

Technical Note – Astra Cottage



Our ref: 8849 Astra Cottage

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Date: 03/03/2026

This technical note has been produced to provide further information as requested by Wiltshire Council's Ecologist in relation to the planning application at Astra Cottage (PL/2026/00194). Further information was requested in relation to bats and great crested newts. This information has been provided below.

Bats

Wiltshire Council' Ecologist has stated *"Further information is required regarding the potential roosting value of these trees (and any relevant mitigation) prior to the determination of the application."*

The proposals will result in the loss of some introduced shrub habitats and one small, semi-mature tree in the southeast corner of the site. The trees on site are all small and semi-mature, no potential roost features were identified during the initial site walkover completed on the 28th April 2025 by David Casson ACIEEM (Pro Vision 2025). It is therefore considered that the trees are not suitable for roosting bats and therefore no further action is required.

The buildings on site are confirmed day roosts for brown long-eared bats, mitigation measures and a licence from Natural England will be required. This is discussed further in the PRA, Nesting Birds and Bat Activity Survey Report completed by ABR Ecology Ltd (2025). A mitigation plan has been provided in **Appendix I** of this technical note and in line with the mitigation measures detailed in the ABR Ecology Ltd report. However, it is recommended that the integrated bat boxes are installed at the apex of the eastern gable end as this is facing a green corridor and allows for more suitable flight space for bats emerging from the roost boxes.

The location of the temporary roosting provision has been amended due to the report prepared by ABR Ecology Ltd recommending installation on a tree not within the client's ownership. The temporary bat box will be retained in perpetuity as an enhancement feature.

Great Crested Newts

Wiltshire Council' Ecologist has requested *"Further information is required to clarify the types of habitats present, and whether they provide any opportunities for GCN and other protected species such as reptiles."*

It has been identified that three waterbodies are present within 500 metres of the development boundary, located 200 metres east, 315 metres west and 400 metres northwest (**Appendix II**). The Swindon and Wiltshire Great Crested Newt risk zones were consulted, and the site is located partially between a green and amber risk zone. The private garden area of the site provides limited suitable habitat as it comprises a regularly cut lawn and introduced shrubs. The proposals will result in a loss of approximately 0.03 hectares these habitats. A rapid risk assessment has therefore been undertaken, based on the assumption that great crested newts are present within the waterbodies, the results of which are provided in **Table 1** below. The result of the rapid risk assessment determined

that an offense will be highly unlikely due to the limited area of suitable habitat lost. Therefore, it is anticipated that there will be no impacts to great crested newts, and no further action will be required.

Table 1: Rapid risk assessment.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01
Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001
Individual great crested newts	No effect	0
Maximum:		0.01
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

Reptiles

The regularly cut amenity lawn provides limited foraging and refuge opportunities and due to the minor loss of sub-optimal habitat proposed it is considered highly unlikely reptiles will be impacted by the proposed development.

Appendix I – Mitigation and Enhancements

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

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

Legend

-  Group of Four Integrated Bat Boxes
-  Temporary Roosting Provision
-  Red Line Boundary



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v1	02/03/26	First Issue	DC	AH

CLIENT:	Mr & Mrs Gore		
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East Elevation
Scale: 1:100

Appendix II – Waterbody Locations

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Legend

-  Red Line Boundary
-  250m Radius
-  500m Radius
-  Waterbody



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