



**The Paddock (adjacent
Manor Farm House)
Winsley Wiltshire
BA15 2LN**
Ecological Appraisal:
Addendum

Luscinia Ecology
On behalf of
Mr. and Mrs. Tomkins



Dear Mr. and Mrs. Tomkins,

1.1 Luscinia Ecology were instructed to undertake an assessment of a redesign for the residential development at The Paddock (PL/2025/09906), Winsley, Wiltshire, BA15 2LN. This letter report summarises the findings of the previous Ecological Appraisal (EA) and evaluates if the redesign (**Figure 1**, ReFrame Studio) has materially changed the outcome of the EA.



Figure 1: The Proposed Development

Summary of Ecological Appraisal

- Designated Sites: The Bath and Bradford-on-Avon Bats SAC and several Local Wildlife Sites (LWS) such as Still Meadow and Cottles Lane Meadow.
- Habitats: Other neutral grassland, native hedgerows, and rural trees of Site Importance.

- Protected Species: badgers; bat flight-paths and foraging; nesting birds, hedgehogs, and reptiles (primarily slow worms).

Effects of the Proposed Development

1.3 Updated plans (ReFrame Studio Drawings, Planning Issue 24/03/26) were assessed to determine if there are any changes to the an assessment of ecological effects resulting from the Proposed Development. These are:

- The removal of grassland habitat;
- The removal of T1 and T2 (as described by the Arboriculture Impact Assessment);
- The clearance of the Site and construction process potential to kill/injure badgers, hedgehogs and nesting birds;
- Potential for increases in light spill on the linear group of individual trees to the west of the Site during construction and occupation.
- Potential construction pollution in the form of dust, noise, chemical, and litter; and
- An increase in residential units, leading to increases in recreation and human-related effects in the local area.

1.4 The ecological effects resulting from the revised plans remain the same.

Mitigation

1.5 We confirm that all mitigation, compensation, and enhancement measures set out in the original Ecological Appraisal are applicable to the redesign. These are fully described in the EA and include site wide construction phase mitigation. A summary list is as follows:

- The Proposed Development will implement standard and well-rehearsed pollution control measures throughout construction.
- Implementation of a Sensitive Lighting Strategy (3000°k to 2700°k, 0% upward light). The new plans maintain that treeline on the western boundary will be maintained as unlit.
- Precautionary construction measures for badgers, hedgehogs, and nesting birds.
- Installation of two Vivara Pro 32mm nest boxes. Shown on the eastern elevation (Drawing L201) to be mounted at 4m.
- Four Vivara Pro Woodstone Build-in (small) swift boxes. Shown on the eastern elevation (Drawing L201) to be mounted at 5m or above.
- One integrated Schwegler 1FR box. Shown on the western elevation (Drawing L202) to be mounted at 5m or above.

Redesign Assessment

- 1.6 The proposed redesign has been reviewed against the baseline data and impact assessments provided in the original Ecological Appraisal.
- 1.7 It is concluded that the redesign does not change the discussion or the predicted impacts on the ecological receptors identified in the EA. The redesign remains within a similar construction footprint and does not result in additional habitat loss or fragmentation or lighting beyond what was previously assessed. The revised plans show the dwelling is further from the ecological line of trees on the western boundary and remains consistent with the ecological lighting strategy.
- 1.8 Provided the mitigation and enhancement measures are implemented as described, the residual impacts on all ecological features will remain neutral.

Yours sincerely,



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