

ECOLOGICAL IMPACT ASSESSMENT

LOCATION

35 Whitehill,
Bradford-on-Avon

REPORT REFERENCE

260331-H41-1-1

REVISION

A

DATE

09 April 2026



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If the proposed works differ to those detailed in Section 1.2 of this report, written confirmation from Avon Ecology Limited is required to confirm the ecological impact assessment remains valid. Further surveys may be required subject to any change in scope of the proposed work.

In accordance with CIEEM's advice note¹ this report is valid for 18 months from the date of issue, further surveys will likely be required after this timeframe.

ISSUE REGISTER

Revision	Date	Author	Description
A	09 April 2026	MH	First Issue

¹ [CIEEM Advice Note](#) [Last accessed 04/02/2026]



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SUMMARY

Avon Ecology Limited has been commissioned by Andrew Minter to produce an Ecological Impact Assessment (EclA) for the proposed development located at 35 Whitehill, Bradford on Avon, BA15 1SQ.

A daytime survey was undertaken on 02 April 2026 which confirmed the proposed development's Zone of Influence to have:

- The likely absence of roosting bats;
- Moderate potential for nesting birds; and
- The likely absence of other protected or notable species within the proposed development's Zone of Influence.

The proposed development includes a revised layout of the works approved under planning application PL/2025/05676. Construction works for the previous planning application have commenced and are currently ongoing. An ecological assessment was not requested by the council to support planning application PL/2025/05676. The daytime walkover and desk study provided no evidence to suggest the construction works have conflicted with legislation relating to ecology.

The building is not considered likely to support roosting bats or nesting birds due to the ongoing construction works, however, the site is located in a landscape that readily supports these species. Bats and birds are mobile and can readily roost/nest in unconventional locations. Consequentially, the risk of impacting bats and nesting birds cannot be entirely scoped out.

Further bat surveys are considered disproportionate given the likely absence of roosting bats along with the nature, design and scale of the works. A Biodiversity Strategy which includes a Precautionary Working Method Statement under ecological supervision is considered appropriate to help avoid impacting bats and other protected species.

Section 6 of this report details the full Biodiversity Strategy. If Wiltshire Council approves this application, a suitably worded compliance condition for section 6 of this report can secure the implementation of the proposed Biodiversity Strategy.

Anyone undertaking this development should be aware that planning permission for development does not provide a defence against prosecution under legislation. If a protected species such as a bat or evidence of protected species is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England.



1 INTRODUCTION

1.1 Site Description

The site is located at 35 Whitehill, Bradford on Avon, BA15 1SQ, grid reference ST 82879 61244. For the purposes of this report, the site is the land within the red line boundary shown in drawing *Location Plan, No: LP-01, Date: 24 June 2025 by David James Robinson* (see in Appendix A of this report) and is hereafter referred to as 'the Site'. This drawing supported the previous application (PL/2025/05676) and the red line boundary for the forthcoming application might not align with the drawing's boundary. The survey effort for this report encompassed the total area within the applicant's ownership for this site.

The Site is a residential dwelling with an extensive vegetated garden situated in the centre of Bradford-on-Avon.

1.2 Proposed Works

The development plans permitted under planning application reference PL/2025/05676 included the following:

- A new two storey extension;
- Interior alterations; and
- Landscape alterations and retrospective demolition of elements.

The following drawings provide the most concise summary of the previous baseline and proposed works permitted under application PL/2025/05676 and are shown in Appendix A of this report:

- Existing Roof Plan, No: P-03, Date: 24 June 2025 by David James Robinson; and
- Proposed Roof Plan, No: P-13, Date: 24 June 2025 by David James Robinson.

The proposed development seeks to modify the design of the extension along with the interior alterations. The proposed modifications are detailed in the below drawings and are shown in Appendix A of this report:

- Proposed First Floor Plans, No: MAR-PL-GA-03, Date: 06 March 2026 by Martin Evans Architects; and
- Proposed Elevations, No: MAR-PL-GA-04, Date: 06 March 2026 by Martin Evans Architects.



2 METHODOLOGY

2.1 Zone of Influence

All ecological features that occur within a 'zone of influence' (Zol) for a proposed development are investigated. The Zol includes:

- Areas directly within the land take for the proposed development and access;
- Areas which will be/have been temporarily affected during construction;
- Areas likely to be impacted by hydrological disruption; and
- Areas where there is a risk of pollution and noise disturbance during construction and/or operation.

The Zol is variable depending on the ecological receptors affected. For this assessment, the field survey was restricted to the area shown in drawing *Location Plan, No: LP-01, Date: 24 June 2025 by David James Robinson* (see in Appendix A of this report). Table 1 below describes the Zol variation for the desk study and ecological features.

Table 1: Zones of Influence used for this assessment

Ecological features	Zone of Influence
Evidence of protected/notable species and suitable habitat to support these species	Within the Site boundary

2.2 Daytime Walkover

A daytime walkover was completed on 02 April 2026 by Max Hemmings.

The equipment used to inform the survey included binoculars, torch, pole mounted inspection camera, tablet and endoscope.

The weather conditions for the survey were optimal and are shown in Table 2.

Table 2: Weather conditions for the daytime walkover

Temperature (°C)	Cloud Cover (%)	Wind (Beaufort Scale)	Precipitation
15	5	1	None

2.3 Personnel Competency

Max Hemmings MCIEEM has nine years of experience working as an ecologist. Six years in a large multi-disciplinary consultancy and two years within the development management team of a local planning authority. Max holds the following Natural England survey licences; great crested newt (GCN) Level 1, hazel dormice Level 1 and bats Level 2.



3 LIMITATIONS

Limitation	Assessment	Significance
A single site visit can only provide a snapshot of the ecological baseline and can miss seasonal, mobile and/or nocturnal species.	The visits were completed in optimal conditions and the survey is considered to be appropriate for the proposed development The precautionary principle is applied, and potential presence is assumed where the Site has reasonable habitat to support protected / notable species or habitats.	Low
Inevitably, structures cannot be holistically viewed from optimal positions and consequentially potential crevices can be missed. An absence of species evidence does not equate to evidence of species absence.	The total survey effort provides sufficient information to be reasonably certain of the likely presence or absence of protected species. The surveyors' competencies are appropriate for the surveys undertaken.	Low
It was not possible to safely access the interior valley of the roof during the daytime visit.	From the ground level assessment, the remainder of the roof is in good condition with no obvious potential bat roost features (PRFs) with the exception of those caused by the temporary construction phase. The proposed development includes the installation of a roof light within the internal valley. Due to the good condition of the roof and ongoing construction, it is considered unlikely that the interior valley would support PRFs or roosting bats and further emergence surveys are not considered likely to obtain additional useful information. A pre-construction check for works in this area by an ecologist (when safe access is provided) is considered a more suitable strategy to ensure potential impacts to bats are avoided.	Low



4 LEGISLATION AND POLICY

The legislation relating to ecology is detailed in Appendix B and the relevant Wiltshire Council planning policies relating to biodiversity are shown in Appendix C of this report.

5 RESULTS & IMPACT ASSESSMENT

5.1.1 Daytime Walkover

Figure 1 to Figure 14 show images taken during the daytime walkover.

Figure 1: The north elevation



Figure 2: The east elevation



Figure 3: The bird boxes on the east elevation have multiple entrances likely caused by squirrel damage



Figure 4: The south elevation



Figure 5: A view facing south on the east side of the dwelling to show the ceiling has been removed from the second floor which has exposed the loft cavity



Figure 6: A view facing west on the east side of the dwelling showing the underside of the southern roof ridge



Figure 7: A view facing north on the east side of the dwelling showing the underside of the northern and eastern roof ridge



Figure 8: A view facing west on the north-east side of the dwelling showing the underside of the northern roof ridge



Figure 9: A view facing south of the existing dormer within the northern side of the interior roof valley along with the only extant section of ceiling under the southern roof ridge



Figure 10: A view facing south-west on the north side of the dwelling showing the underside of the eastern roof ridge with the chimney





Figure 11: A view facing north from the second floor of the south-west section of the building showing the historic extension of the main building that has a flat roof



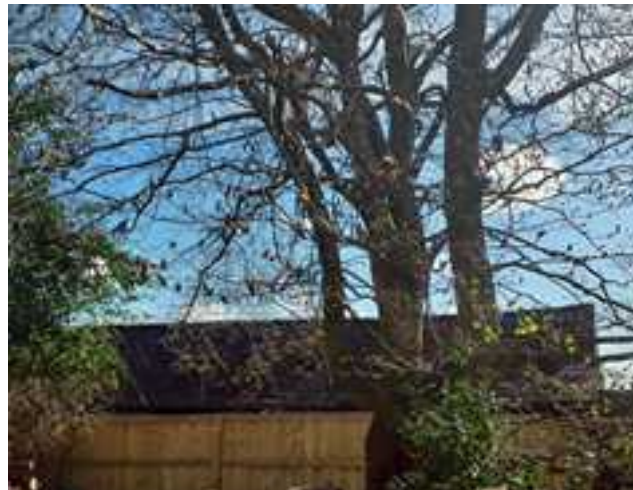
Figure 12: A view facing south of the southern porch entrance's ceiling



Figure 13: The interior space of the western single storey pitched roof section of the building



Figure 14: The beech tree which will host the proposed woodcrete bat box



5.1.2 Bats

The daytime walkover survey did not find bats or evidence of bats.

There is no evidence to suggest the building had historically hosted bat roosts. Consequentially, there is no indication the construction works permitted under application PL/2025/05676 have conflicted with legislation relating to bats.

The ongoing construction process will inherently create potential bat roost features. It is considered likely that the construction disturbances and exposure to the elements will significantly reduce the likelihood of uptake of the structure by roosting bats. This assessment will need to be reviewed along with the requirement for further surveys if the construction activities are paused for longer than six months.



Bats are mobile and can readily establish roosts in unconventional locations. In addition, the associated vegetated garden holds low suitability for commuting and foraging bats. Therefore, the risk of impacting bats cannot be entirely scoped out.

The internal roof valley of the main roof could not be safely accessed during the daytime visit. For the reasons outlined in section 3 of this report, it is considered unlikely that an emergence survey during the active construction phase will provide additional useful information on the Site's importance for bats. A pre-construction check for works in the internal roof valley by an ecologist (when safe access is provided) is considered a more suitable strategy to ensure potential impacts to bats are avoided. The methodology and potential resultant pathways of the pre-construction ecology checks for works in the internal roof valley are detailed in section 6 of this report.

The percentage cover of fenestrations for this application is not considered to considerably increase potential artificial light pollution compared to what was permitted under application PL/2025/05676.

In the absence of likely bat roosting features along with no net increase in external artificial light, the proposed design and operational phase is considered unlikely to significantly change the existing functionality of area for bats.

The area will be enhanced for roosting bats with proposed the installation of a woodcrete bat box on the beech tree within the application's ownership at grid reference ST 82918 61247.

Potential impacts to roosting bats during the remaining construction phase can be reduced to negligible if the measures detailed in section 6 of this report are implemented.

Bath and Bradford on Avon Bats Special Area of Conservation (SAC) Habitat Regulations Assessment (HRA)

The Site is located within the Bath & Bradford on Avon Bats SAC's Impact Zone and therefore has potential to result in significant adverse impact on the special features of the SAC. A test of likely significance along with an Appropriate Assessment (AA) under Section 63 of the Habitat Regulations may need to be carried out by the relevant Competent Authority (Wiltshire Council) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

It is considered likely that given the scale, design and nature of the proposed development combined with the likely absence of roosting bats, any temporary construction impacts and operational impacts to the SAC would be de minimis. Therefore, if a test of likely significance is undertaken by Wiltshire Council, it is anticipated to conclude that an Appropriate Assessment is not required.

It is anticipated that Wiltshire Council will include an external lighting condition which is similar to the following text:

"No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation."



The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.”

5.1.3 Birds

SwiftMapper² did not return any records for Swifts within the Zone of Influence. The absence of records does not confirm the absence of a species and could be due to the absence of survey effort and record submission.

The daytime walkover survey did not find evidence of nesting birds within the proposed development’s Zone of Influence. The vegetated garden and the bird boxes (see Figure 3) have the potential to support nesting birds. The bird boxes are seemingly exposed to squirrel predation and are considered less suitable to host breeding birds than the surrounding vegetated garden.

The proposed development’s design will not significantly impact on the vegetated garden and will require the removal of the bird boxes.

The inclusion of two new woodcrete bird boxes within the vegetated garden is considered suitable to mitigate for the loss of potential nesting resource.

If the mitigation measures are implemented, the operational phase is considered unlikely to significantly change the existing functionality of area for other species.

Birds are mobile and can readily establish nests in unconventional locations. Therefore, the risk of impacting an active nest cannot be entirely scoped out.

Potential impacts on birds during the construction phase can be reduced to negligible if the measures detailed in section 6 of this report are implemented.

² [Swift Mapper](#) [last accessed 08/04/2026]



6 BIODIVERSITY STRATEGY

If the below Biodiversity Strategy is approved by the Local Planning Authority (Wiltshire Council) it can either be subjected to a compliance condition or can be used as a template to discharge any forthcoming ecological conditions.

6.1 Construction Phase

Before any works commence the Site Owner will make the Contractors aware of the potential risks to ecology and ensure the Contractors read and understand the following methodology.

If a protected species or evidence of such is discovered, all works must cease immediately. A suitably qualified ecologist will develop an appropriate avoidance or mitigation strategy, which must be agreed upon before any further work can continue. The strategy will vary subject to the species, individual animal, and the situation, and the suitability of any potential refugia or receptor locations. In the first instance the works will stop, retreat and only resume when agreed with the Ecological Clerk of Works (ECow).

If significant impacts to protected species are unavoidable, mitigation measures will be implemented to ensure no net loss of biodiversity, and ideally, to achieve a net gain. These measures will need to be agreed with the Local Planning Authority (LPA) before work re-commences.

The bird boxes (Figure 3) will be checked prior to removal. If an active birds' nest is confirmed in the boxes or elsewhere within the construction area, works within the nest avoidance area will need to be delayed until the chicks have successfully fledged.

Prior to any work within the internal roof void valley, such as but not limited to the installation of a roof light, a pre-construction check will be completed when safe access is viable by a suitably qualified ecologist. In the unlikely event that a potential bat roost feature is confirmed within the area to be impacted, the requirement for further surveys will be reviewed. If surveys are required, the works on the roof in this area will be postponed until the surveys are completed. If the survey results require a change to the proposed design, the resultant mitigation strategy will be agreed by Wiltshire Council before works re-commence.

If a bat is confirmed with the Zone of Influence, in addition to the LPA agreement, a licence will be required from Natural England before any further works can proceed.

There will be no night-time work or disturbance associated with the construction works at night such as but not limited to artificial light spill.

Prior to the first occupational use of the proposed development, the following mitigation and enhancement measures will be installed on the Site:

- A woodcrete bat box will be installed by a suitably qualified ecologist in the beech tree located at grid reference ST 82918 61247; and



- Two woodcrete bird boxes will be installed within the vegetated garden with the exact location determined by a suitably qualified ecologist.

6.2 Operational Phase

The bird and bat boxes will be retained and favourably managed for biodiversity for the duration of the proposed development.

The installation of any additional external lighting will adhere to the following specifications:

- Located in areas for safe access only;
- Only include downlighting;
- Replace existing non-best practice lighting;
- Create no additional artificial light spill on;
 - the wider landscape;
 - mitigation bat roost and bird nesting features.
- Have the lowest viable lux value;
- Wavelength $\geq 520\text{nm}$; and
- K value of less than 2700K.

Approval of any additional external artificial lighting by Wiltshire Council might be required subject to planning condition.

6.3 Responsibilities for Implementation

6.3.1 Site Owner

The current Site Owner is responsible for the implementation of this Biodiversity Strategy for the duration of the proposed development and will ensure that this report's strategy is implemented by the Management Company and Contractors.

The Site Owner at the time of works implementation shall commission and arrange a suitably qualified Ecological Clerk of Works (ECoW) input or site attendance when required.

Should ownership or management responsibilities of the Site change, the new personnel will be made aware of this Biodiversity Strategy by the incumbent Site Owner.

6.3.2 Management Company and Contractors

The Site Owner and/or the appointed Management Company shall supply Contractors who are duly competent and have a duty to ensure that the stipulated measures in this Biodiversity Strategy are being implemented correctly.



6.3.3 Ecological Clerk of Works (ECoW)

The ECoW will be a line of enquiry for issues requiring ecological expertise during the operational phase of the development. The ECoW shall assist and advise the Site Owner in their adherence to the requirements of this report.

Ecological queries should be directed to Avon Ecology Limited:

Email: info@avonecology.co.uk

Mobile: 07301059236

Where another ecological consultancy is employed to fulfil this role, any ecologist must:

- Be suitably qualified;
- Have at least two years' experience and suitable training in the responsibilities of the ECoW; and
- Hold an active Natural England licence (level 2) to complete the bat endoscope survey.

6.3.4 Local Planning Authority (LPA)

The local planning authority (Wiltshire Council) is responsible for taking enforcement action for any violation of planning conditions.



APPENDIX A EXISTING AND PROPOSED PLANS

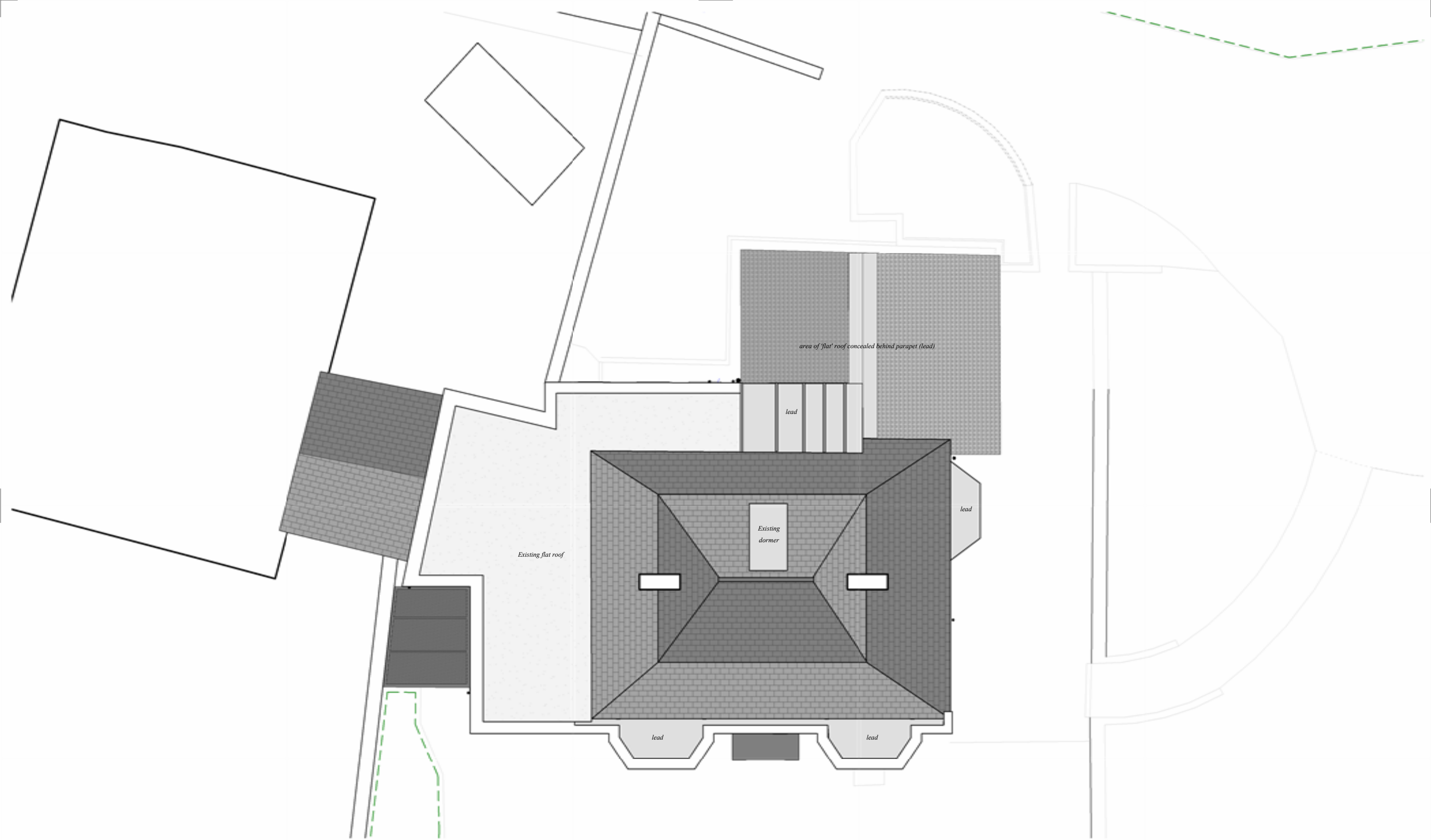
Drawings:

- Location Plan, No: LP-01, Date: 24 June 2025 by David James Robinson;
- Existing Roof Plan, No: P-03, Date: 24 June 2025 by David James Robinson*;
- Proposed Roof Plan, No: P-13, Date: 24 June 2025 by David James Robinson*;
- Proposed First Floor Plans, No: MAR-PL-GA-03, Date: 06 March 2026 by Martin Evans Architects; and
- Proposed Elevations, No: MAR-PL-GA-04, Date: 06 March 2026 by Martin Evans Architects.

*Submitted and approved under planning application PL/2025/05676.

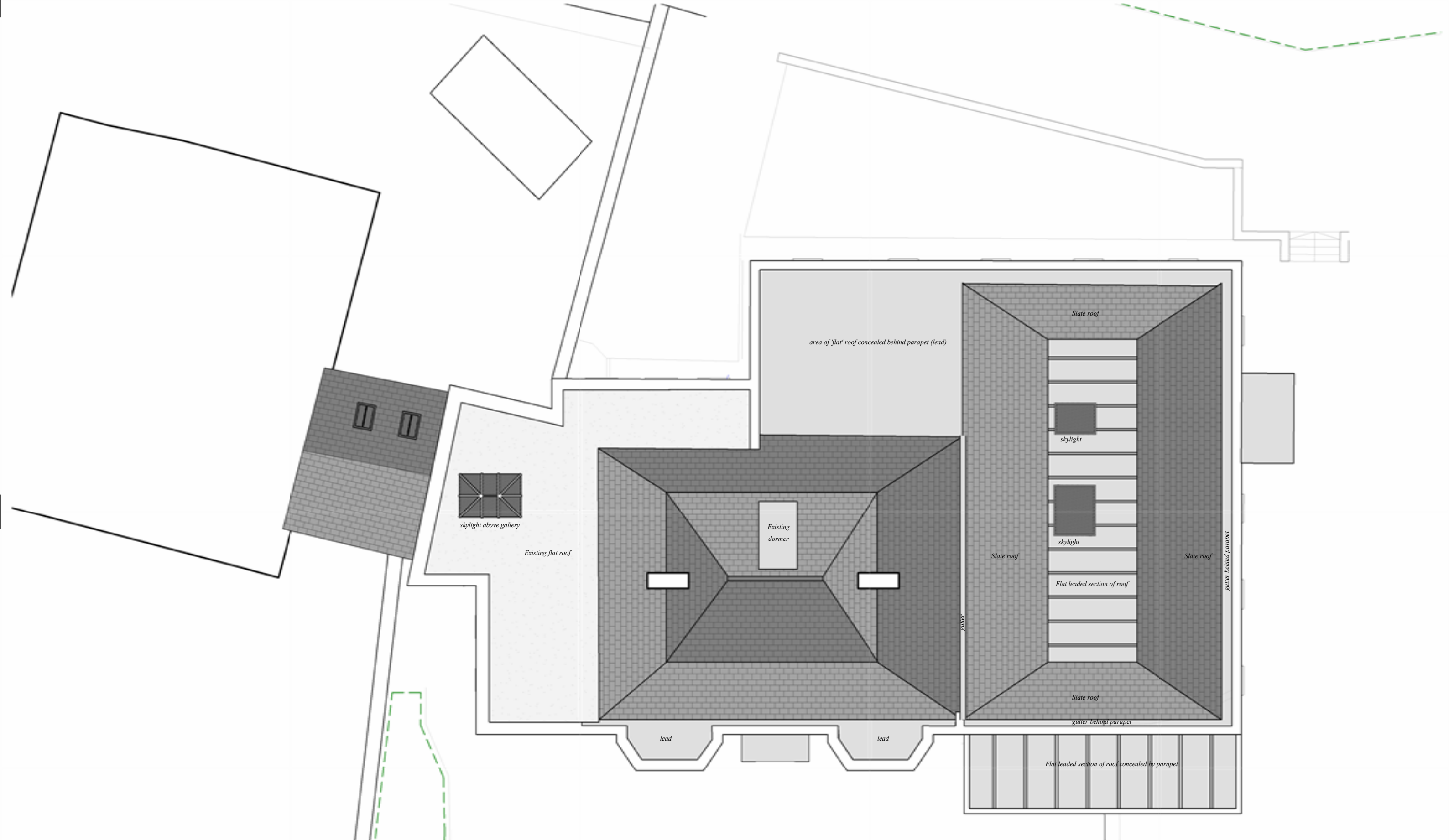


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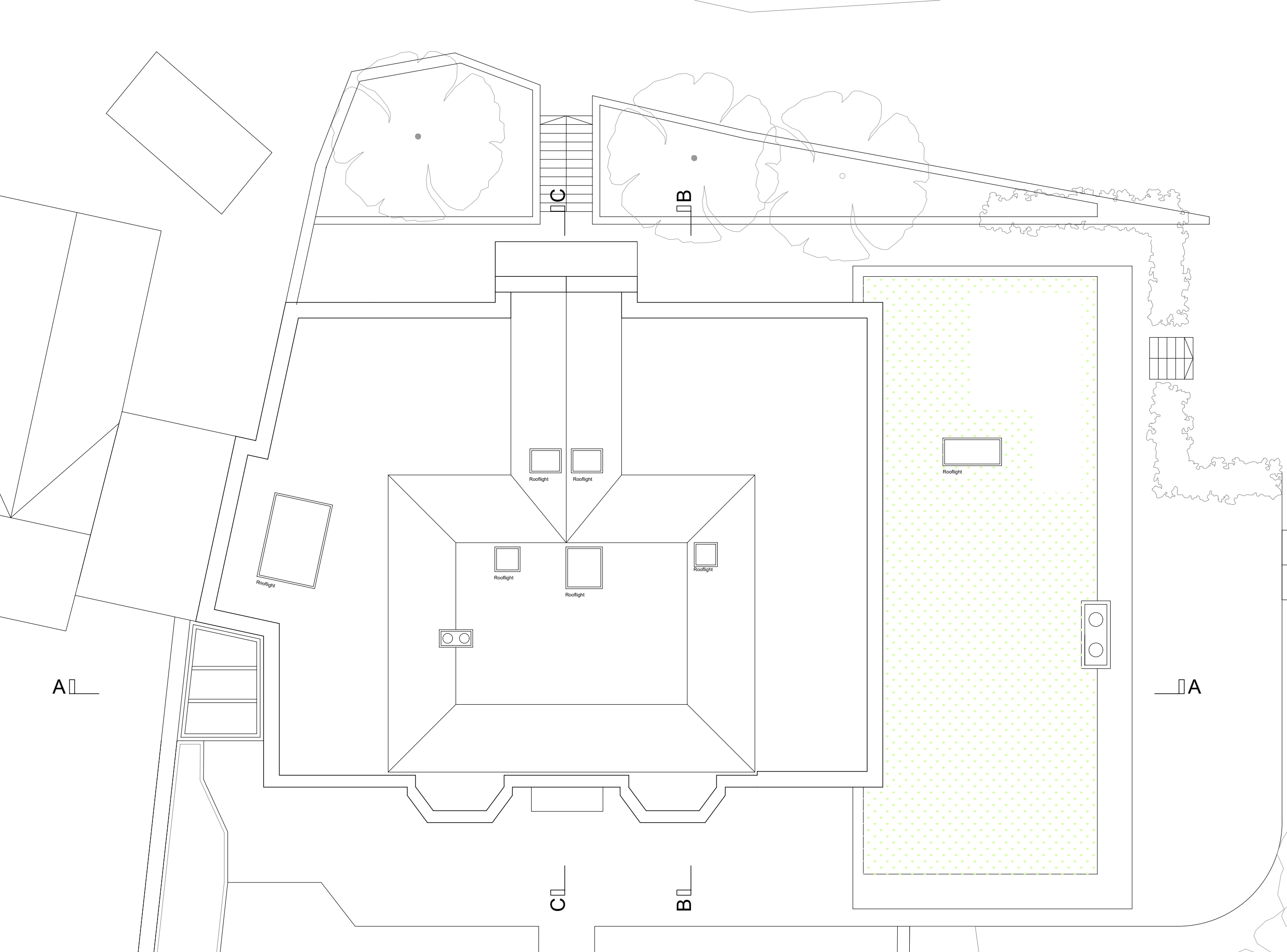
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Extension & Alterations					A Mintern					Planning									
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250010MIN /					P-03					Po1					24-June-2025				

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24-06-25	Po1	DR	am	'Martins', 35 Whitehill, Bradford on Avon, Wiltshire, BA15 1SQ		dr	client	PROPOSED Roof Plan			
						SCALE @ A3 PAPER SIZE 1 : 100					
				PROJECT NAME Extension & Alterations	CLIENT A Mintern	DRAWING PURPOSE Planning		PROJECT REFERENCE 250010MIN /	DRAWING NUMBER P-13	DRAWING REVISION Po1	DATE OF ISSUE 24-June-2025

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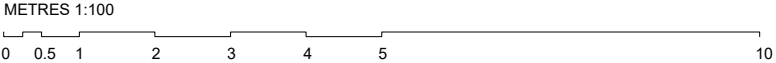


NOTES

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DRAFT

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JOB THE MARTINS, WHITEHILL, WILTSHIRE BRADFORD ON AVON BA15 1SQ	
TITLE PROPOSED FIRST FLOOR PLAN	
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DRAWING NO. MAR-PL-GA-03	

NOTES

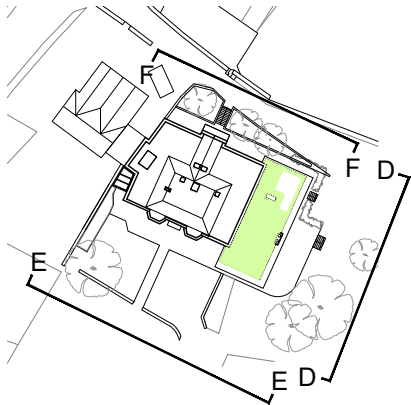
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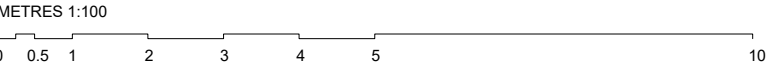
ELEVATION DD



ELEVATION EE



ELEVATION FF



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TITLE
PROPOSED
ELEVATIONS

DATE	06.03.2026
SCALE	1:100 @ A3
DRAWN	R.E.

DRAWING NO. MAR-PL-GA-04



APPENDIX B LEGISLATION AND POLICY

The key legislation relating to ecology and the environment is the Wildlife and Countryside Act 1981 as amended (WCA), and The Conservation of Habitats and Species Regulations 2017 as amended (Habitat Regulations).

Together, the WCA and Habitat Regulations form the precedent for species and habitat protection in England and Wales. In addition to terrestrial legislation, the Marine and Coastal Access Act (2009) protect nationally important marine wildlife, habitats, geology and geomorphology by created designated protection areas called Marine Conservation Zones (MCZs).

The Natural Environment and Rural Communities (NERC) Act 2006 requires public bodies, including local authorities, 'to have regard to the conservation of biodiversity in England' when carrying out their normal functions. Section 40 of the Act also refers to a list of habitats and species of 'principal importance to biodiversity in England. Hereafter Section 41 (S41) habitats and species are referred to as 'priority habitats and species'.

The Environment Act 2021 details targets, plans and policies for improving the natural environment including the introduction of mandatory Biodiversity Net Gain (BNG).

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. The NPPF paragraphs relating to biodiversity and planning applications are 180, 183, 186-188.

The following section details species specific legislation and is a summary version of the full legislative text only. The relevant acts referred to for each species should be referred to for the full legislative text.

Breeding Birds

All breeding birds are protected under the WCA which prohibits the intentional killing, injuring or taking of any wild bird (and) the taking, damaging or destroying eggs or of the nest (whilst being built or in use). Schedule 1 bird species are afforded greater protection under the WCA. It is an offence to disturb Schedule 1 birds or the dependants in the vicinity of their nest site.

Bats

All bat species are protected under the WCA and Habitat Regulations. This means it is illegal to:

- Intentionally or deliberately kill, injure, disturb or capture these species or damage, destroy or obstruct access to any structure, breeding or resting place used by them.

A person commits a disturbance offence when they significantly to affect:

- The ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
- The local distribution or abundance of that species.



APPENDIX C LOCAL POLICIES

The key Wiltshire Council policies that relate to biodiversity are outlined below.

Core Policy 50: Biodiversity and geodiversity

Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity, and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance, and create valuable habitats, ecological networks, and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

1. cannot reasonably be avoided
2. are reduced as far as possible
3. are outweighed by other planning considerations in the public interest



4. where appropriate compensation measures can be secured through planning obligations or agreements.

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

Core Policy 52: Green Infrastructure

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted, developers will be required to:

1. retain and enhance existing on-site green infrastructure
2. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
3. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
4. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
5. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation. Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 54: Cotswold Water Park

In the Cotswold Water Park, proposals for outdoor or water-based sports, leisure, and recreation-based development will be supported where they help transform the area into an informal recreation and leisure resource for Wiltshire residents and visitors in line with the key objectives of the Cotswold Water Park Vision and Implementation Plan. Proposals for any such development must meet the following criteria:

1. Increase or enhance public accessibility and enjoyment of the lakes and countryside.



2. Contribute towards the local economy in the Cotswold Water Park.
3. Strengthen the local landscape character and engender a sense of place.
4. Contribute towards enhancement of biodiversity within the Cotswold Water Park.
5. Retain the character of individual settlements including the tranquillity of their settings.
6. Protect the Cotswold Water Park's built heritage, and enhance accessibility and interpretation of such features where possible.
7. Demonstrate high levels of sustainability, particularly including sustainable building design, accessibility by sustainable transport modes, and sustainable drainage systems.

Core Policy 69: Protection of the River Avon SAC

In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements, and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading, development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC.