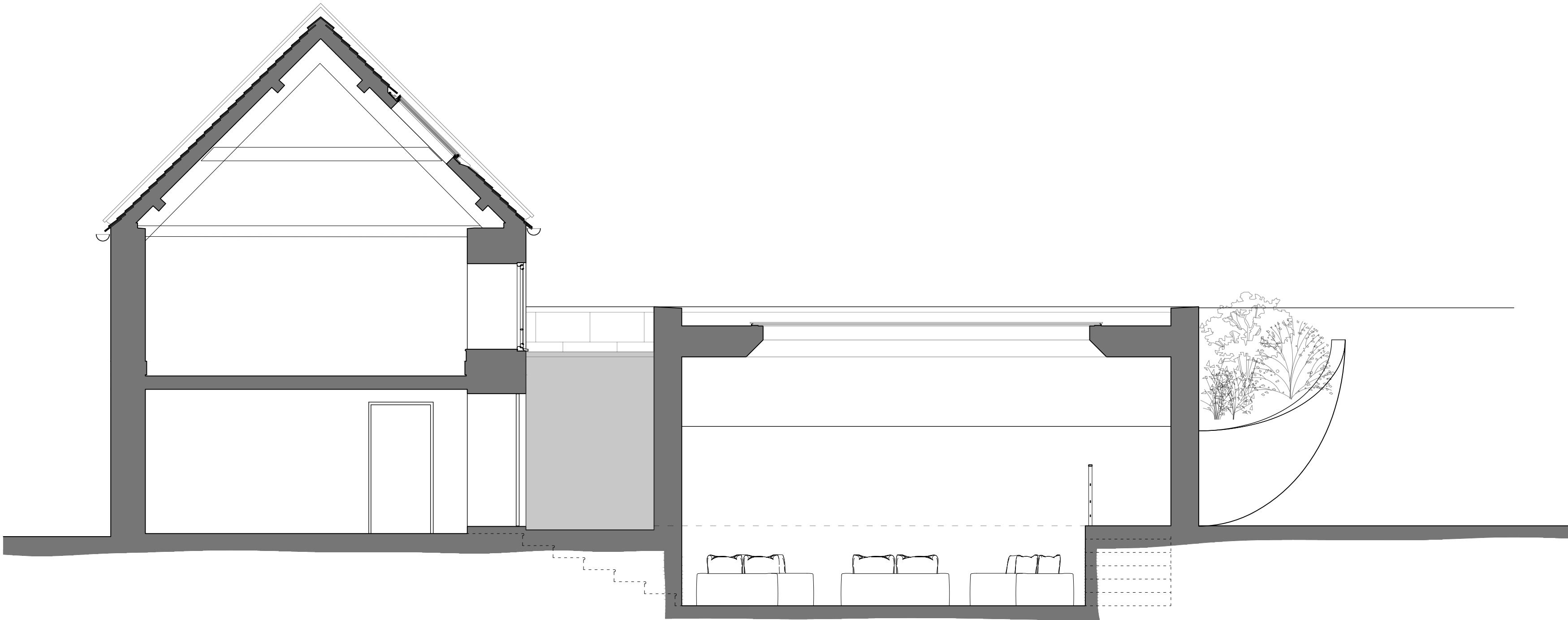
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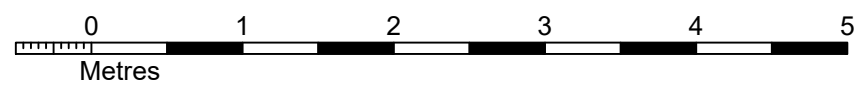
Ansty Manor, nr. Salisbury



SECTION A-A - AS PROPOSED
Scale 1:50



SECTION B-B - AS PROPOSED
Scale 1:50



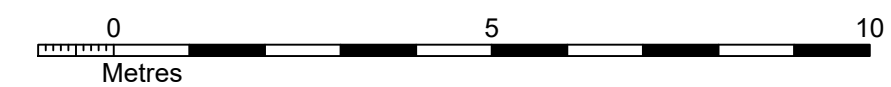
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		Ansty, nr. Salisbury	
		SP3 5QD	
Title		Sections A-A & B-B	
		As Proposed	
Revisions	Dwn	Chkd	
Drawing Number	Dwn	Chkd	
1391/060	jc	PB	
Scale	Date		
1:50@A1	19.06.2025		

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Project
Ansty Manor
Ansty, nr. Salisbury
SP3 5QD

Title
Ground Floor Plan
As Existing

Date
06.06.2025

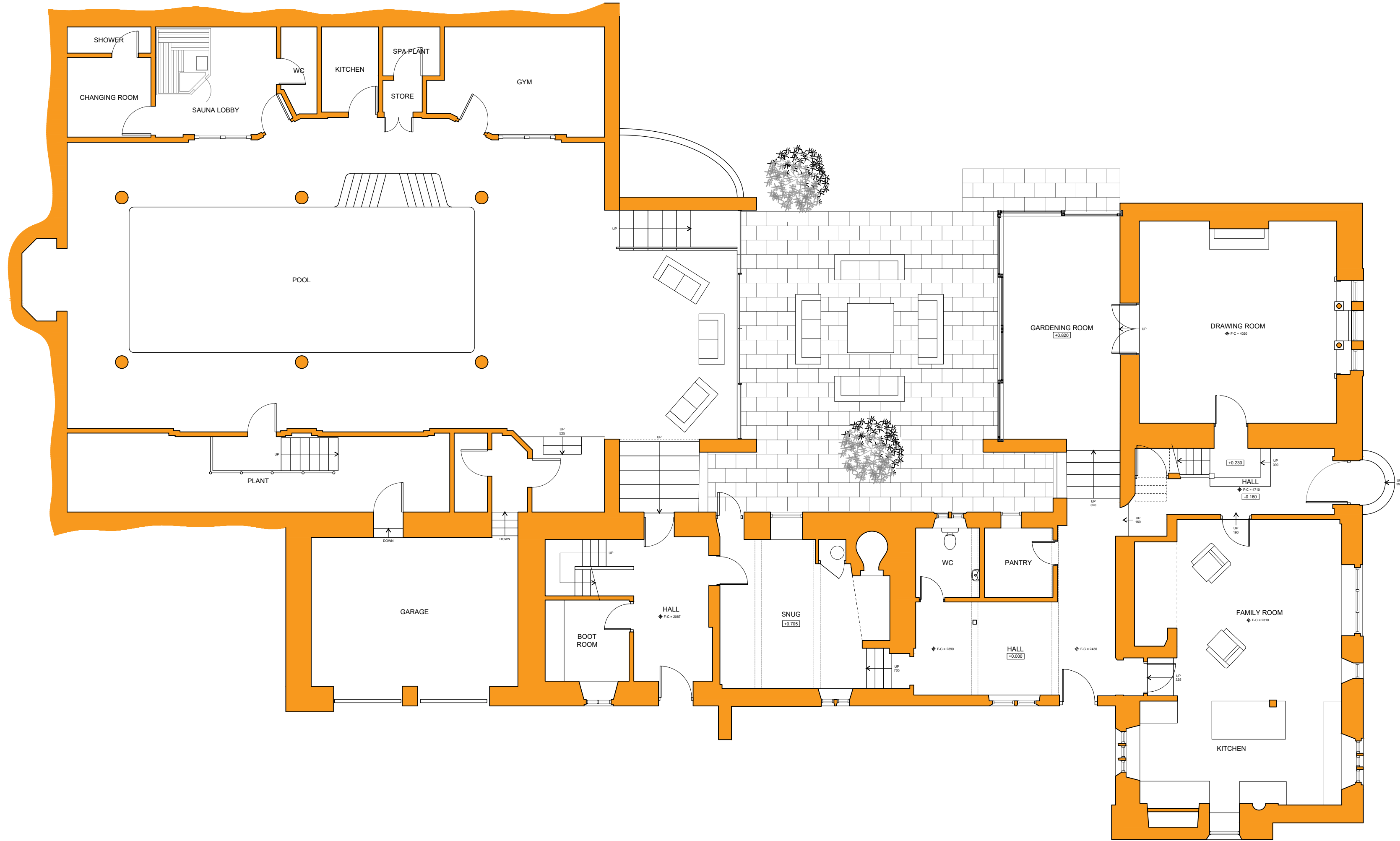
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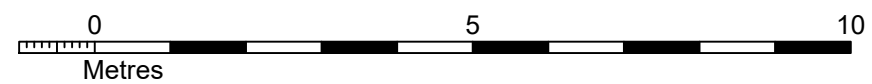
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Ansty Manor, nr. Salisbury



GROUND FLOOR PLAN - AS PROPOSED
Scale 1:100



Project
Ansty Manor
Ansty, nr. Salisbury
SP3 5QD

A - 03.07.2025 - Proposed extension shortened, trees and outdoor furniture repositioned, stairs from pool to courtyard introduced	jc	PB	Title
Revisions	Dwn	Chkd	Ground Floor Plan As Proposed
Drawing Number	Dwn	Chkd	
1391/050A	jc	PB	
Scale		Date	
1:100@A2		06.06.2025	

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Ansty Manor, nr. Salisbury



THE IMPACT OF LIGHTING ON BATS

Bats favour a dark environment for both roosting and foraging as they are adapted to low-light conditions. Artificial lighting will disturb bats if the lighting covers roost access points, flight paths or foraging habitats.

The main peak of nocturnal insect abundance occurs at dusk and a delay in emergence results in a lower foraging rate for bats.

Artificial lighting creates a 'vacuum effect' for nocturnal insects. During the night nocturnal insects use the light of the moon* to navigate. However, artificial lighting and even sky glow above cities obscures the natural moonlight as it is closer

and radiates light in multiple directions.

Some species of bats have been recorded foraging around street lights such as *Pipistrellus* species and *Nyctalus* species. However, species that are less tolerant of artificial light are at a disadvantage when foraging as insects are drawn away from these species usual foraging grounds into the zones of artificial light.

Lighting must be considered in context to any development as increased lighting may cause roost abandonment, reduced reproductive success, and reduced foraging. Mitigation to reduce the impacts of lighting for bats is therefore of great importance in bat conservation.

Table 1: Summary of predicted impact of lighting for each species/genus

Impact	High	Medium	Low
Behaviour			
Maternity roost	All species	-	-
Night roost	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>	-
Emergence	All species	-	-
Foraging	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Commuting	<i>Rhinolophus hipposideros</i> <i>Rhinolophus ferrumequinum</i> <i>Myotis</i> spp. <i>Plecotus</i> spp.	-	<i>Pipistrellus</i> spp. <i>Nyctalus</i> spp. <i>Eptesicus serotinus</i> <i>Barbastella barbastellus</i>
Swarming	All species	-	-
Hibernation	All species	-	-

*For more information see Warrant, E., and Dacke, M. (2016) Visual Navigation in Nocturnal insects. *Physiology*, 31, 182-196.



Sources of light that can disturb bats include; light spill via windows, sport floodlighting, car headlights, roadside lighting, security lighting, aesthetic lighting of waterways, and aesthetic illumination of buildings. Glare will affect bats over greater distance than the target area directly illuminated.

Avoidance is the most effective method, but if this is not possible the following measures should be considered.

What lighting should I use?

- Low pressure sodium lights or 'warm' LEDs
- Wavelength above 540nm
- Colour temperature below 2700K
- Shielded lights that prevent light spill above a 70 degree angle
- Passive infrared (PIR) motion sensors



What to avoid:

- Lighting roost entrances, flightpaths, and foraging or commuting routes
- Reflective surfaces beneath lighting
- High level lights
- Non-directional lighting

Lighting should be considered at an early stage allowing impacts to be minimised through the design of the site.

Key Points

- Keep lighting intensity to the minimum level required
- Limit the times that lights are on to provide some dark periods (e.g. switching installations off between midnight and 5am)
- Dim lighting according to demand
- As an alternative to lighting pathways use paving materials that reflect moonlight
- Low level lighting allows darkness to be retained within higher vegetation
- Set dark habitat buffers - lighting should always be a minimum of 25m from vegetated margins and 40m from waterbodies
- Incorporate dark corridors within the site
- Compensate for the loss of dark areas by enhancing other dark areas
- Consider building design - install internal lighting away from windows



TYPES OF BAT BOXES



Schwegler 2F Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall



Schwegler 1FD Double Front Panel

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle and Myotis species
- A second inner wooden panel is fitted adjacent to the front panel imitating a cavity wall
- Small entrance hole discourages birds from using the box



Vincent Pro Bat Box

- Manufactured from timber and recycled plastic
- The front and the top of the box is black, which helps heat absorption
- Suitable for a range of species including pipistrelle species, Myotis species, and brown long-eared bats.
- No maintenance required



Schwegler 2FN

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for pipistrelle species, Myotis species, serotine, brown long-eared, noctule and Leisler's bats
- Dual entrance
- Birds and dormice have also been found using this box
- A newer model is now available, Schwegler 3FN, designed with smaller entrance holes which discourage birds and dormice



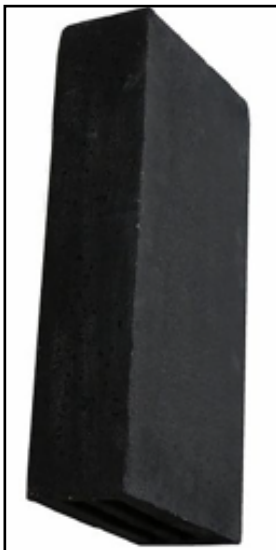
Schwegler 1FS Large Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of bats including pipistrelle species, Myotis species, Noctule, and brown long-eared bats
- Three grooved inner wooden panels are connected to the front panel, which are ideal for bats to cling to.
- Accommodates large summer colonies



Schwegler 1FF Colony Box

- Manufactured from long-lasting woodcrete
- Lifetime - 20-25 years
- Suitable for a range of crevice dwelling bats including pipistrelle species, barbastelle, noctule, and brown long-eared bats
- Rough wooden surface for bats to cling onto and climb



Greenwoods Ecohabitats Small Hollow Bat Box

- Manufactured from long-lasting ecostyrocete
- Lifetime - 20-25 years
- Suitable for a range of bats preferring a cavity space, including pipistrelle species, myotis species, noctule, and brown long-eared bats
- Suitable for hibernating bats