

Bat Survey

Glendower, Dinton Road, Fovant, Salisbury, Wiltshire SP3 5JW

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Supporting Documents

Document Title	Document Category	Document Type	Document Number & Revision	Date Received by Eclipse Ecology
Feasibility Study	Report	PDF	2504 – Nov 2025	December 2025

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Appendix 1 Legislation & Policy

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Abbreviations

BCT	Bat Conservation Trust
CHSR	The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
CIEEM	Chartered Institute of Ecology & Environmental Management
CWS	County Wildlife Site
CRoW Act	Countryside and Rights of Way Act 2000
EclA	Ecological Impact Assessment
ECow	Ecological Clerk of Works
EPS	European Protected Species – protected by the CHSR
ILP	Institute of Lighting Professionals
JNCC	Joint Nature Conservation Committee
LBAP	Local Biodiversity Action Plan
LNR	Local Nature Reserve
LPA	Local Planning Authority
LWS	Local Wildlife Site
MAGIC	Multi-Agency Geographical Information for the Countryside
MCIEEM	Member of Chartered Institute of Ecology & Environmental Management
National Sites Network	A network of SACs and SPAs in the UK designated for nature conservation
NERC Act	Natural Environmental Communities Act, 2006
NPPF	National Planning Policy Framework 2021
NERC Act	Natural Environment and Rural Communities Act 2006
NNR	National Nature Reserve
OS	Ordnance Survey
PEA	Preliminary Ecological Appraisal
PIR	Passive Infrared
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
PS	Protected Species
PSML	Protected Species Mitigation Licence
SAC	Special Area of Conservation
SAP	Species Action Plan
SINC	Site of Importance for Nature Conservation
SNCI	Site of Nature Conservation Interest
SNCO	Statutory Nature Conservation Organisation
SPA	Special Protection Area
SPI	Species of Principal Importance
SQE	Suitably Qualified Ecologist
SSSI	Site of Special Scientific Interest
TAN	Technical Advice Note
WCA	Wildlife & Countryside Act 1981 (as amended)

1. Summary

Site	Glendower, Dinton Road, Fovant, Salisbury, Wiltshire SP3 5JW
OS Grid Reference	SU 00255 29029
Development Proposal	To replace the existing roof structure and enlarge the first-floor accommodation.
Survey Date	Preliminary Roost Assessment: 24 th April 2026 Endoscope Inspection: 21 st May 2026
Results	Preliminary Roost Assessment: the building was considered to be of low suitability for roosting bats in the area around the dormer window on the front elevation of the building. Endoscope Inspection: no bats or evidence of bats were found in the area around the dormer window of the building. Final result: the building is considered to be of negligible importance for roosting bats.
Impacts	Designated Sites: no significant impacts are anticipated. Habitats: no significant impacts are anticipated. Roosting Bats: no significant impacts are anticipated. Protected/ Notable Species: no significant impacts are anticipated.
Further Surveys	No further surveys or assessments are required.
Avoidance, Precautionary Measures & Mitigation	Precautionary measures have been included for bats, birds, badgers and hedgehogs.
Enhancements	Incorporate two bat access tiles into a southerly-facing elevation of the roof during the construction phase.

2. Introduction

2.1 Background

Eclipse Ecology Ltd was commissioned to undertake a Bat Survey in support of a proposed roof replacement to facilitate enlargement of the first-floor accommodation at Glendower, Dinton Road, Fovant, Salisbury, Wiltshire (SP3 5JW), hereafter referred to as 'the site'.

This report presents the findings of both the desk study and field-based surveys, which have been evaluated in the context of the proposed development. The potential for the site to support roosting bats has been assessed, and the implications of the proposed works have been considered in accordance with relevant legislation and current best practice guidance.

Where necessary, recommendations are made for appropriate mitigation and enhancement measures to ensure compliance with statutory requirements.

2.2 Site Location & Description

The site is located within a rural village at Ordnance Survey Grid Reference SU 00255 29029. It comprises a detached residential property with an associated garage, driveway and managed garden. The surrounding landscape is characterised by a mosaic of residential dwellings and agricultural land, predominantly arable fields bounded by established hedges and areas of semi-natural deciduous woodland. The nearest woodland feature is located c. 50m to the northeast of the site, while the closest watercourse lies c. 70m to the southwest.

2.3 Development Proposal

The proposed development comprises the removal and replacement of the existing roof structure to facilitate an increased roof pitch and the enlargement of the first-floor accommodation. The works will necessitate the complete dismantling of the current roof fabric, including associated structural elements.

2.4 Legislation & Policy

Wildlife legislation and policy relevant to this project are given in **Appendix 1**.

2.5 Objectives

The objectives of this survey were to:

- identify any designated sites and Section 41 Priority Habitats¹ within the proposed development's zone of influence;
- assess the suitability of the building on-site for roosting bats, in accordance with current best practice guidance;
- evaluate the potential impacts of the proposed development on roosting bats and, where relevant, other protected and/or notable species;
- determine the requirement for any additional survey effort or ecological assessment to inform the planning application and;
- recommend appropriate avoidance, mitigation and enhancement measures, where necessary.

¹ Listed under the NERC Act.

3. Methodology

3.1 Surveyor

The surveys were conducted by Principal Ecologist Cassie Todd BSc (Hons) MCIEEM of Eclipse Ecology Ltd (a CIEEM Registered Practice). Cassie holds a WML-CL18-Level 2 bat licence (# 2015-15941-CLS-CLS). She has 16 years' ecological experience and is the named ecologist on 15 bat mitigation licences for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared *Plecotus auritus*, serotine *Eptesicus serotinus* and whiskered bats *Myotis mystacinus*. Cassie also holds badger *Meles meles* mitigation licences and is licensed by Natural England to survey for barn owl *Tyto alba*, great crested newts *Triturus cristatus*, hazel dormice *Musccardinus avellanarius*, smooth snake *Coronella austriaca*, sand lizard *Lacerta agilis* and white-clawed crayfish *Austropotamobius pallipes*².

3.2 Desk Study

Publicly available sources of biodiversity information were used to inform the assessment where required, as follows:

- Natural England's MAGIC³ website to check if the site occurs within a 'SSSI Impact Risk Zone' – this tool identifies development types with the potential to result in adverse effects on designated sites including SSSIs⁴, SPAs⁵, SACs⁶ and Ramsars⁷.
- MAGIC was consulted to identify any PS Mitigation Licences granted by Natural England within the local area.
- NBN Atlas^{8,9} was used to obtain records of protected/notable species records in the local area.
- Aerial imagery and OS maps¹⁰ were reviewed to characterise habitats in the wider area.

3.3 Field Survey

3.3.1 Preliminary Roost Assessment

The building was subject to a daytime bat roost assessment on 24th April 2026 in accordance with the BCT's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023). Binoculars (Pentax Papilo II 6.5 x 21) and a high-power torch were used where appropriate to inspect the building for bats and their evidence such as droppings, staining, scratch marks, feeding remains and audible squeaking. A level of bat roosting suitability was then assigned to the building in accordance with **Table 3.1**. The weather during the survey was 12°C, Beaufort 1, 85% cloud cover and dry.

Table 3.1 Categorisation of the bat roosting suitability of buildings (adapted from Collins, 2023)

Roost Suitability	Description of Roosting Habitats
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² Licence no's 2015-15441-CLS-CLS, 2016-20629-CLS-CLS, 2015-18630-CLSCLS, 2021-51716-SCI-SCI, 2016-19729-CLS-CLS & 2016-25162-SCI-SCI.

³ <http://magic.gov.uk/MagicMap.aspx>

⁴ SSSIs are representative samples of British habitats forming a national series aimed at maintaining the present diversity of wild plants and animals in Great Britain. SSSIs are protected by the WCA and CRoW Act.

⁵ SPAs are sites that support rare, vulnerable or large numbers of regularly occurring migratory bird species. SPAs are part of the National Sites Network. SPAs are protected by the CHSR, WCA and the CRoW Act.

⁶ SACs are high quality conservation sites which significantly contribute to conserving habitats and species threatened in Europe as a whole. SACs are part of the National Sites Network. SACs are protected by the CHSR, WCA and CRoW Act.

⁷ Ramsar sites are wetlands of international importance that support wildfowl and other important species. Ramsar sites are protected by the Ramsar Convention, CHSR (by policy), WCA and CRoW Act

⁸ NBN Atlas website at <http://www.nbnatlas.org>. The Data Provider, Original Recorder [where identified], and the NBN Trust bear no responsibility for any further analysis or interpretation of that material, data and/or information.

⁹ Data with CC0 or CC-BY Licences may be used in this report as per NBN Atlas' policy <https://docs.nbnatlas.org/guidance-for-using-data/>

¹⁰ <https://wtp2.appspot.com/wheresthepath.htm>

Negligible	Negligible habitat features on-site likely to be used by roosting bats.
Low	One or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 or hibernation).
Moderate	One or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	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 and surrounding habitat.
Confirmed roost	Direct evidence of bat occupation found e.g. fresh bat droppings, live bats and dead specimens. Note that a confirmed roost can still be categorised as low, moderate or high roosting suitability depending on the amount/type of bat evidence found and features of the building.

3.3.2 Endoscope Inspection

The area around the dormer window on the building's southwest elevation was closely inspected with an endoscope (Ridgid CA-350X) on 21st May 2026. Bats and their evidence such as droppings, staining and scratch marks were searched for using the endoscope. The weather during this survey was 23°C, Beaufort 1, 0% cloud cover and dry.

3.3.3 Other Protected/Notable Species

Evidence/potential for other protected/notable species was also incidentally assessed during the survey. This includes species listed under the CHSR, the WCA and those given extra protection under the NERC Act, CRoW Act and the Protection of Badgers Act 1992.

3.4 Evaluation & Impact Assessment

The evaluation and impact assessment are made with reference to the *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018). These guidelines aim to give consistency in evaluating ecological features, which help inform any effects or impacts a scheme will have upon them.

3.5 Limitations & Assumptions

Full access was obtained to the building and its immediate surroundings for the Preliminary Roost Assessment and the Endoscope Inspection. No significant constraints or limitations were encountered; therefore, the survey results are considered to provide a robust and representative assessment of the building's bat roosting status.

In accordance with standard guidance, this assessment will remain valid for a period of 18 months (i.e. until November 2027). An updated survey will be required should works not commence within this timeframe¹¹.

¹¹ In accordance with *Advice Note on the Lifespan of Ecological Reports and Surveys* (CIEEM, 2019).

4. Results & Evaluation

The findings of the desk study and field surveys are presented below, alongside an evaluation of ecological features that are, or have the potential to be, associated with the site.

4.1 Desk Study

Statutory nature conservation sites of **international** importance within the proposed development's zone of influence are listed in **Table 4.1**. The application site lies within the River Avon SAC catchment and the 4km greater horseshoe and 6km barbastelle consultation buffers associated with the Chilmark Quarries SAC.

No records of protected or notable species are associated with the site.

Table 4.1 Designated sites of international importance within the proposed development's zone of influence

Site Name	Distance & Direction from Application Site	Area (ha)	Qualifying Features
River Avon SAC	c. 1.47km north	467.58	Annex I habitats that are a primary reason for selection: watercourse of plane to montane levels with the <i>Ranunculus fluitans</i> and <i>Callitriche-Batrachion</i> vegetation. Annex II species that are a primary reason for selection: Desmoulin's whorl snail <i>Vertigo moulinsiana</i> , sea lamprey <i>Petromyzon marinus</i> , brook lamprey <i>Lampetra planeri</i> , Atlantic salmon <i>Salmo salar</i> and bullhead <i>Cottus gobio</i> .
Chilmark Quarries SAC	c. 3.09km northwest	10.43	Annex II species that are a primary reason for selection: this complex of abandoned stone mines provides suitable hibernation conditions for a range of bat species and has a long history of usage by greater horseshoe <i>Rhinolophus ferrumequinum</i> and small numbers of barbastelle <i>Barbastella barbastellus</i> and Bechstein's <i>Myotis bechsteinii</i> . Annex II species that are a secondary reason for selection: lesser horseshoe <i>Rhinolophus hipposideros</i> .

4.2 Field Survey

Refer to **Appendix 2** for the site plan.

4.2.1 Habitat Description

Habitats surrounding the house comprise a garage, driveway, patio and rear garden (see **Figures 4.1–4.4**). A small group of trees are also present at the end of the rear garden (c. 23m to the northeast), which loosely connect to the edge of a deciduous woodland located c. 43m to the northeast. This woodland has potential to support bat foraging and commuting habitat, including greater horseshoe and barbastelle bats associated with the Chilmark Quarries SAC (see **Section 4.1**). However, numerous residential properties along Dinton Road have windows facing this woodland, indicating an existing baseline level of light spill that is likely to reduce its suitability.

4.2.2 Preliminary Roost Assessment

A description of the building and associated photographs are given in **Table 4.2** and **Figures 4.1 - 4.4** below. To summarise, the building holds **low** suitability for roosting bats in the area around the dormer window.

Table 4.2 Building description

Building feature	Description
Type/use/age/shape	A modern square shape two-storey house.
Roof structure, orientation & building dimensions	Hipped roof structure with a small flat-roof area at the rear. Northeast - southwest orientation. A two-storey house that is c. 13m long x 10m wide.
Roof materials	Concrete interlocking tiles
Wall construction & material	Brick
External building features	Painted timber eaves. uPVC and timber window frames. One dormer window on the southwest elevation. Internal chimney breast. Lead flashing around chimney stack (well-sealed).
External lighting	Minimal external lighting.
Voids/lofts/cellars	Eaves storage present in the roof is c. 1.5m high x 1.5m wide across the floor.
Truss construction & material(s)	Timber rafters and trusses.
Roof lining	Bitumen roof lining
Loft insulation	Roll insulation that is partially boarded-over.
Internal conditions	Dark, still and likely left undisturbed. The space is relatively narrow and restricted by stored items. No daylight could be seen from inside the void. Light cob-webbing along the trusses.
Suitability of surrounding habitat for roosting/foraging/commuting bats	Moderate suitability – rural location in which mature deciduous woodland is located c. 50 away from the site.
Potential bat roosting opportunities	There is a gap along the edge of the dormer window on the southwest elevation of roof. The rest of the dormer is well-sealed.
Evidence of bats	No evidence of bats was observed inside the eaves or on the building's exterior.
Bat hibernation suitability	Negligible – cellars and crevices leading into solid walls are absent from the building.
Evidence/potential for other protected species	None observed.
Overall bat roosting suitability	Low

Figure 4.1 Southwest elevation of the building**Figure 4.2** Northeast elevation of the building**Figure 4.3** NW & SW elevations of the building**Figure 4.4** Eaves within the building

4.2.3 Endoscope Inspection

No evidence of roosting bats was identified in the area around the dormer window on the southwest elevation of the building during a detailed inspection using an endoscope on 21 May 2026. The building is therefore considered to be of **negligible** importance for roosting bats.

4.2.4 Other Protected/Notable Species

The site is considered to be of **negligible** importance for other protected/notable species such as great crested newts *Triturus cristatus*, reptiles, hazel dormice *Muscardinus avellanarius* and nesting birds due to no visible evidence of these species, unsuitable habitat and lack of connectivity.

5. Impact Assessment

Potential impacts of the proposed works in the absence of mitigation have been considered below:

- **Chilmark Quarries SAC:** no direct or indirect impacts on bat foraging or commuting habitat associated with the Chilmark Quarries SAC are anticipated, either through habitat loss or increased artificial lighting during construction or operation of the proposed development. The nearest tree group (c. 23m to the northeast) and woodland (c. 43m to the northeast) lie beyond the 15m standoff distance set out in the *Wiltshire Bat SAC Planning Guidance* (2015). In addition, numerous residential properties along Dinton Road already have windows facing the woodland, indicating an existing baseline level of light spill. As such, no likely significant effects on the SAC are expected.
- **River Avon SAC:** the proposed extension will not increase nutrient inputs to the River Avon SAC catchment, as it does not create a new dwelling or increase occupancy. Foul water generation will remain at existing levels, with no additional nutrient loading to the wastewater system. As such, no likely significant effects on the River Avon SAC are expected.
- **Habitats:** no significant adverse impacts on any Section 41 Priority Habitats are expected¹².
- **Roosting Bats:** no significant impacts on roosting bats are expected.
- **Other protected/notable species:** no significant adverse impacts on protected/notable species are expected.

¹² Section 41 Priority Habitats are protected by the NERC Act, 2006.

6. Further Surveys

No further surveys or assessments are considered necessary.

7. Avoidance, Precautionary Measures & Mitigation

The precautionary measures below shall be implemented to avoid/reduce any anticipated adverse impacts on ecological features and ensure compliance with wildlife legislation and policy (see **Appendix 1**).

- **Roosting Bats:** the advice of a SQE must be sought in the unlikely event that any bats are discovered during the works. If bats are found, all works must cease immediately and a mitigation licence from Natural England must be obtained prior to any activities that could affect a bat roost.
- **Foraging & Commuting Bats (general):** to minimise potential impacts on bat foraging and commuting behaviour, external lighting should be appropriately controlled post-construction. Any security or wall-mounted lighting should comprise motion-activated PIR LED units with short activation periods (e.g. maximum 1-minute timers)¹³. Luminaires should be installed at a height not exceeding 3 m above ground level and oriented at a steep downward angle. All fittings should incorporate directional hoods or cowls to minimise light spill, particularly upward and lateral illumination, thereby maintaining dark corridors and reducing disturbance to bat activity.
- **Birds:** in the unlikely event that bird nests active bird nests are discovered during the works, the nest(s) must be retained in situ with a suitable buffer until an SQE confirms that the chicks have fledged and the nest is no longer active.
- **Badger & Hedgehogs:** to prevent the accidental entrapment of terrestrial mammals during construction, all excavations will be either securely covered overnight or fitted with suitably angled escape ramps (e.g. wooden planks) to allow any animals that may enter to exit safely. A designated member of the construction team will undertake daily inspections of the site, including at the close of each working day, to ensure that these measures are in place and functioning effectively. All excavations will be checked each morning prior to the commencement of works to confirm that no animals have become trapped.

8. Enhancements

Developments are required to comply with the NPPF, ensuring minimal impacts on biodiversity and promoting ecological enhancements where possible. An enhancement has therefore been suggested below and should be included within the relevant architectural plans:

- Incorporate two bat access tiles into a southerly-facing elevation of the roof during the construction phase. The tiles should be positioned away from any artificial light sources to minimise disturbance. Bat access tiles are commercially available from specialist suppliers such as Habibat (<http://habibat.co.uk/>).

¹³ Refer to the Bat Conservation Trust and the Institute of Lighting Professionals, 2023. *Bats and Artificial Lighting at Night*.

9. Conclusion

The development can proceed with minimal impact to ecological features if the avoidance/mitigation measures outlined in **Section 7** are implemented. There is also the opportunity to enhance biodiversity within the development by incorporating the measures in **Section 8**.

10. References

- Bat Conservation Trust and the Institute of Lighting Professionals, 2023. *Bats and Artificial Lighting at Night*.
- CIEEM, 2019. *Advice Note on the Lifespan of Ecological Reports and Surveys*.
- CIEEM, 2018. *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*. CIEEM, Winchester.
- Collins, J., 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. 4th ed. London: The Bat Conservation Trust.
- Department for Communities & Local Government, 2021. *National Planning Policy Framework*. Downloaded from URL <http://www.communities.gov.uk/publications/planningandbuilding/nppf>.
- Natural England MAGIC Map. Designated site and bat mitigation licence data downloaded from URL <http://www.magic.gov.uk.html>. (Accessed 23/04/2026).
- Natural England Bats: surveys and mitigation for development projects: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> (Accessed 23/04/2026).
- Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.
- Wiltshire Council & Natural England, 2015. *Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire*.

Appendix 1 Legislation & Policy

SPAs & SACs

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are areas in the UK protected by The Conservation of Habitats & Species (Amendment) (EU Exit) Regulations 2019. Under this legislation, public bodies must help preserve, maintain and re-establish the habitats in these areas for wild flora and fauna.

Birds

Wildlife & Countryside Act 1981 (as amended) is the principal mechanism for the legislative protection of birds in the UK. The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturb any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturb dependent young of such a bird.

Bats

All 18 British bat species are listed as protected in Schedule 5 of the WCA and Schedule 2 of the CHSR as Protected Species. The CRoW Act (Schedule 12, Paragraph 5) has also amended Section 9 of the WCA thereby strengthening the level of protection to include 'reckless' offences as well as 'intentional'.

Ultimately, the above legislation makes it an offence to, or to attempt to do, any of the following:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb a bat, including in particular any disturbance which is likely to impair a bat's ability to survive; breed or reproduce; or rear or nurture their young;
- In the case of hibernating or migratory species, to impair their ability to hibernate or migrate;
- Affect significantly the local distribution or abundance of the species to which they belong;
- Damage, destroy or obstruct a breeding site or resting place of a bat whether intentionally or recklessly; and/or,
- Possess, control, transport, exchange or sell a bat or parts of a bat, alive or dead.

Further, where development will result in damage to, or obstruct access to, any bat roost (whether occupied or not) or risks harming or significantly disturbing bats an PSML licence is required from Natural England, the regulatory body responsible for protected species in England, to allow the development to proceed.

The legal interpretation of "development" in the context of PS is not restricted to works requiring planning permission from LPAs but includes permitted development and can encompass works that do not require any formal permission.

Bats are also afforded more general protection in England (and Wales) within the NERC Act. This imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, "to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity" [Section 40 (1)]. It notes that "conserving biodiversity includes restoring or enhancing a population or habitat" [Section 40 (3)]. Consequently, attention should be given to dealing with

the modification or development of an area if aspects of it are deemed important to bats, such as roosts, flight corridors and foraging areas.

The conservation of four UK bat species also require the designation of SACs under certain criteria. These four species are the greater horseshoe bat *Rhinolophus ferrumequinum*, the lesser horseshoe bat *Rhinolophus hipposideros*, Bechstein's bat *Myotis bechsteinii* and the barbastelle *Barbastella barbastellus*.

SPI (formerly the UK BAP) includes the barbastelle, brown long-eared bat *Plecotus auritus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, greater horseshoe, lesser horseshoe and Bechstein's bat.

Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett. The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

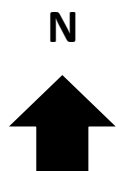
Hedgehogs

The Wild Mammals (Protection) Act 1996 protects all wild species of mammals (such as hedgehogs), irrespective of other legislation, and is focussed on animal welfare, rather than conservation. Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering. Its application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.

National Planning Policy

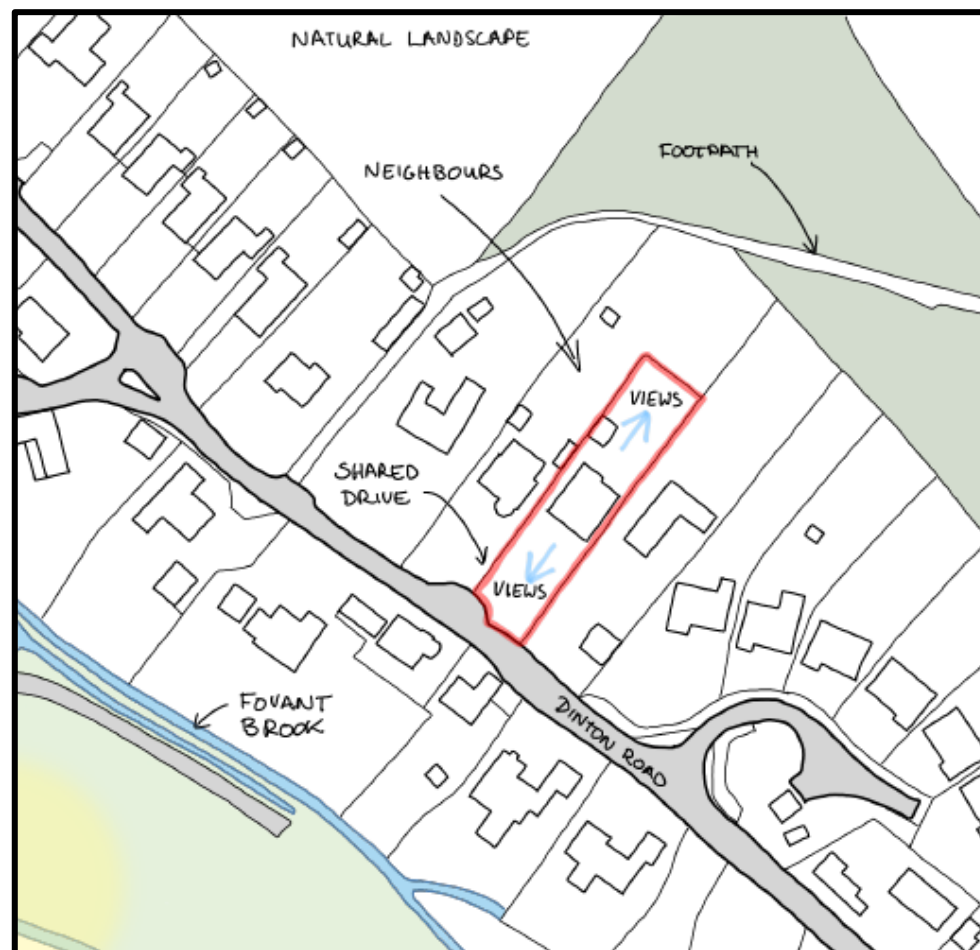
The National Planning Policy Framework (NPPF) sets out current government policy on biodiversity and nature conservation and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications (DCLG, 2021). The NPPF also promotes sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within a development.

Appendix 2 Site Plan



Key

Property boundary 



Eclipse Ecology Ltd

Old Quarry Gates, Monmouth Road, Tisbury, Wiltshire SP3 6NR

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