



Preliminary Ecological Appraisal

Land opposite Jubilee Cottage,
Winterslow

Ecosupport Ltd
K4 Keppel,
Daedalus Park,
Lee-on-the-Solent
PO13 9FX

info@ecosupport.co.uk

VAT: 228 4314 18



Report	Preliminary Ecological Appraisal
Site Name	Land opposite Jubilee Cottage, Winterslow
Author(s)	Anabelle Reed BSc (Hons)
Checked By	Darla Brown BSc (Hons) ACIEEM & Darrelle Moffat BES (Hons) PGCert ACIEEM
Client	Chris Kennedy
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Executive Summary

Ecosupport Ltd was instructed by Chris Kennedy to undertake a Preliminary Ecological Appraisal (PEA) at 'Land opposite Jubilee Cottage, Winterslow' (hereafter referred to as 'the site'). This was required in order to identify any potentially important ecological features that may be affected by the proposed development. As part of this assessment, the following surveys were undertaken:

- Data Request to Wiltshire & Swindon Biological Records Centre (November, 2025);
- Walkover survey with UK Habs habitat assessment (November, 2025);
- Ground Level Tree Assessment (November, 2025); and
- Preliminary Roost Assessment (November, 2025).

The following important ecological features were identified on site following the conclusion of the above survey work and may be subject to adverse impacts in the absence of suitable mitigation / compensation:

- Zone of Influence for the New Forest SPA / SACs;
- Zone of Influence for the Mottisfont Bats SAC;
- Low potential for commuting and foraging bats;
- Low potential for common reptiles;
- Potential for commuting and foraging Badger;
- Low potential for breeding and nesting birds; and
- Low potential Hazel Dormice (all suitable habitat to be retained).

In the absence of any mitigation measures, the proposed development is anticipated to result in **adverse impacts** although measures, are outlined within **Section 6.0** of this document to provide mitigation where impacts have been identified as well as provide targeted ecological enhancements.

1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was instructed by Chris Kennedy to undertake a Preliminary Ecological Appraisal (PEA) at 'Land opposite Jubilee Cottage, Winterslow' (hereafter referred to as 'the site'). The purpose of this survey was to assess any ecological impacts that may arise as a result of the proposed development. The objectives of the survey were as follows:

- Identify and classify any priority habitats;
- Assess the ecological value of the site;
- Identify any signs of protected species and potential features that may support them;
- Make recommendations for further survey work as necessary;
- Make recommendations for any necessary ecological avoidance and mitigation where possible at PEA stage.

NB: If the works do not take place within 18 months of this report¹ then the findings of this survey will no longer be considered valid and may require updating.

1.2 Site Description & Location

The site comprises of a parcel of land and buildings, located to the west of Witt Road, Winterslow, SP5 1PL (centred on OS grid reference SU 24754 32492) (**Fig 1**). The north and west of the site is marked by small grassland parcels and woodland, whilst the eastern and southern boundaries are bound by roads with dwellings and associated gardens. The wider environment is predominantly rural, with the site situated at the south-east of the village Winterslow, and a mosaic of arable land, woodland, and rural dwellings on all aspects.

¹ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

Figure 1. Aerial image of the site with approximate redline boundary provided (Google Satellite, 2026).

1.3 Proposed Development

The proposals entail the erection of 5 detached self-build dwellings, with layout and access to be determined (Fig 2).

Figure 2. Sketch layout for Land opposite Jubilee Cottage, Winterslow (No. 9780-2F) (Bernard E Cole & Partner, 2024).

2.0 RELEVANT LEGISLATION AND POLICY

2.1 Legislation

2.1.1 *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*

The Conservation of Habitats and Species Regulations 2017 transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

The Conservation of Habitats and Species Regulations 2019 (EU Exit) makes changes to the three existing instruments which transpose the Habitats and Wild Birds Directives so that they continue to work (are operable) upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This instrument also amends section 27 of the Wildlife and Countryside Act 1981 to ensure existing protections continue. The intention is to ensure habitat and species protection and standards as set out under the Nature Directives are implemented in the same way or an equivalent way when the UK exits the EU.

In order for activities that would be likely to result in a breach of species protection under the regulations to legally take place, a European Protected Species (EPS) licence must first be obtained from Natural England.

2.1.2 *The Wildlife and Countryside Act (1981) (as amended)*

This is the primary piece of legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

The Wildlife & Countryside Act (1981) states that it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 part II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot's Feather (*Myriophyllum aquaticum*).

2.1.3 *The Countryside and Rights of Way Act (2000)*

This Act strengthens the Wildlife & Countryside Act by the addition of "reckless" offences in certain circumstances, such as where there is the likelihood of protected species being

present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

2.1.4 Natural Environment and Rural Communities Act (2006)

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

2.1.5 Protection of Badgers Act

The Protection of Badgers Act (1992) relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents:

- The wilful killing, injury, ill treatment or taking of Badgers and / or
- Interference with a Badger sett
- Damaging or destroying all or part of a sett
- Causing a dog to enter a sett and
- Disturbing a Badger while it is occupying a sett

Provisions are included within the Act to allow for the lawful licensing of certain activities that would otherwise constitute an offence under the Act.

2.1.6 The Environment Act (2021)

The Environment Act 2021 is the UK's new legislation for environmental protection in the UK, which includes protection of water quality, clean air, and biodiversity among other key protections. This Act provides the government power to set targets to reach long-term aims relating to the environment, which will be periodically reviewed and updated. This legislation also establishes a new environmental watchdog organisation, the Office for Environmental Protection (OEP), which will hold the government accountable on environmental issues.

Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain to be a condition of planning permission in England and a requirement for nationally significant infrastructure projects. Biodiversity net gain will require maintenance for a period of at least 30 years after the completion of enhancement works to be achieved.

The legislation also includes updates to existing environmental legislation, such as the NERC Act 2006, to strengthen biodiversity enhancement rather than just conservation and includes a requirement for local, or relevant, authorities to publish biodiversity reports. Further, The Environment Act places a requirement on responsible authorities to prepare local nature recovery strategies, which will outline nature conservation sites and priorities and opportunities for recovering or enhancing biodiversity within the local area. Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or

site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

2.2 Policy

2.2.1 National

The National Planning Policy Framework (NPPF) (2024) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Chapter 15 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity, the wider benefits from natural capital and ecosystem services, and minimising impacts on and providing net gains for biodiversity including by incorporating features which support priority or threatened species such as swifts, bats and hedgehogs.

The NPPF states that plans should distinguish between the hierarchy of international, national and locally designated sites and land should be allocated with the least environmental or amenity value and take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure for the enhancement of natural capital at a catchment or landscape scale.

To protect and enhance biodiversity, plans should 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 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.

The NPPF states 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 a SSSI, 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 SSSIs;

- 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;
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments 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.

Potential SPAs and possible SACs, listed or proposed Ramsar sites and sites required as compensatory measures for the previous should be given the same protection as habitats sites.

2.2.2 Local – Wiltshire Council (2015)

On a local scale, the site falls within the jurisdiction of Wiltshire Council. Core Policy 50 (Biodiversity and geodiversity) of the Wiltshire Core Strategy is divided into three main sections:

Protection:

Development proposals must demonstrate how they protect features of nature conservation 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 published guidance (for example The Stone Curlew Management Strategy – applicable to residential development within distances up to 15km of Salisbury Plain - Wiltshire Bats SAC Planning Guidance – applicable to all development types in the areas within and surrounding Bradford on Avon, Box, Colerne, Corsham, Trowbridge, Westbury, Fonthill and Chilmark - and River Avon Planning Guidance – applicable to any new development in proximity to the Salisbury Avon, or major development within the wider catchment) 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:

- i. cannot reasonably be avoided;
- ii. are reduced as far as possible;
- iii. are outweighed by other planning considerations in the public interest;
- iv. 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.

A further policy, Policy 69, within the core strategy provides protection for 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.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Waterbodies

Any ponds located within 500m of the proposed development were searched for using freely available resources.

3.1.2 Data Request

A 2km data request was submitted to the Wiltshire and Swindon Biological Records Centre (WSBRC) to ascertain any records held of nature conservation designations and protected species within the wider area which could be impacted upon as a result of the proposed plans.

The data search covered:

- Statutory designated sites
- Non-statutory designations such as Local Wildlife Sites (LWS)
- Records of protected and notable species

3.1.3 Desk Study

The 2km data request from WSBRC identified the site straddling two local record centres (WSBRC and Hampshire Biodiversity Information Centre). As such, a desk study was undertaken using freely available online resources to ascertain any designated sites, priority habitats, or records of protected species (European Protected Species Licences) within the 2km search not covered by WSBRC.

3.2 Field Survey

3.2.1 Personnel

The field survey work which forms the basis of the findings of this report was carried out by Darla Brown BSc (Hons), Project Ecologist and Anabelle Reed BSc (Hons), Assistant Ecologist with Ecosupport Ltd on the 18th November 2025.

3.2.2 Habitats

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 2.0 (UKHab Ltd., 2023). Where appropriate primary habitat codes were used although for some habitat types, the use of secondary habitat codes was necessary as well.

3.2.3 Badger

The site was thoroughly searched for evidence of use by Badgers (*Meles meles*), with the specific aim of identifying the presence and location of any setts. In accordance with the *Badgers and Development: A Guide to Best Practice and Licensing* (Natural England, 2011) guidance, the survey accounted for a 30m from the site's boundary (observed where possible i.e. does not conflict with private dwellings). Evidence of Badgers could include latrines, dung pits, feeding remains and foraging evidence, trails and setts.

3.2.4 Bats

3.2.4.1 Preliminary Roost Assessment

A preliminary roost assessment of the building on site was undertaken by Darla Brown of Ecosupport in November 2025 (NE class level 2 bat licence). This followed BCT (Collins (ed) 2023) best practice survey guidelines searching for any PRFs / evidence of bat occupation and assigning a roost potential assessment as outlined in **Table 1** below.

Table 1. Guidelines for assessing the potential suitability of a built structure for roosting bats (reproduced from BCT (Collins (ed) 2023).

Suitability	Description of Roosting Habitats
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.
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, shelter, protection, appropriate conditions ² and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ³).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ² and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ² and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity or classic cool/stable hibernation site.
² For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ³ Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.	

3.2.4.2 Ground Level Tree Assessment

A non-exhaustive Ground Level Tree Assessment (GLTA) assessment of any notable trees on site was undertaken by Darla Brown of Ecosupport in November 2025 (NE class level 2 bat licence number 2025-80060-SCI-CL18). This followed BCT (Collins (ed) 2023) best practice survey which includes aiming to identify the following Potential Roost Features (PRFs):

- PRFs formed by disease and decay: woodpecker holes, squirrel holes, knot holes, pruning cuts, tear outs, wounds, cankers, compression, forks, butt rots
- PRFs formed by damage: lightning strikes, hazard beams, subsidence cracks, shearing cracks, transverse snaps, welds, lifting bark, desiccation features, frost cracks; and
- PRFs formed by association: fluting Ivy.

The presence or absence of any of the features listed above are then fed into the classification of the tree which is as follows (**Table 2**).

Table 2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement (Collins (ed) 2023).

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

3.3 Assessment Methodology

3.3.1 Introduction

The methodology for the assessment of the likely ecological effects of the proposed development is based on CIEEM's *Guidelines for Ecological Assessment in the UK* (CIEEM 2018). Although this assessment does not constitute a formal Ecological/ Environmental Impact Assessment, the CIEEM guidelines provide a useful framework for assessing ecological impacts at any level.

3.3.2 Valuation

Features of ecological interest are valued on a geographic scale. Value is assigned on the basis of legal protection, national and local biodiversity policy and cultural and/or social significance.

3.4 Limitations

3.4.1 Habitats

Although the survey was taken outside the optimum timing for the identification of botanical interest species, it was considered that the majority of species present could be suitably identified; this was therefore not considered to represent a significant limitation to the overall assessment. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Reynoutria japonica*).

4.0 ECOLOGICAL BASELINE

4.1 Desk Study

A 2km data search has been requested from Wiltshire and Swindon Biological Records Centre (WSBRC). In combination with freely available online resources, the following designated sites and priority habitats have been identified.

4.1.1 Statutory Designated

WSBRC returned one statutory designated site within 2km of the site (**Fig 3**). This is the Bentley Wood Site of Specific Scientific Interest (SSSI) which is located approximately 415m south-west of the site. Furthermore, the site is situated inside the zone of influence of the Mottisfont Bat Special Area of Conservation (SAC) (approximately 7.1km south-east) and the New Forest SAC (approximately 10.7km south) and Special Protected Area (SPA) and Ramsar site (approximately 13.4km south). The site also falls within the nutrient neutrality catchment zone for the River Test within the Solent.

Furthermore, Porton Down SPA and Salisbury Plain SAC lie approximately 3km north-west of the site.

4.1.2 Non-Statutory Designated

The non-statutory designated sites within 2km identified by WSBRC are shown in **Fig 3** with a summary of these sites presented in **Table 3**.

Table 3. Summary of SINCs within 2 km of the site as provided by WSBRC and shown in **Fig 3** below.

Map Label	SINC Ref	SINC Name	SINC Criteria	Area (ha)	Distance from Site
1	SU23.002	Ashley's Copse	HW1.1 (31.42ha); HW4.1 (34.89ha)	34.98	1.82 km N
2	SU23.003	Howe Copse	HW1.1 (20.45ha); HW4.1 (21.51ha)	21.57	1.25 km N
3	SU23.004	Franklin's and Fiddler's Row	HW1.1 (9.41ha); HW1.3 (1.2ha); HW4.1 (16.92ha)	18	0.89 km W
4	SU23.005	Noad's Copse	HG4.3 (1.03ha); HW1.1 (12.71ha); HW4.1 (13.91ha)	14.99	0.71 km E
5	SU23.006	The Yews	HW1.3 (2.35ha)	2.43	1.78 km N
6	SU23.007	Prior's Copse	HW1.1 (9.68ha)	9.88	1.99 km S
7	SU23.008	Hound Wood	HW1.1 (52.91ha); HW1.3 (103.53ha); HW4.1 (35.56ha)	156.83	1.78 km S
8	SU23.009	Chickard Wood	HW1.1 (2.14ha)	3.84	1.29 km S
9	SU23.010	Pitton Down	X3 (4.85ha)	4.86	1.85 km W
10	SU23.016	Brown's Copse	HW4.1 (2.36ha)	2.36	0.65 km NW
11	SU23.020	Middle Winterslow Meadow	HG2.1 (0.57ha)	0.58	0.88 km NW

Porton Down

WINTERSLOW CP

Notified Sites Within
2000 metres of
Land Opposite Jubilee
Cottage, Winterslow:
SU2475232497

Exported: 19/11/2025

Search Area

WWT Reserves

Site of Special Scientific Interest

National Nature Reserve

Special Area of Conservation

Special Protection Area

Local Nature Reserve

Local Wildlife Sites

Local Geological Site

Protected Road Verge

Woodland Trust Reserve

Bat Consultation Zone

County Boundary

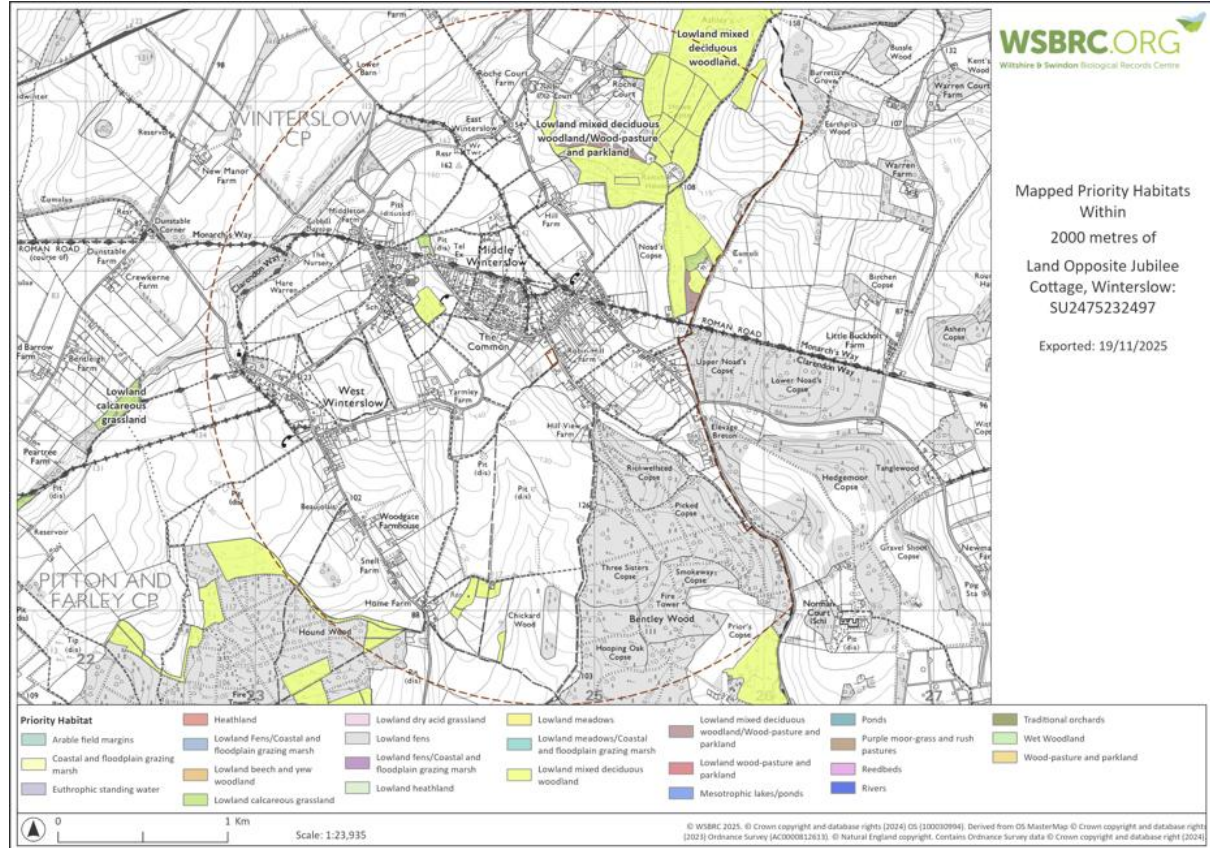
Scale: 1:20,723

© WSBR 2025. © Crown copyright and database rights (2024) OS 100030994. Derived from OS MasterMap © Crown copyright and database rights (2023) Ordnance Survey (AC0000812613). © Natural England copyright. Contains Ordnance Survey data (2024).

4.1.3 Priority Habitats

WSBRC identified three priority habitats present within 2km of the site (**Fig 4**). These are Lowland Mixed Deciduous Woodland (closest approximately 655m north-west), Wood Pasture and Parkland (closest approximately 830m north-east) and Lowland Calcareous grassland (closest approximately 895m north-west).

Figure 4. Priority habitat within 2km of the site as provided by WSBRC.



4.1.4 Waterbodies

Using freely available online resources, no waterbodies were identified within 500m of the site.

4.2 Vegetation Survey Results

The vegetation within the site has been described below using classification terminology as described within Habitat Definitions Version 2.0 (UKHab Ltd, 2023). The below species should not be considered an exhaustive list and instead refer to dominant, characteristic, and other noteworthy species associated with each community within the survey area. The habitat types identified within the site, as shown on the UKHabs Map **appended**, comprise of:

- Modified Grassland (g4) with secondary codes Scattered Trees (32) and Bare Ground (510)
- Native Hedgerow (h2a) with secondary codes Hedgerow with Trees (11) and Ditch (50)
- Artificial Unvegetated; Unsealed Surface (u1c)
- Buildings (u1b5)

4.2.1 Modified Grassland (g4) with secondary codes Scattered Trees (32) and Bare Ground (510)

The majority of the site comprised of modified grassland (g4) with scattered trees (32), and areas of bare ground at the centre (510) (**Fig 5**). The grassland was noted to have <6 species per m² and the area was noted to possess a managed short sward comprising of Perennial Rye Grass (*Lolium perenne*), Yorkshire Fog (*Holcus lanatus*), Creeping Buttercup (*Ranunculus repens*), Broadleaved Dock (*Rumex obtusifolius*), White Clover (*Trifolium repens*), Creeping Cinquefoil (*Potentilla reptans*), Nettle (*Urtica dioica*), White Dead-Nettle (*Lamium album*), Hemlock Water Dropwort (*Oenanthe crocata*), Ground Thistle (*Cirsium arvense*), Wild Carrot (*Daucus carota*), Ground Elder (*Aegopodium podagraria*), Fleabane (*Erigeron* spp.), Mayweed (*Matricaria* spp.), Greater Plantain (*Plantago major*), Red Fescue (*Festuca rubra*), Common Comfrey (*Symphytum officinale*), Yarrow (*Achillea millefolium*), Dandelion (*Taraxacum* agg.), Ribwort Plantain (*Plantago lanceolata*), and Broadleaved Dock (*Rumex obtusifolius*). Although there were a variety of forb species present, it was grass-dominated, and the forbs present were scattered.

Three individual trees were noted at the south-east of the site, comprising of one Goat Willow (*Salix caprea*) and two Hazel (*Corylus avellana*) (secondary code 32).

Beneath the trees, the grassland was noted to possess a longer sward comprising of Teasel (*Dipsacus*), Ragwort (*Jacobaea vulgaris*), Sorrel (*Rumex acetosa*), Broadleaved Dock (*Rumex obtusifolius*), Cocks Foot (*Dactylis glomerata*), False Oat Grass (*Arrhenatherum elatius*), Dogs Mercury (*Mecurialis perennis*), and Wild Privet (*Ligustrum vulgare*).

Figure 5. Modified grassland to the west of the site, with a close-up showing species present (taken November 2025).



Figure 6. Modified grassland at the south-eastern corner of the site (taken November 2025).



Figure 7. Scattered trees located at the south-east of the site (taken November 2025).



4.2.2 Native Hedgerow (h2a) with secondary codes Hedgerow with trees (11) and Ditch (50)

Three native hedgerows were present on site, labelled and shown in **Figure 8**. The hedgerow on the northern boundary (H1) (**Fig 9a**) comprised of species including Blackthorn (*Prunus spinosa*), and Wild Privet (*Ligustrum vulgare*). An individual fruit tree and Goat Willow were noted at the far west of this hedgerow, along with a dry ditch (secondary habitat codes 11 & 50). The eastern boundary comprised solely of Blackthorn with Bramble (*Rubus fruticosus*) and Ivy (*Hedera helix*) (**Fig 9b**). The hedgerow on

the southern boundary (H3) (**Fig 9c**) is predominantly Hazel, Blackthorn with Ivy. An individual Hawthorn (*Crataegus monogyna*) tree was noted within this hedgerow. The hedgerows were noted to comprise an understorey of Yarrow (*Achillea millefolium*), Geranium (*Geranium* spp.), Ivy, Ground Elder (*Aegopodium podagraria*), Ribwort Plantain (*Plantago lanceolata*), Yorkshire Fog (*Holcus lanatus*), Herb-robert (*Geranium robertianum*), Nettle (*Urtica dioica*), Mouse-eared Chickweed (*Cerastium*), Smooth Hawk's-beard (*Crepis capillaris*), Hedge Bedstraw (*Galium mollugo*), Cow Parsley (*Anthriscus sylvestris*), Common Lungwort (*Pulmonaria officinalis*), Purple Dead Nettle (*Lamium purpureum*), and Bramble.

Figure 8. Linear features on site (Google Satellite, 2025).



Figure 9. Hedgerows on site, a-H1, b-H2, c-H3, (taken November 2025).





4.2.3 Artificial Unvegetated; Unsealed Surface (u1c)

Unsealed surface is present in the north-east of the site, forming the driveway and access to the building and shipping containers (shown in **Fig 5**).

4.2.4 Buildings (u1b5)

One building is present at the north of the site along with several shipping containers are found at the east of the site.

4.3 Bats

4.3.1 Pre-existing Information

The data request from WSBRC returned the following bat records within 2km of the site (**Table 2**).

Table 2. List of bat records within 2km of the site provided by WSBRC.

Taxon Name	Species Name	Number of Records	Further Information
<i>Barbastella barbastella</i>	Western Barbastelle	17	Records from bat detectors
<i>Chiroptera</i> spp.	Bat	6	Records from bat detectors, roost inspections, and emergence surveys
<i>Eptesicus serotinus</i>	Serotine	24	Various records from, emergence and re-entry surveys, roost inspections, and bat detectors
<i>Myotis</i> spp.	Myotis species	11	All records from various bat detectors and emergence surveys
<i>Myotis bechsteinii</i>	Bechstein's Bat	3	Records from, emergence and re-entry surveys, roost inspections, and bat detectors
<i>Myotis daubentonii</i>	Daubenton's Bat	4	All records from various bat detectors and emergence surveys
<i>Myotis mystacinus/brandtii</i>	Whiskered/Brandt's Bat	11	All records from various bat detectors and visual ID
<i>Myotis nattereri</i>	Natterer's Bat	13	All records from various bat detectors and emergence surveys

<i>Nyctalus leisleri</i>	Lesser Noctule	5	Record from bat detector - full spectrum recording
<i>Nyctalus noctula</i>	Noctule	17	All records from various bat detectors and emergence surveys
<i>Pipistrellus</i> spp.	Pipistrelle species	4	Records from bat detectors, roost inspections, and emergence surveys
<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle	1	Record from bat detector
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	44	Records from various bat detectors, visual ID, and emergence/re-entry surveys
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	23	Records from various bat detectors, and emergence/re-entry surveys
<i>Plecotus</i> spp.	Long-eared species	12	Records from emergence/re-entry surveys, bat detectors, and roost visit
<i>Plecotus auritus</i>	Brown Long-eared Bat	14	Records from bat detectors, roost visits, bat droppings, and emergence/re-entry surveys

4.3.2 Preliminary Roost Assessment (PRA)

An assessment of the buildings on site was undertaken with the results outlined below. For ease of reference, the buildings have been labelled in accordance with **Figure 10**, below. Images of the building and shipping containers are shown in **Figure 11**.

Building 1 (B2) is an open building to the north, east and south, of metal frame construction with a pitched corrugated metal roof (**Fig 11a**). Due to the single-skinned and open-fronted nature of the building, the structure is subject to fluctuating temperatures and, therefore does not provide the stable conditions required for roosting bats. Similarly, no PRFs or evidence of bats was identified. As such, the building was considered to be of **negligible potential** for roosting bats.

Similarly, the shipping containers were not noted to comprise any PRFs or evidence of bats (**Fig 11b**). As such, these were considered to offer **negligible potential** for roosting bats.

Figure 10. Labelled buildings present on site (Google Satellite, 2026).**Figure 11.** The building (a) and shipping containers (b) found on site (taken November 2025).

4.3.3 Ground Level Tree Assessment (GLTA)

A Ground Level Tree Assessment (GLTA) was undertaken during the site walkover of all trees on site to be removed; T2 (Goat Willow), T3 (Hazel), and T4 (Hawthorn) (**Fig 12**). The Goat Willow, although large in diameter, did not comprise any PRFs. Similarly, the Hazel tree did not comprise any PRFs. Ivy was noted on the Hawthorn tree within the hedgerow forming the eastern site boundary, which has the potential to block any PRFs should they be present. As such, T4 has been categorised as **PRF-I**. No bats or evidence of bats was identified on any of the surveyed trees. The remaining trees are considered to offer **negligible potential** for roosting bats.

Furthermore, a GLTA was undertaken of trees to be retained as part of the proposals. No PRFs or evidence of bats were identified. Should any of the retained trees require future removal or remedial works, there will be a **negligible impact** to roosting bats.

Figure 12. a) T2 & T3 at the south-east of the site. B) T4 along the eastern site boundary (taken November 2025).



4.3.4 Commuting and Foraging Bats

The majority of the site comprises of managed grassland of a relatively short sward height offering limited value to foraging bats, however, hedgerows encompass the boundaries of the site. Notwithstanding this, the hedgerows are regularly managed and comprise of a low number of species. The hedgerows on site are considered somewhat isolated from the wider environment, with the southern hedgerow connecting to conifer woodland to the west, and in turn further hedgerows to a large parcel of woodland to the south. The site is situated at the edge of Winterslow with residential dwellings to the north, east and south. The Mottisfont SAC is also within 4km of the site and supports a population of Barbastelles (*Barbastella barbastellus*), an Annex II species. Mottisfont supports roosting, breeding, commuting and foraging bats, those of which could use the site for similar purposes (JNCC, 2025). Taking all into consideration and the retention of linear features, it is thought such habitats would be of **low potential** for foraging and commuting bats.

4.4 Reptiles

4.4.1 Pre-existing Information

WSBRC returned 11 records of Slow-worms (*Anguis fragilis*), 8 records of Grass Snake (*Natrix helvetica*), 4 records of Adder (*Vipera berus*), and 3 records of Common Lizard (*Zootoca vivipara*) within 2km of the site.

4.4.2 Site Assessment

The habitat on site offers limited suitability for reptiles as the site predominantly consists of modified grassland of a short-sward height lacking the structure and heterogeneity favoured by reptiles. However, the south-eastern grassland parcel has a longer sward with more tussocks and the southern boundary comprises some longer-sward grassland. The site is also connected to further managed fields to the north and west, as well as a conifer woodland to the west of the site. Therefore, the site is considered to be of **low potential** for common reptiles.

4.5 Badgers and Other Mammals

4.5.1 Pre-existing Information

WSBRC returned 16 records of Badger (*Meles meles*) and 9 records of Hedgehog (*Erinaceus europaeus*) within 2km of the site.

4.5.2 Site Assessment

During the walkover, no evidence of Badgers was noted on site. The habitats present on site offer some suitability for foraging Badgers. The site is situated within a semi-rural location, with good connectivity to the wider environment including small fields, arable land, and woodland. The site walkover extended over 50m to the west of the site (within the conifer woodland) and no further evidence was identified. Taking into consideration the above, the site is considered to offer **potential** for commuting and foraging Badger and other mammals, such as Hedgehog.

4.6 Great Crested Newts

4.6.1 Pre-existing Information

WSBRC returned no records of GCN (Great Crested Newts) (*Triturus cristatus*) from within 2km of the site.

4.6.2 Waterbodies

Using freely available online resources, no suitable waterbodies were identified within 500m of the site.

4.6.3 Site Assessment

Similar to reptiles, the habitat on site offers limited suitability for GCN, and the site predominantly consists of modified grassland of a short-sward height from management, which is not favoured by GCN.

4.6.4 Evaluation

Due to the habitats on site being comprised predominantly of modified grassland of limited sward height, the site offers suboptimal terrestrial habitat and provides limited opportunities for sheltering GCN, paired with the fact there are no suitable waterbodies within 500m it is considered that the site offers **negligible potential** for GCN.

4.7 Breeding Birds & Nesting Birds

4.7.1 Pre-existing Information

WSBRC returned a variety of records of birds of conservation concern within 2km of the site (the list has not been reproduced here due to the quantity of records).

4.7.2 Site Assessment

The hedgerows and trees and building on site provide suitable opportunities for nesting birds. However, given the small extent of the suitable habitat to be impacted upon (buildings, unsealed land, and grassland) and the abundance of more suitable habitat within the wider area, it is considered that the site is of **low potential** for nesting birds.

4.8 Hazel Dormouse

4.8.1 Pre-existing Information

WSBRC returned 18 records of Hazel Dormouse (*Muscardinus avellanarius*) from within 2km of the site.

4.8.2 Site Assessment

The habitat on site offers some suitability for dormice with the site being bound by linear features in the form of managed hedgerows, with fruiting species favoured by hazel dormice. The linear features on site are considered somewhat isolated from the wider environment, with the sole connection of the southern boundary hedgerow connecting to wider parcels of hedgerow and woodland in the wider environment. In combination with the local records of Hazel Dormice within 2km of the site, the site offers **low potential** to support Hazel Dormice. However, it must be noted that all linear features are to be retained as part of the proposals.

5.0 LIKELY ECOLOGICAL IMPACTS IN ABSENCE OF MITIGATION

5.1 Introduction

The CIEEM guidelines (CIEEM, 2018) require that the potential impacts of the proposals should be considered in absence of mitigation. In order for a significant adverse effect to occur, the feature being affected must be at least of local value. However, in some cases, features of less than local value may be protected by legislation and/or policy and these are also considered within the assessment. Although significant effects may be identified at this stage of the assessment, it is often possible to provide appropriate mitigation.

5.2 Site Preparation and Construction

5.2.1 Impacts to Habitats

The proposed development consists of the erection of 5 self-build residential units with associated access, infrastructure and landscaping (to be determined). Works will require the loss of modified grassland, artificial unvegetated; unsealed surface, and buildings (considered to be of site level significance). Furthermore, the hedgerow and trees to be retained could be damaged by machinery and particularly by root zone compaction, with these habitats considered to be of local level significance. In the absence of mitigation, the loss of habitat and potential indirect effects could have a **moderate adverse impact** to habitats of up to **local value**.

5.2.2 Impacts to Wildlife

T4 along the eastern site boundary was noted to be covered in Ivy. This could obstruct the view of any PRFs, should they be present. As such, removal of this tree may lead to the damage and destruction of bat roosts, should they be present. Therefore, in the absence of mitigation **an adverse impact is possible** (scale unable to be determined without species confirmation).

The grassland on site provides some suitable habitat for common reptile species. As such, removal of suitable habitat without adequate mitigation could result in the harm or killing of reptiles which would constitute an offence under the W&CA, 1891. Therefore, and **adverse impact is possible** at the **local level**.

The construction works may involve excavations. There is potential for foraging or commuting Badgers and other terrestrial mammals to become entrapped during the works if excavations are deep, posing a **potential impact at the local level**.

Whilst the boundaries and trees will be retained, removal of suitable bird nesting habitats have the potential to directly impact nests and/or create disturbance, if nesting birds are present. Therefore, it is considered the development will result in a **possible adverse impact** at the **site level** of significance.

5.3 Site Operation

5.3.1 Impacts to Nocturnal Wildlife

The development may result in an increase in lighting within the general area from external lighting associated with the residential development. This can affect the behaviour, particularly foraging, of nocturnal wildlife such as Badgers and bats. Therefore, an **adverse impact is possible**.

5.3.2 Impacts to Designated Sites

5.3.2.1 New Forest SPA / SAC

The increase in residential units on site could result in an increase in visitor pressure to the New Forest SPA & SAC. Therefore, in the absence of mitigation a **minor adverse impact is likely** at the **International level**.

5.3.2.2 Mottisfont Bats SAC

It should also be noted that Mottisfont Bats Special Area of Conservation (SAC) is within 4km of the site. As a result, the impact of the proposed development on this SAC will need to be assessed and mitigation measures may need to be implemented.

5.3.2.3 River Test Phosphorus and Nitrogen

The site lies within the nutrient catchment zone for the Solent and an increase in residents has been identified as having a potential impact on the River Test which stretches into the Solent, due to an increase in nitrogen. As such, in the absence of mitigation, the operational phase of the development would have a **minor certain adverse effect** on sites of **International value**.

6.0 RECOMMENDATIONS, MITIGATION, COMPENSATION & ENHANCEMENT

6.1 Introduction

The below sections outline a number of recommendations for further survey work and proposed mitigation and compensation measures that are appropriate and proportionate. In addition to this, measures are outlined to protect the existing features of value and provide enhancements post-development.

Should there be any changes to the proposed layout (including any impact to the retained hedgerows and trees) a suitably qualified ecologist will be consulted and any mitigation required, or need for further surveys, will be amended as necessary.

6.2 Protection of Retained Trees, Line of Trees, & Hedgerows

The existing trees and hedgerows to be retained will be protected from damage during the works. They will be fenced using Heras fencing or similar to prevent damage from machinery. Where mature trees are present, they will be protected using standard arboricultural tree protection measures which include protection of the canopy and prevents root compaction. This will also protect any species that may inhabit the vegetation such as nesting birds or Hazel Dormice, should they be present.

6.3 Bats

6.3.1 Precautionary Working Method Statement for T4

T4 along the eastern site boundary was identified as being covered in Ivy, that has the potential to obscure any PRFs beneath. This tree was classified as containing PRF-I and as such, in accordance with the Bat Mitigation Guidelines (2025), any removal works or remedial works to T4 will follow a precautionary working method statement (PWMS). The following PWMS will be undertaken to ensure no bats are harmed in the unlikely case that individuals are present on site:

- Immediately prior to removal, Ivy will be carefully pulled back and checked for bats prior to felling / works.
- Any additional PRFs uncovered will require further assessment, such as endoscopy, before being felled.

Bats are most vulnerable during the maternity season and the hibernation period. Therefore, it is recommended that trees works avoid the maternity season (May - August) and hibernation period (November – February). Optimal time for works is generally considered to be in spring and autumn when bats are least vulnerable to disturbance (Reason & Wray, 2023). Works will take place in suitable weather conditions (i.e. it is dry/calm and temperatures are no lower than 8°C for at least an hour or two from dusk on 3-4 consecutive nights prior to works) (Reason & Wray, 2023).

All works will be done under supervision of a suitably qualified ecologist holding a Class Level 2 (CL18) Bat Licence. All PWMS must be undertaken immediately prior to the removal or works to T4.

In the unlikely instance that a bat or evidence of bats is found during any works, all works must immediately stop, and the project ecologist must be informed. Natural England will then need to be contacted in order to obtain a European Protected Species development licence before any further

works proceed. It is essential that these processes are immediately followed to ensure that no offence is committed under The Conservation of Habitats and Species Regulations 2017.

6.3.2 Sensitive Lighting for Nocturnal Species

Given that the site falls within the zone of influence for the Mottisfont SAC, a sensitive lighting strategy will be crucial to ensure no adverse impacts upon qualifying features (Barbastelle). No street lighting will be applied on site, the only lighting which will be implemented is porch lighting, further details on the lighting to be used are provided in **Section 6.3.2.2**.

6.3.2.1 During Construction

In order to avoid any disturbance to bats (and other potential nocturnal wildlife) construction works should be limited to daylight hours and should not be undertaken 30 minutes prior to dusk through to dawn. All lighting should be sensitive to the use of the site by nocturnal wildlife, for example by including low-level downward-facing / hooded lights that are sensor-operated where possible.

6.3.2.2 During Operation

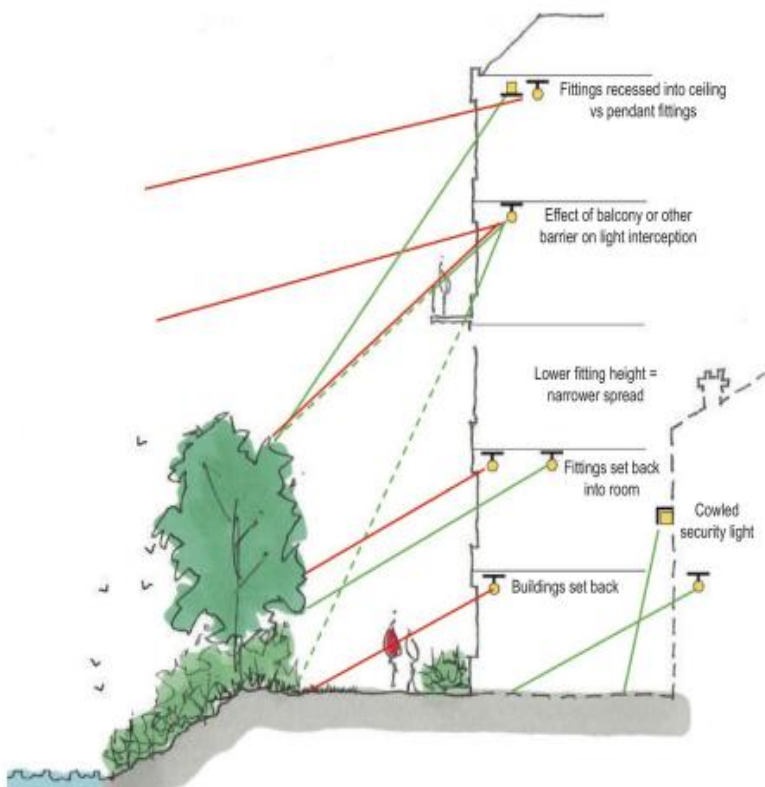
Lighting provided on site will be in the form of porch lighting. The porch lights which will be implemented are the Bransford GL203 (or similar); these comply with the *Guidance Note 08/23 Bats and Artificial Lighting at night* (ILP / BCT, 2023), this is a document produced via a collaboration between the Institute of Lighting Professionals (ILP) and the Bat Conservation Trust (BCT), which outlines the latest recommendations to minimise the impacts of increased artificial lighting on bats. The key recommendations within this document have been outlined below and will be implemented as far as is practicable. No other lighting, such as street lighting, will be implemented with the scheme. It is anticipated that specific details on lighting will be conditioned.

‘Light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. However, the following should be considered when choosing luminaires and their potential impact on Key Habitats and features:

- *All luminaires will lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used*
- *LED luminaires will be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability*
- *A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component*
- *Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)*
- *Internal luminaires can be recessed (as opposed to using a pendant fitting - See **Fig 13**) where installed in proximity to windows to reduce glare and light spill*
- *Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges (see Case Study 1)*
- *Column heights will be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards*

- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01
- Luminaires will always be mounted horizontally, with no light output above 90° and/or no upward tilt
- Where appropriate, external security lighting will be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues. See Case Study 6
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely'

Figure 13. Internal lighting mitigation options (ILP 2023).



6.3.3. Barbastelle Mitigation

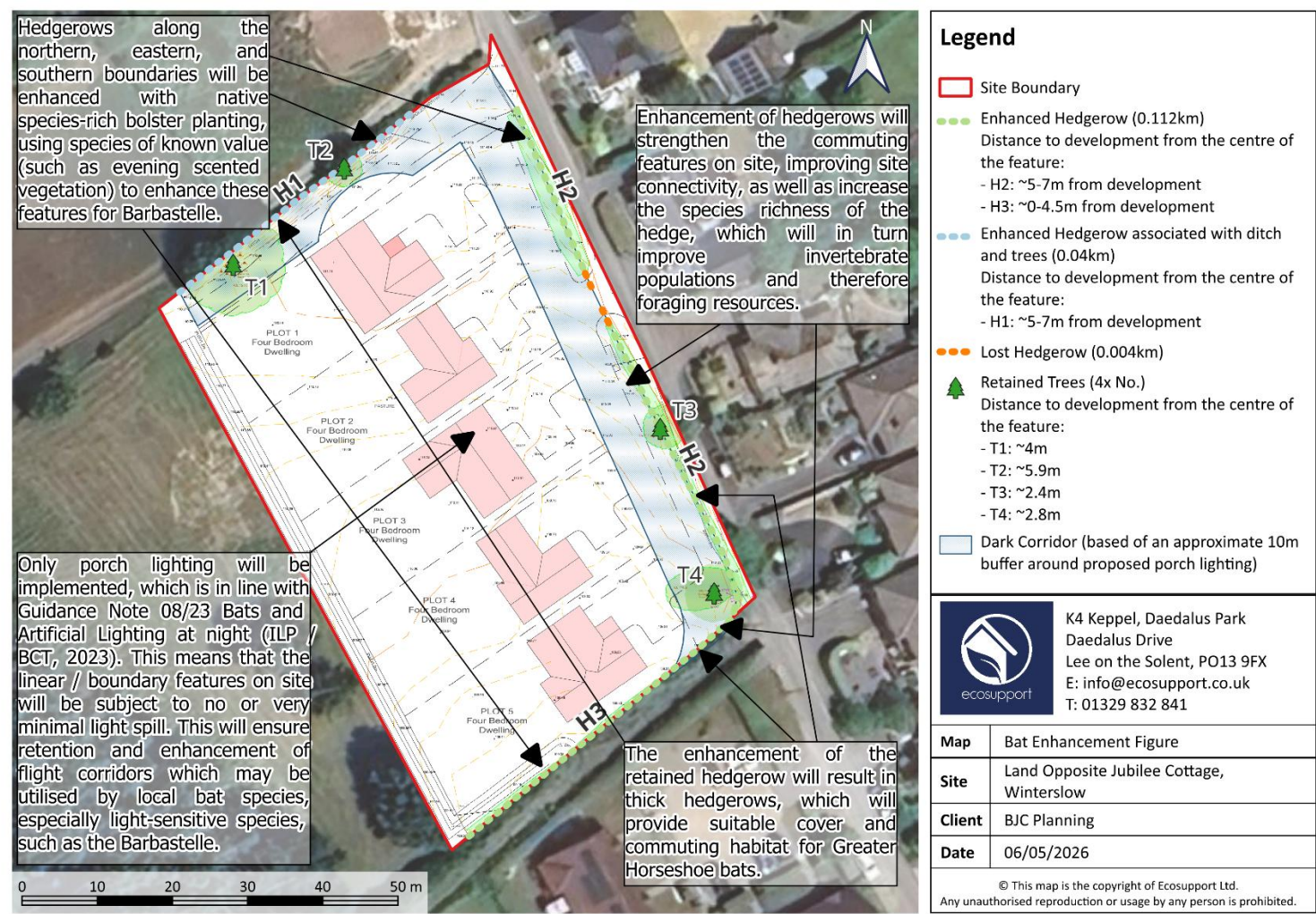
The site has sought to incorporate a number of features that will be beneficial to bats, since Barbastelles can forage 10-15km from their roosts. The site is considered to offer limited suitable habitat for commuting and foraging bats, restricted to the trees and hedgerow. As such, it is important that the suitable habitat on site for these species, such as the hedgerows, are retained. The majority of the linear hedgerow features are to be retained on site (0.04km of hedgerow with trees, associated with a ditch and 0.112km of native hedgerow), along the northern, eastern, and southern boundaries, with only a small section removed along the eastern boundary to allow for an access and visibility splay (0.004km).

The retained hedgerows will also be enhanced; they will be planted up with native species-rich planting to bolster the features, using species of known value (such as evening scented vegetation) to enhance these features for Barbastelle and other bat species. This will help strengthen the commuting features on site, improving site connectivity, as well as increase the species richness of the hedge, which will in turn improve invertebrate populations and therefore foraging resources. The enhancement of the retained hedgerow will result in thick hedgerows, which will provide suitable cover and commuting habitat for Barbastelle bats and other local bat species that may be present.

Additionally, the only lighting implemented on site will be porch lighting, which is in line with *Guidance Note 08/23 Bats and Artificial Lighting at night* (ILP / BCT, 2023), as detailed in **Section 6.3.2**. This means that the linear / boundary features on site will be subject to no or very minimal light spill. This will ensure retention and enhancement of flight corridors which may be utilised by local bat species, especially light-sensitive species, such as the Barbastelle.

Locations of approximate habitat retention and enhancement measures, and those lost are shown below in **Fig 14**.

Figure 14. Retained, enhanced, and lost habitats to benefit bats, particularly Barbastelle on site (Google Satellite, 2026).



6.4 Reptiles

Given the limited suitable habitat on site, the most appropriate form of mitigation would be to adopt a precautionary approach. The following methods will be undertaken to ensure that no reptiles are harmed during the works in the unlikely case that individuals are present on site.

- The habitats on site must be maintained how they currently are (i.e regularly cut to as short sward height) until the works commence.
- The day prior to ground works commencing, all suitable vegetation on site will be cut to a height of 20cm under the supervision of an ecologist. This must be done directionally towards the boundaries of the site to encourage reptiles to passively disperse. The ecologist on site will then hand search any denser areas of cover such as leaf litter where these areas are to be directly impacted upon.
- All vegetation on site must be kept managed during the development to ensure that reptiles don't establish whilst works take place.
- Materials must not be stored along the boundary vegetation on site and must be kept raised off of the ground (i.e stored on pallets).

6.5 Badgers & Other Mammals

A walkover of the site will be undertaken by a suitably qualified ecologist in search of any recent or new Badger activity immediately prior to works commencing. In the case evidence of potential Badger setts are identified, further survey works may be required to assess the status of any potential Badger setts on site.

During the construction phase, any open excavations left overnight will either be covered to prevent commuting Badgers and other mammals falling in or escape ladders will be used to prevent them from becoming trapped. Any open pipework should be checked and then capped nightly.

6.6 Avoidance of Impacts to Breeding and Nesting Birds

In order to avoid disturbance of breeding and nesting birds or damage to their nests, any proposed works to the building should avoid bird nesting season (typically March – August, dependent on weather). If this is not possible, these habitats should be thoroughly checked by an ecologist immediately prior to works. If any active nests are found, they should be left undisturbed with a suitable buffer within which works cannot take place (ca. 5m) until nestlings have fledged.

6.7 Designated Sites

6.7.1 New Forest SPA / SAC

The site is also within the zone of impact for recreational use to the New Forest SPA and SAC. To offset this impact, Wiltshire Council has issued an interim framework which suggests a number of options where a net gain in dwellings is proposed within this buffer area. The most relevant of the proposed options to this scheme would be the provision of a £612 per dwelling contribution towards off-site mitigation measures (to be secured via a S106 or S111 agreement).

6.7.2 Mottisfont Bats SAC

The site falls within the zone of influence for the Mottisfont Bats SAC. As such, a sensitive lighting strategy will be required as detailed in **Section 6.3.1**.

A Shadow Habitat Regulations Assessment (HRA) will be required to fully inform the Local Planning Authority (LPA) of any potential impacts to the nearby international designated sites.

6.7.3 Nitrogen Neutrality

It is necessary to ensure that there is no net increase of nitrogen on site to ensure that the water quality of the Solent SPAs is not negatively impacted upon. A nitrogen budget will be required with the application for the development to calculate whether the site will result in a net increase in nitrogen. If it will result in an increase, mitigation will be required to offset this.

6.8 Biodiversity Net Gain

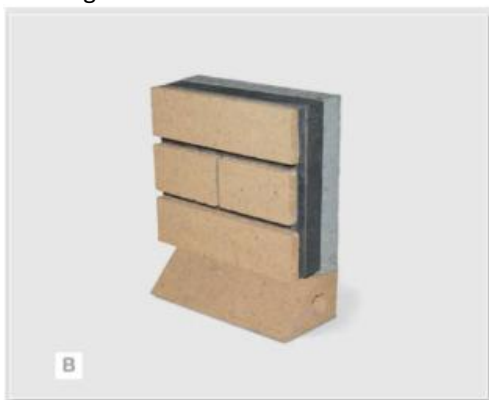
There is an exemption for Biodiversity Net Gain (BNG) assessments for self-build sites with less than 0.5ha and less than 9 self-build dwellings and therefore, it is considered that this development is exempt from a BNG assessment. However, under national policy sites are still expected to achieve a net gain in biodiversity. Therefore, species-specific enhancements will be included, as described in **Section 6.9** below.

6.9 Enhancements

6.9.1 Bat Boxes

Each new dwelling will contain 1 No Ibstock bat brick (or similar) each (**Fig 15**) integrated within the external brick work. These features are entirely self-contained and available in a variety of different colours to match different construction materials. They should ideally be placed on an elevation which will benefit from some degree of sunlight exposure (southern, south-eastern, or south-western) and be located away from windows.

Figure 15. Ibstock bat brick 'B' (or similar) which will be integrated into the gable walls of the newly built dwellings.



6.9.2 Hedgehogs

6.9.2.1 Hedgehog Home

The retained boundaries on site will incorporate 1 No Hedgehog home (**Fig 16**) (such as the Igloo Hedgehog home or Hogitat Hedgehog house). This will be provided within or adjacent to areas of retained trees / shrubs and will provide a rapidly declining species with a place to shelter / hibernate.

It is recommended that the hedgehog home is maintained to ensure it remains suitable for use by Hedgehogs. The hibernation period for Hedgehogs typically spans from October – April, therefore it is recommended that the hedgehog home is inspected every year in mid to late-April, after hibernation but prior to the nesting period. During these inspections the hedgehog home should be checked for any damage and replaced/repaired where necessary.

Additionally, the hedgehog home should be cleared of any old nesting material and would be beneficial to be replaced with fresh, dry hay. The hedgehog home should be placed back in their original location, unless the hedgehog homes have been interfered with by the public or not utilised by any Hedgehogs, an alternative discrete location should be considered.

Figure 16. Example of the Igloo Hedgehog Home.



6.9.2.2 Gaps in Fencing

Should any new fencing be erected on site, or around the site, these will ensure that at least 1 gap is present within the gravel boards to allow for movement of Hedgehogs throughout and into the wider area. The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals.

Small signage could be installed at these points to ensure they remain open upon completion of the development. The People's Trust for Endangered Species provide such signage, the purchase of which also supports conservation efforts (**Fig 17**).

Figure 17. Example of Hedgehog Highway signage to be placed above fence gaps provided to allow movements between gardens (PTES, 2019).

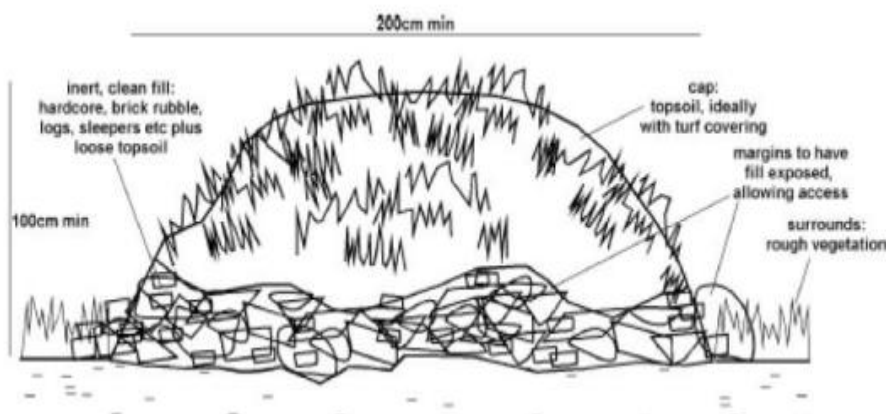


6.9.3 Log Piles

At least 1 No log / brash pile will be created from the deadwood created from tree / hedgerow removal to facilitate access will be retained to provide an enhancement for invertebrates, such as Stag Beetles and other species such as amphibians/reptiles. Log piles can also be created from habitat management on site. This may use a combination of logs, branches, brash and grass cuttings, and any tree surgery. These should be located within areas receiving partial sun / partial shade.

An example of a log pile hibernaculum is shown in **Fig 18** below.

Figure 18. Example of a hibernaculum design.



6.9.4 Bird Boxes

To act as biodiversity enhancement, a ratio of 1:1 Swift bricks to dwellings will be incorporated on site. The Ibstock 'Eco Home for Swifts' bricks (or similar) are recommended (**Fig 19**) as they are a discreet and attractive box ideal for new dwellings. The boxes should be installed under the eaves or in high walls in shaded areas out of direct sunlight and away from windows (northern, eastern, or western elevations). The installation of such boxes has also been shown to be beneficial for House Sparrows (*Passer domesticus*) which are a nationally declining species. Each dwelling does not need to have a brick; rather as a colony species the preference is to cluster the bricks in groups.

Figure 19. Ibstock eco home (or similar) for swifts that will be incorporated into the newly built dwellings.



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Legend

UKHabs

- Modified Grassland (g4)
- Hedgerow (Priority Habitat) (h2a)
- Buildings (u1b5)
- Artificial Unvegetated Unsealed Surface (u1c)
- Secondary Codes:
 - 32 - Scattered Trees
 - 50 - Ditch
 - 510 - Bare Ground
- Site Boundary



ecosupport

K4 Keppel, Daedalus Park
Daedalus Drive
Lee on the Solent, PO13 9FX
E: info@ecosupport.co.uk
T: 01329 832 841

Map	UK Habs Map
Site	Land Opposite Jubilee Cottage, Winterslow
Client	BJC Planning
Date	20/11/2025

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