



Land south of Lewis Court, Southwick, Wiltshire

PL/2025/08329: Ecological Mitigation Plan

May 2026

Stark Ecology Ltd has been asked by Ashford Homes (South Western) Ltd to provide an Ecological Mitigation Plan (EMP) to address comments received from the Wiltshire Council Ecologist in relation to the above planning application. This document has been updated in May 2026 to reflect amendments to the site layout.

Land south of Lewis Court, Southwick, is a greenfield site which falls within the Yellow Zone of the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS) and, in accordance with paragraph 162 of this strategy an EMP is required to inform the application, to include:

1. Scaled drawing to show:
 - Details of replacement roosts.
 - Core bat habitat (foraging and commuting), to be retained, created and enhanced.
 - Location/extent and full landscape specifications for tree and shrub planting, wildflower grassland etc.
2. Proposals are in accordance with the standards for habitat mitigation and management as described at sections 8.2 and Figure 6 in the TWBMS.
3. Wide swathes of unlit bat habitat with associated buffer zones ensuring landscape permeable to commuting bats.
4. Retained core bat habitat connects to the wider habitat network.

Details of Replacement Roosts

There are no bat roosts within the site boundaries but enhancement for roosting bats is to be provided with five integrated bat boxes installed as shown in Fig 1 below.

The Lighting Strategy confirms that light levels where the integrated bat boxes are installed will be 0 lux and that there will therefore be no disturbance to roosting bats.

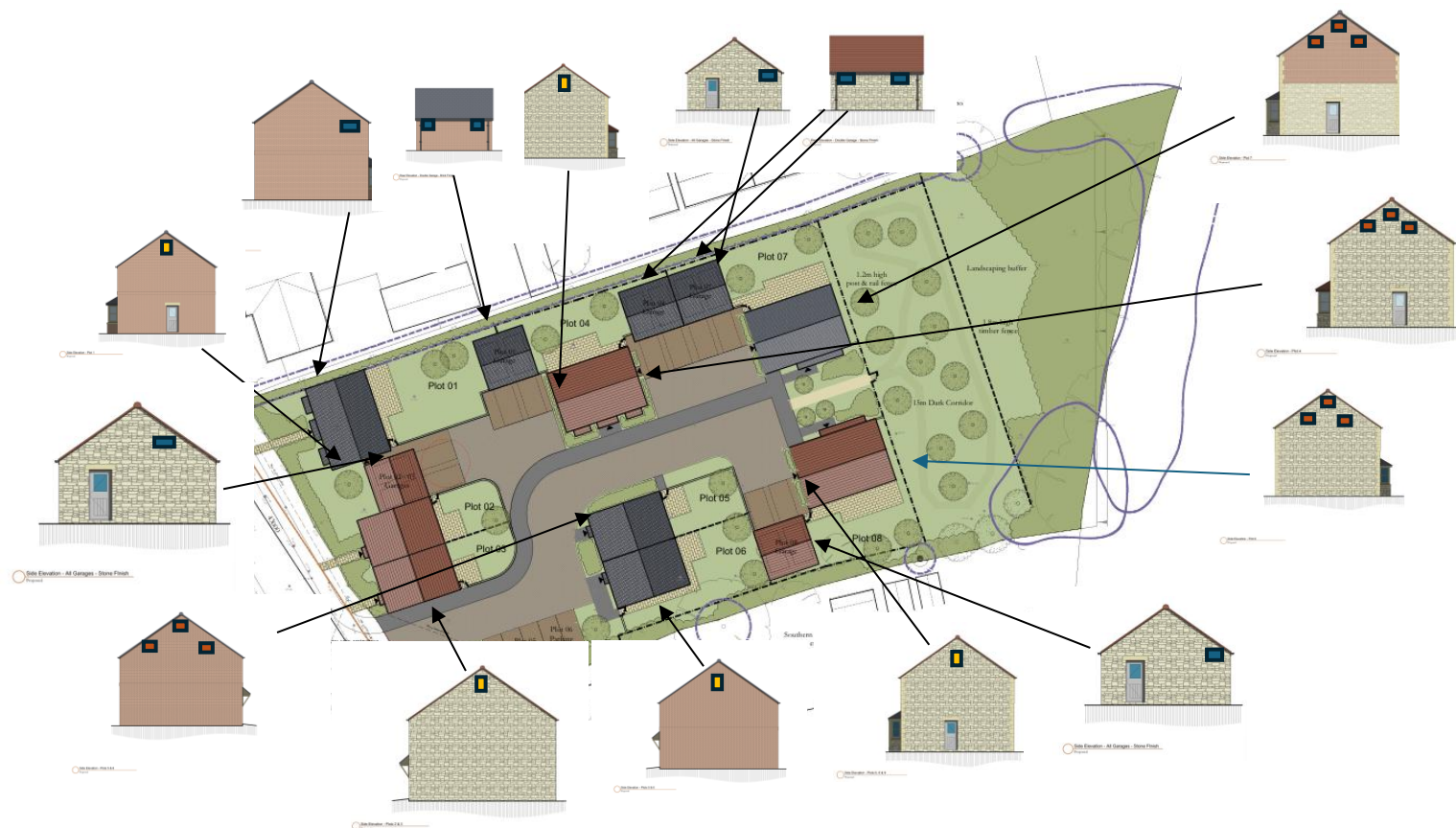


Fig 1: Position of integrated bat and bird boxes in the new dwellings that are proposed on land south of Lewis Court, Southwick.

- A mix of cavity and crevice bat boxes (eg. [Integrated Eco Bat Box | NHBS Practical Conservation Equipment](#))
- House sparrow terrace nest boxes ([Vivara Pro WoodStone® House Sparrow Nest Box | NHBS Practical Conservation Equipment](#))
- Swift nest boxes (eg. [PRO UK Rendered Build-In Swift Box | NHBS Practical Conservation Equipment](#))

Core Bat Habitat

Core bat habitat at this site is primarily along the north and south boundary hedgerows and over the scrub at the eastern end of the site. These boundary features provide core habitat for bats, including horseshoe bats and potentially Bechstein's bats, through the surrounding landscape.

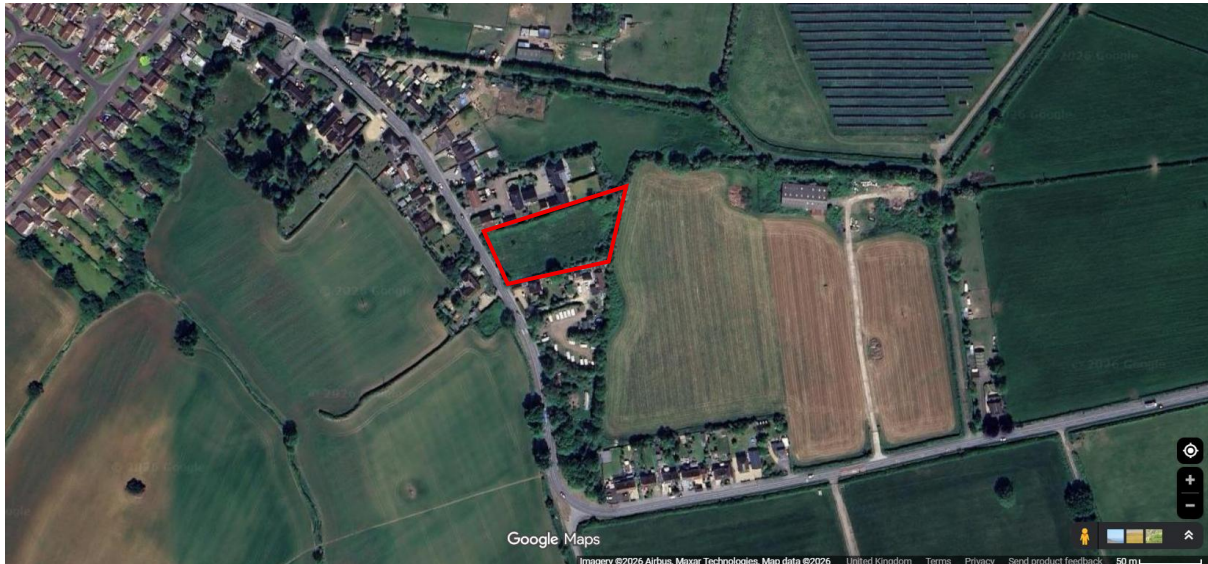


Fig 2: The boundary hedgerows and scrub at the eastern end of the site provide core bat habitat at this site, providing habitat links through the surrounding landscape.

The proposals for the site include the retention and enhancement of the north and south boundary hedgerows as well as the retention and protection of the scrub at the eastern end of the site. The Statutory Biodiversity Net Gain (BNG) Metric confirms that there will be no net loss of scrub and that there will be a gain of 35% of Hedgerow Units.



Fig 3: The north and south boundary hedgerows as well as the scrub at the eastern end of this site will be retained (outside private ownership) and a 15m habitat buffer created.

The Horizontal Illuminance (lux) plot drawing in Fig 4 confirms that light spill (from external sources only) will result in $<0.5\text{lux}$ along all boundary vegetation, retaining dark, mature boundary vegetation along which bats can commute and forage to the north, south and east.



Fig 4: The Horizontal Illuminance (lux) drawing by EDS Lighting confirms that light spill onto boundary hedgerows will be $<0.5\text{lux}$.

Habitat Enhancement

The southern boundary hedgerow is currently quite gappy and this will be improved through planting up with native species that are of benefit to a wide range of species, as summarised in Table 1 below.

Table 1: Proposed native hedgerow planting to enhance the southern boundary

Species	Height	Type
Hazel <i>Corylus avellana</i>	80-100cm	Bare root
Hawthorn <i>Crataegus monogyna</i>	80-100cm	Bare root
Spindle <i>Euonymus europaeus</i>	80-100cm	Bare root
Holly <i>Ilex aquifolium</i> (10%)	80-100cm	Bare root
Elder <i>Sambuca nigra</i> (12.5%)	80-100cm	Bare root
Guelder rose <i>Viburnum opulus</i> (12.5%)	80-100cm	Bare root

Establishment

New hedgerow infill planting will be completed by a suitably qualified contractor in accordance with best practice methods. Planting will be completed within the first planting season following completion of development and will be timed to occur within the autumn/spring periods when conditions are most likely to be favourable. The harsh winter/mid-summer periods will be avoided, wherever possible. Planting will be in ground that has been previously cultivated and that is clear of grass and weeds.

At the time of planting, and during the first season following planting, all hedgerow planting will be watered in accordance with supplier recommendations. For the first five years following planting, hedgerows will be inspected annually and any failed or missing specimens will be replaced on a like-for-like basis. Damaged, diseased or dead wood will be pruned immediately after leaf break.

Management

The hedgerow planting will be managed to ensure establishment and retention. Planting will be watered as necessary following its establishment, particularly during the peak summer period, throughout the construction period and for at least the first five years following construction work.

The newly planted sections of hedgerow will not be cut or managed during years 1-5. Following that period, the southern boundary hedgerow will be cut on a 3-year

rotational basis from year 6 onwards. Up to a third of the hedgerow will be cut in any one year, to allow different heights to establish.

Landscape Connectivity

As shown in Fig 3, the boundary hedgerows provide some connectivity through the surrounding landscape. Their retention, protection and enhancement will ensure they continue to provide a dark, well vegetated habitat corridor through the surrounding landscape.

References

Trowbridge and Westbury Bat Mitigation Strategy. July 2025. Wiltshire Council.

Land south of Lewis Court, Southwick. Proposed Site Plan 2417 010 Rev N. February 2026. TEA Architects.

Land South of Lewis Court, Goose Street, Southwick, BA14 9RQ. Lighting Strategy. May 2026. EDS Lighting.

Land south of Lewis Court, Southwick – BNG Metric May 2026.

Ecological Mitigation Plan

Northern hedgerow to be retained outside private ownership.

Management will be on a three year rotation to allow different heights to establish.

Lux plots confirm light spill will be $<0.5\text{lux}$ along full length of this boundary.



X Integrated bat boxes.

Lux plots confirm light spill onto integrated bat boxes will be 0lux in all locations.

Scrub to be retained outside private ownership.

Management will be on a three year rotation to allow different heights to establish.

Grassland retained and enhanced through over-seeding with a wildflower mix. New tree planting to include fruit trees of value to wildlife.

Lux plots confirm light spill will be $<0.5\text{lux}$ along full length of this boundary.

Southern hedgerow to be retained outside private ownership. Gaps in the hedgerow will be planted up with native species that are of value to wildlife and new planting will be managed for successful establishment. Management will be on a three year rotation to allow different heights to establish.

Lux plots confirm light spill will be $<0.5\text{lux}$ along full length of this boundary.