

# **Land at Winterbourne Stoke**

## **Preliminary Ecological Appraisal**

Prepared on behalf of Turner Winterbourne Stoke Ltd

February 2026

# **The Land at Winterbourne Stoke**

**Ecology 9051**

**Version 01**

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|-----------------------|-----------------------------------|------|---------------|
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## 1.0 Executive Summary

- 1.1 The Client is proposing the redevelopment of the site with the construction of a single residential dwelling at Manor House, Winterbourne Stoke, Salisbury, SP4 4SP. Pro Vision were commissioned in January 2026 to carry out an Ecological Assessment of the site to inform the development proposals.
- 1.2 The ecological appraisal comprised a desk study of existing ecological data in relation to the site, and an assessment of the sites habitats and suitability to support protected species within the application site.
- 1.3 The site comprises a large expanse of modified grassland with a small number of tussocks present, a native hedgerow and a non-native ornamental hedgerow. The wider site includes a ditch on the northern aspect, which is lined by native hedgerows with trees and further modified grassland which contains more tussocks. The site is surrounded by further agricultural land with a small area of woodland adjacent to the western boundary and is in a rural area.
- 1.4 The site is located within close proximity to the River Avon SAC and therefore mitigation will need to be followed through the implementation of a CEMP. Details regarding this are detailed in **Section 5.0**.
- 1.5 The wider site includes native hedgerows with trees which provide potential foraging and commuting habitat for bats. The majority of the site will be retained following the works, with the construction of only one residential dwelling. The development will include a sensitive lighting design which will minimise light spill on the boundary features to maintain foraging and commuting routes. This is discussed further in **Section 5.0**.
- 1.6 The hedgerow within the site boundary provides foraging and nesting opportunities for common bird species. The site was deemed unsuitable to support ground nesting birds due to the short sward nature of the grassland. It is recommended that any vegetation clearance should avoid the bird nesting season (1<sup>st</sup> March – 31<sup>st</sup> August) unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works. If the presence of nesting birds is confirmed, any works which may disturb them will be delayed until the young birds have fledged the nest of their own accord. Details regarding this are provided in **Section 5.0**.
- 1.7 The grassland provides suitable habitat for reptiles providing foraging and commuting opportunities, however only a small area of the grassland is due to be impacted. Details regarding mitigation are provided in **Section 5.0**.
- 1.8 The development will provide ecological enhancements in line with national and local planning policy to secure net gains on the site. Further details are provided in **Section 5.0**.

## 2.0 Introduction

### Project Background

- 2.1 Pro Vision Ecology were commissioned in January 2026 to carry out a Preliminary Ecological Assessment (PEA) of Land at Manor House, Winterbourne Stoke, SP4 4SP. For the site location refer to **Appendix A**. The proposals for the development include the construction of a single residential dwelling with associated urban habitats and landscaping.
- 2.2 This report describes the current ecological baseline of the site based on the findings of the ecological assessment and provides information for further survey requirements and potential mitigation on the site.

### Brief

- 2.3 To carry out a PEA of the land within the site boundaries, to inform the Client of any further survey work required and of the ecological implications of their proposals.

### Relevant Legislation and Planning Policy

- 2.4 The key legislative provisions of relevance to this report with respect to the development proposals and their potential effects on ecological features are listed below:
- The Conservation of Habitats and Species Regulations 2017
  - The Wildlife and Countryside Act 1981 (as amended)
  - The Natural Environment and Rural Communities (NERC) Act 2006
  - The Protection of Badgers Act 1992
  - Environment Act (2021)
- 2.5 The UK Biodiversity Action Plan (BAP) was the Governments response to the 1992 Convention on Biodiversity (The Rio Convention), with the aim of halting the loss of biodiversity in the UK. The new UK post-2010 Biodiversity Framework replaced the previous BAP and is the government's response to the new strategic plan on the United Nations Convention on Biological Diversity (CBD). Although the UK post-2010 Biodiversity Framework supersedes the UK BAP, the UK BAP lists of priority species and habitats remain an important reference source for identifying habitats and species of principal importance within the UK. Within England, Section 41 of the NERC Act (2006) lists species and habitats of principal importance for the conservation of biodiversity.
- 2.6 The Government has set out its policies for the protection and enhancement of biodiversity through the planning system in the National Planning Policy Framework Section 15 (NPPF, 2024).
- 2.7 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. Developments are exempt if they are self-build comprising less than nine dwellings on an area less than 0.5 hectares, householder applications or developments below the threshold of impacts to habitats.
- 2.9 The land at Winterbourne Stoke is located within Wiltshire Council. The Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012) includes Core Policy 50 related to Biodiversity and Geodiversity, which states:

## **Protection**

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

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

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

## **Biodiversity enhancement**

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

## **Local sites**

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

- 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.*

### 3.0 Methodologies

#### Desk Study

- 3.1 The desk study methodology is based upon guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). A data-gathering exercise was undertaken to obtain any available information relating to statutory and non-statutory nature conservation sites and protected species (**Table 1**).

**Table 1:** Summary of information sources used for the Desk Study.

| Organisation / Source                 | Information Sought                                                                                                                                                                                                                                                                                                    |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wiltshire and Swindon Borough Council | Records of the presence of key protected and notable species and non-statutory wildlife sites within one kilometre of the site.                                                                                                                                                                                       |
| MAGIC                                 | Locations of and citations for all national statutory wildlife sites, including SSSI, within two kilometres and all international sites including SAC, SPA or Ramsar sites within five kilometres of the site.<br><br>Records of European Protected Species Licences and class licence returns within two kilometres. |
| Ordnance Survey Maps                  | Large scale habitat information and identification of off-site habitats which may require consideration (such as ponds) within 500m.                                                                                                                                                                                  |

#### Ecological Assessment

##### *Habitats*

- 3.2 A site visit was carried out on 19<sup>th</sup> January 2026 by ecologist Maya Crate in clear, slightly windy and damp conditions with an ambient temperature of 6°C. The survey employed techniques based on the UK Habitat Classification System.
- 3.3 The collection of botanical information focused on the dominant and/or key indicator species for each habitat, to allow allocation of habitats to hierarchy levels 3 and/or 4 and where relevant to identify any priority habitats which are present on site.

##### *Protected species*

- 3.4 The PEA included an assessment of the potential for habitats on or immediately adjacent to the site to support legally protected or conservation-notable species. The location and nature of any signs of the presence of protected species (such as droppings, footprints, burrows, etc.) were documented and mapped accordingly. Indicative survey methods for protected species are outlined below.

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### Bats

- 3.6 Bats use features in the landscape to navigate and also habitats may provide key foraging areas. Foraging and commuting habitat were assessed based on based on BCT guidelines (Collins, 2023) shown in **Table 3** below.

**Table 3:** Assessment of foraging/commuting habitat.

| Suitability | Criteria                                                                                                               |
|-------------|------------------------------------------------------------------------------------------------------------------------|
| None        | No habitat features on site likely to be used by any commuting or foraging bats at any time of the year                |
| Negligible  | No obvious habitat features on site likely to be used as flight paths or by foraging bats                              |
| Low         | Suitable but isolated habitat that could be used by small numbers of bats                                              |
| Medium      | Continuous habitat connected to the wider landscape that could be used by bats                                         |
| High        | Continuous high-quality habitat that is well connected to the wider landscape and is likely to be regularly used bats. |

### Birds

- 3.7 Any habitat features, for example, scrub and trees, which could potentially be used by nesting birds, were surveyed and any nesting activity was noted. The habitat was also assessed regarding its potential for bird activity.

### *Great Crested Newts (Triturus cristatus)*

- 3.8 Ponds within the vicinity of the site were noted and the potential of the land to act as a commuting route, shelter or foraging resource for great crested newts was assessed.

### *Hazel dormouse (Muscardinus avellanarius)*

3.9 An assessment of the suitability of the habitat to support hazel dormouse was undertaken in accordance with The dormouse Conservation Handbook (Bright *et al*, 2006). Any small mammal feeding signs were checked and assessed, including:

- Examination of hazel nuts; and
- Evidence of nest building.

#### *Invasive species*

3.10 During the survey any invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were noted

#### *Invertebrates*

3.11 An assessment was undertaken to assess the potential of the habitats recorded on site to support diverse communities of invertebrates, or any Biodiversity Action Plan (BAP) species. The assessment was based on the presence of a number of habitat features which may support important invertebrate communities such as:

- An abundance of deadwood;
- Presence of diverse plant communities;
- Presence of varied woodland structure and sunny woodland edge;
- Presence of ponds or watercourses; and
- Presence of free draining soil exposures.

#### *Reptiles*

3.12 Habitat features that could be suitable as hibernacula, foraging or basking areas were noted. Extant refugia were lifted and examined for evidence of reptiles, including sloughs (shed skins).

## 4.0 Results and Analysis

### Designated sites

#### *Statutory Designated Sites*

- 4.1 The data search returned three records of International Statutory Designated Sites within five kilometres of the site. These are listed below:
- **River Avon Special Conservation Area (SAC):** The River Avon is a large lowland river system designated for its water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation. Annex II species present include Desmoulin's Whorl snail (*Vertigo moulinsiana*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), Atlantic salmon (*Salmo salar*) and bullhead (*Cottus gobio*). This site is located 70 metres north of the proposed development.
  - **Salisbury Plain Special Protection Area (SPA):** This 19715.99 ha site is designated due to the presence of four Annex II species. Stone curlews (*Burhinus oedipnemos*) quail (*Coturnix coturnix*), and hobby (*Falco subbuteo*) all have a breeding population in this designated site. Hen harriers (*Circus cyaneus*) overwinter in the SPA. This site lies one kilometre west of the proposed development.
  - **Salisbury Plain SAC:** This 21465.94 ha site includes a variety of habitats ranging from heath, scrub, and maquis, through dry, humid and improved grassland, to broadleaved, coniferous and mixed woodland. The primary reason for this site's designation is the presence of Annex I habitats: *Juniperus communis* formations on heaths or calcareous grasslands, semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*). The latter are important orchid sites. Annex II species marsh fritillary butterfly (*Euphydryas aurina*) is also present on site. This site lies 4.35 kilometres northeast of the proposed development.
- 4.2 The data search returned three records of National Statutory Designated Sites within two kilometres of the site. These are Sites of Special Scientific Interest (SSSI) and a National Nature Reserve (NNR) and are listed below:
- **River Till SSSI:** This site is part of the Salisbury plain and has been designated due to the presence of priority habitat including floodplain fen (Lowland) and Rivers and Streams. The site is also designated for the presence of species including bullhead (*Cottus gobio*) and Atlantic salmon (*Salmo salar*). This site is located 70 meters to the north.
  - **Parsonage Down SSSI:** This has been designated due to the presence of priority habitats including calcareous grassland, and a vascular plant assemblage. This site is located 1.1 kilometres west of the site boundary.
  - **Parsonage Down NNR:** The site is classified due to containing lowland grassland habitat. The site is notable for its abundant wildflowers with over 150 species being recorded including salad burnet (*Sanguisorba minor*), dropwort (*Filipendula vulgaris*), devil's bit scabious (*Succisa pratensis*) and knapweed (*Centaurea nigra*). Orchids are also present on site alongside green woodpeckers (*Picus viridis*) which feed on the anthills. The site also contained areas of scrub which support birds such as yellowhammer (*Emberiza citrinella*) and turtle dove (*Streptopelia turtur*) with lapwing (*Vanellus Vanellus*) and red-legged partridge breeding on the downland. This site lies 1.1 kilometres west of the proposed development.

- 4.3 Due to the distance to the River Avon statutory site the development will need a Construction Environmental Management Plan which is outlined in **Section 5.0**. The development site is within the 6.4-kilometre zone of influence for recreational pressure for Salisbury Plain SPA (Wiltshire Council 2018) however as the plans are for fewer than ten dwellings no significant impact on this designated site is anticipated.

#### *Non-Statutory Designated Sites*

- 4.4 The data search returned no records of non-statutory designated sites within two kilometres of the site boundary.

### **Ecological Assessment**

#### *Introduction*

- 4.5 The results of the PEA are presented below. A Habitat Survey map is provided in **Appendix B**. The map illustrates the location and extent of the sites surveyed, along with additional notable features.

### **Habitats**

#### *Surrounding Habitat*

- 4.6 The site is located in Winterbourne Stoke, which is located approximately 8.2 kilometres west from the City Centre of Amesbury. The site is located in a rural area and directly bordered by agricultural fields. The site is located 100 metres south of the A303.

#### *Modified grassland*

- 4.7 The majority of the site was comprised of tussocky modified grassland. This was usually sheep grazed, however had been left for a month or two to regrow (**Figure 1 and 2**). The main area within the red line that will be developed had a shorter sward grassland. Species present within the grassland includes herb Robert (*Geranium robertianum*), cock's-foot (*Dactylis glomerata*), common nettle (*Urtica dioica*), annual meadow-grass (*Poa annua*), small amount of creeping buttercup (*Ranunculus repens*), dove-foot's crane's-bill (*Geranium molle*), cleavers (*Galium aparine*), ground ivy (*Glechoma hederacea*) and spear thistle (*Cirsium vulgare*), as well as a small amount of common dandelion (*Taraxacum officinale*). The majority of the species were located on the western section of the field which is located within the blue line boundary will be unimpacted by the works. The grassland to the west of the site was bordered by the River Avon and therefore was wet and boggy at the time of the survey.



**Figures 1 and 2:** Showing the development site on the left and areas of higher quality grassland habitat on the right

#### *Ephemeral vegetation*

- 4.8 There was a small area of ephemeral vegetation on the southern boundary, bordering the residential properties which was comprised of common nettle (*Urtica dioica*) and broadleaved dock (*Rumex obtusifolius*) which had a high sward height of approximately 70 centimetres (**Figure 3**).



**Figure 3:** Ephemeral vegetation

#### *Hedgerows*

- 4.9 There were two hedgerows present within the site boundary. Hedgerow one was located on the eastern border of the site and will be removed to facilitate a new driveway. This was a small native hedgerow with gaps present throughout. Species within the hedgerow included bramble (*Rubus fruticosus*), ash (*Fraxinus excelsior*), blackthorn (*Prunus spinosa*) and some ivy (*Hedera helix*) encroachment (**Figure 4**).



**Figure 4:** Hedgerow one which will form access

- 4.10 Hedgerow two was an extension of hedgerow one, however it was an ornamental hedgerow located on the border of a neighbouring garden (**Figure 5**). This was seen to be a conifer hedgerow with cherry laurel (*Prunus laurocerasus*).

### **Protected and/or notable species**

#### *Badgers*

- 4.11 The WSBRC data search returned sixty records for badger within one kilometre of the site boundary. One record was pre 2000 and the rest were in 2017. The majority of records were withheld but a small number were recorded in Winterbourne Stoke and on the A303.
- 4.12 The grassland and hedgerow understories provide suitable habitat for badgers for foraging and commuting. There were no mammal tracks or signs of badger observed within the site or in neighbouring parcels during the survey. However, due to the open nature of the site, badgers could access and utilise the site. No signs of badger were found during the walkover survey.
- 4.13 Badgers are likely present within the wider landscape; however, the works will not impact badgers directly with the majority of the grassland and the northern hedgerow retained following the works.. No further action is required.

#### *Bats*

- 4.14 The WSBRC data search returned 1155 records of bats within one kilometre of the development site for the following species:
- Bat Species (*Chiroptera*)
  - Barbastelle (*Barbastella barbastellus*)
  - Serotine (*Eptesicus serotinus*)
  - Myotis Species
  - Daubenton (*Myotis daubentonii*)
  - Whiskered (*Myotis mystacinus*)
  - Natterer's bat (*Myotis nattereri*)
  - Nyctalus Bat Species (*Nyctalus*)
  - Leislars bat (*Nyctalus leisleri*)

- Noctule bat (*Nyctalus noctula*)
  - Soprano pipistrelle (*Pipistrellus pygmaeus*)
  - Common pipistrelle (*Pipistrellus pipistrellus*)
  - Pipistrelle bat species (*Pipistrellus*)
  - Long-eared bat (*Plecotus*)
  - Brown long-eared (*Plecotus auritus*)
  - Lesser horseshoe bat (*Rhinolophus hipposideros*)
- 4.15 The Defra run website, MAGIC, was searched for a list of granted European Protected Species Licences (EPSL's). No EPSL's were returned within two kilometres of the development site.

#### *Trees*

- 4.16 There were no trees within the site boundary.

#### *Foraging and Commuting*

- 4.17 The tussocky grassland and hedgerows on site provide suitable foraging and commuting habitat. However, the main habitat of suitability are the hedgerows within the blue line boundary which will be retained following the works, the majority of the grassland will also be retained following the works, meaning only a small area of habitat will be lost, the main pathways will be retained. The site is located 70 metres from the river which would create a commuting route through the landscape. The hedgerows within the redline are sparse and don't have good connectivity limiting the suitability for foraging.
- 4.18 The site is considered to be of low suitability for foraging and commuting bats due to the presence of some limited suitable habitat which has connectivity to higher quality habitat. There are lots of woodland pockets in the area and surrounding habitats have good foraging potential, meaning bats could commute through the site. The scheme will likely increase lighting on the site, therefore outline mitigation has been provided in **Section 5.0**.

#### *Birds*

- 4.19 The WSBRC data search provided the following records for red list bird species of conservation concern that may be present on the site: lapwing (*Vanellus Vanellus*), herring gull (*Larus argentatus*), woodcock (*Scolopax rusticola*), swift (*Apus apus*), greenfinch (*Chloris chloris*), house martin (*Delichon urbicum*), corn bunting (*Emberiza calandra*), linnet (*Linaria cannabina*), yellow wagtail (*Saxicola rubetra*), marsh tit (*Poecile palustris*), starling (*Sturnus vulgaris*), fieldfare (*Turdus pilaris*) and mistle thrush (*Turdus viscivorus*).
- 4.20 The following Schedule 1 and/or Annex I species were returned which may breed in the area: peregrine (*Falco peregrinus*), kingfisher (*Alcedo atthis*) red kite (*Milvus milvus*) and woodlark (*Lullula arborea*).
- 4.21 The hedgerows on site provides suitable habitat for nesting birds. The modified grassland created no suitability for ground nesting birds due within the development site due to being managed, however the wider site boundary had suitability to support ground nesting birds due to the

number of tussocks, however this will be retained following the works. Mitigation measures will be needed for vegetation clearance which are detailed in **Section 5.0**.

#### *Great crested newts*

- 4.22 The WSBRC data search returned no records of great crested newt presence within one kilometre of the site. The Defra run website, MAGIC, was searched for a list of granted EPSL's within two kilometres with no records returned.
- 4.23 The majority of the site is suitable for great crested newt due to the main habitat comprising small tussocks throughout the grassland and the base of the hedgerows which provide foraging areas and shelter. The site also had good connectivity to wider habitats of suitable quality. The area of the grassland which will be impacted was of a shorter sward and provided less suitability. The majority of suitable habitats will be retained following the proposals.
- 4.24 A search of MAGIC revealed two waterbodies within 500 metres of the site, the first was the River Avon which directly bordered the site to the north and west, however during the survey, this was seen to be flowing and therefore did not create suitable breeding habitat. After a very dry summer, the river was seen to dry up, but it is usually considered a barrier to movement as this is a rare occasion. The second water body was a pond located 93 metres north of the site boundary, however this was located north of the river which is likely a barrier to movement due to the size of the watercourse.
- 4.25 Great crested newts are considered likely to be absent from the site based on the lack of suitable breeding ponds within 500 metres and a lack of records within one kilometre of the site boundary. If great crested newt were able to access the site, the site offers some commuting and foraging opportunities, however, it is unlikely that newts are present on site due to the lack of breeding ponds within the area and the river causing a barrier between the only pond within 500 metres.

#### *Hazel Dormouse*

- 4.26 The WSBRC data search returned no records of hazel dormouse within one kilometre of the site. A search of MAGIC returned no records of granted EPSLs within one kilometre of the site.
- 4.27 There were two hedgerows located within the site boundary itself, forming boundary habitat of the gravel driveway and the neighbouring properties which contained blackthorn and hazel, as well as non-suitable species such as cherry laurel. There were large gaps interspersed which broke up the linear connectivity of the habitat. Hedgerow one will be removed following the works but was not seen to have connectivity to wider habitat which is suitable for dormice.
- 4.28 Hazel dormice are therefore considered absent from the site boundary, and no further action is required.

#### *Invertebrates*

- 4.29 The WSBRC search did not return any records of notable invertebrates within one kilometre of the site boundary. There were no habitats of note that could support assemblages of rare invertebrates recorded on the site. Therefore, no further action is required.

### *Reptiles*

- 4.30 The WSBRC data search returned three records of grass snake within one kilometre of the site. However, all three of these records were pre 2010 with the most recent record in 2002. There are no recent records within one kilometre of the site boundary.
- 4.31 The site contains suitable habitat for reptiles due to the tussocky modified grassland creating good foraging and commuting opportunities. Furthermore, the site was open and had connectivity to other potential areas for reptiles. The bases of the hedgerows within the site do not provide suitable habitat due to being sparse. The hedgerows within the blue line have some suitable habitat due to denser vegetation but will be retained within the development proposals, . The more suitable habitat for reptiles was located to the west of the development site, the proposal area had less tussocks, making it less suitable.
- 4.32 Due to the tussocky grassland on site, the site was considered suitable for reptiles, however due to the small scale of the works, and due to the fact the development area had less suitable habitat than the wider site boundary, phase two surveys are deemed disproportionate. Therefore, mitigation in the form of a strim and push has been outlined in **Section 5.0**.

## 5.0 Impacts and Mitigation

### Impacts and Required Mitigation for the Proposed Development

#### *Statutory Sites*

#### *River Avon SAC*

- 5.1 The Development site is within the catchment area of the River Avon and due to the scheme resulting in residential dwellings there is the potential for impacts due to wastewater. Natural England have advised councils within the catchment that increased nutrients are impacting Special Protection Areas and Special Areas of Conservation within and around the River Avon. This is due to high levels of nitrogen and phosphorus entering the environment and causing eutrophication.
- 5.2 The current recommended approach is that all new developments must achieve nutrient neutrality.
- 5.3 A nitrate budget will need to be devised and suitable mitigation included within the final design. Mitigation measures can include direct methods through upgrading sewage works or indirect by taking land out of high nitrate and phosphate uses.
- 5.4 Due to the proximity of the site from the SAC and the river, construction mitigation will be detailed within a Construction Environmental Management Plan provided alongside this report. The following matters will be addressed (but not restricted to) in the CEMP:
- Appropriately store and control materials/chemicals to avoid pollution and siltation incidents (e.g. fit all plant with drip-trays and re-fuel machinery off-site);
  - Standard dust suppression methods will be employed as necessary e.g. dampen down with water, or the use of dust sheeting;
  - Standard noise suppression methods will be employed as necessary e.g. use of vehicle and plant silencers;
  - The storage and removal of waste material on site (e.g the storing of waste material on hardstanding).
- 5.5 Furthermore, construction workers should ensure that fuel, oil and chemical storage on site is secure. The storage should be sited on an impervious base within a secondary containment system such as a bund. The base and bund walls should be impermeable to the material stored and able to contain at least 110% of the volume stored. The storage area should be sited above any flood water level and where possible away from high-risk locations, to minimise the risk of a spill entering the aquatic environment.
- 5.6 Fresh concrete and cement are very alkaline and corrosive and can cause serious pollution. Concrete and cement mixing and washing areas should:
- Be sited 10 metres from any watercourse or surface water drain to minimise the risk of run off entering a watercourse.
  - Have settlement and re-circulation systems for water reuse, to minimise the risk of pollution and reduce water usage.

- Have a contained area for washing out and cleaning of concrete batching plant or ready-mix lorries.
- 5.7 Wash waters should be collected and, where necessary, discharged to the foul sewer (you must have permission from the local sewerage provider for this), or contain wash water for authorised disposal off site.

#### *Bats*

- 5.8 The general principles for mitigation will include maintaining foraging and commuting habitat for bats throughout the site. If any lighting is proposed, it should adhere to the following guidelines (ILP, 2023):
- Minimise light spill on boundary features
  - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
  - Internal luminaires should be recessed to reduce light spill outside the property.
  - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
  - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
  - Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

#### *Nesting birds*

- 5.9 The hedgerows provide suitable foraging and nesting habitat for birds. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy the nest of any wild bird while that nest is in use. Any vegetation clearance required must be scheduled to avoid peak bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August, although this will vary between species and local conditions) to avoid contravention of protected species legislation; unless inspection by an ecologist concludes that there are no nesting birds present immediately prior to the commencement of works.
- 5.10 If the presence of nesting birds is confirmed, a 5-metre buffer will be implemented and no works will be permitted within this buffer. Works will be able to proceed once the young birds have fledged the nest of their own accord.

#### *Reptiles*

- 5.11 Mitigation for reptiles will be required for the site and habitats will be cleared using a trim and push exercise involving vegetation cut in two stages towards the boundaries of the site. The areas will first be trimmed to a height of 20cm and then to ground level, this will encourage any reptiles in the area to move away from the works area of their own accord.
- 5.12 This must be completed during the reptile active season (March to October, dependant on temperatures). Any brash piles that may be present within the grassland from clearance will also

need to be carefully dismantled by hand during the reptile active season to avoid impacting hibernating reptiles.

- 5.13 A hibernaculum will be created in the grassland within the blue line boundary to provide additional refuge areas.

### **Enhancement Measures for the Proposed Development**

#### *Biodiversity Net Gain*

- 5.14 In accordance with the Natural Planning Policy Framework (NPPF, 2024) plans whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 5.15 The Environment Act 2021 includes the requirement for developments to provide 10% biodiversity net gain, to be evidenced with the use of the statutory metric. This planning application will be for a self build development and therefore is exempt from mandatory net gain as set out in the Environment Act.
- 5.16 However multiple ecological enhancements will still be included within the development to align with local planning policy and will include the following:
- Planting of trees and shrubs for any supplementary planting scheme should incorporate native species which benefit a range of wildlife.
  - A bat and Bird box will be installed on the new dwelling

## 6.0 References and Bibliography

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CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*, Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2020). *Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK*, 2<sup>nd</sup> Edition. Chartered Institute of Ecology and Environmental Management. Winchester.

Collins, J (Ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4<sup>th</sup> Edition. Bat Conservation Trust, London.

ILP (2023). *Guidance Note 8/23 Bats and Artificial Lighting at Night*.

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Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus)*. Herpetological Journal 10(4), 143-155.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://www.ukhab.org>).

WSBRC Data Search (2025) – Land at Winterbourne Stoke

Wiltshire Core Strategy – Wiltshire Local Development Framework (Adopted January 2015)) Development Plan Document (adopted 2012)

## Appendices

## **Appendix A:** Site Location

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

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

Legend

 Red Line Boundary



| ISSUE | DATE     | DESCRIPTION | DRAWN | CHECKED |
|-------|----------|-------------|-------|---------|
| v1    | 17.02.26 | Map Created | MC    | U       |
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|----------|-------------------------------|----------|--|
| CLIENT:  | Turner Winterbourne Stoke Ltd |          |  |
| PROJECT: | Land at Winterbourne Stoke    |          |  |
| DRAWING: | Site Location                 | 1:8000   |  |
| NUMBER:  | 9051-XX-E0-01                 | A4       |  |
| ISSUE:   | v1                            | 17.02.26 |  |

## **Appendix B:** Habitat Map

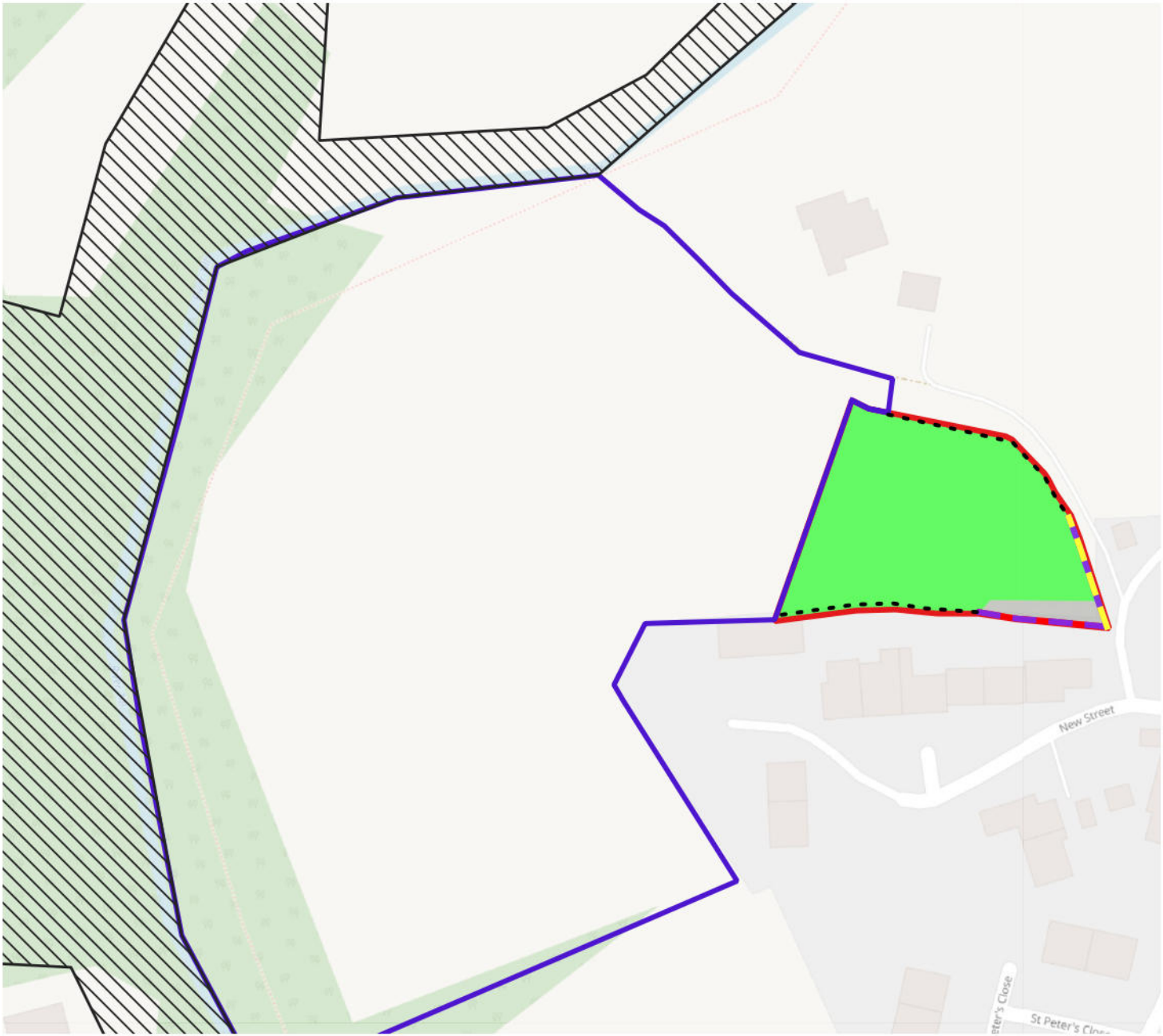
Legend

-  Red Line Boundary
-  River Avon SAC
-  Fence
-  Land within Client Ownership
-  Non-native and Ornamental Hedgerow
-  Native Hedgerow
-  Modified Grassland
-  Ruderal/Ephemeral



| ISSUE | DATE     | DESCRIPTION | DRAWN | CHECKED |
|-------|----------|-------------|-------|---------|
| v1    | 20.02.26 | Map Created | MC    | U       |
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| CLIENT:  | Turner Winterbourne Stoke Ltd |  |          |
| PROJECT: | Land at Winterbourne Stoke    |  |          |
| DRAWING: | Habitat Map                   |  | 1:1200   |
| NUMBER:  | 9051-XX-E0-02                 |  | A4       |
| ISSUE:   | v1                            |  | 26.02.26 |



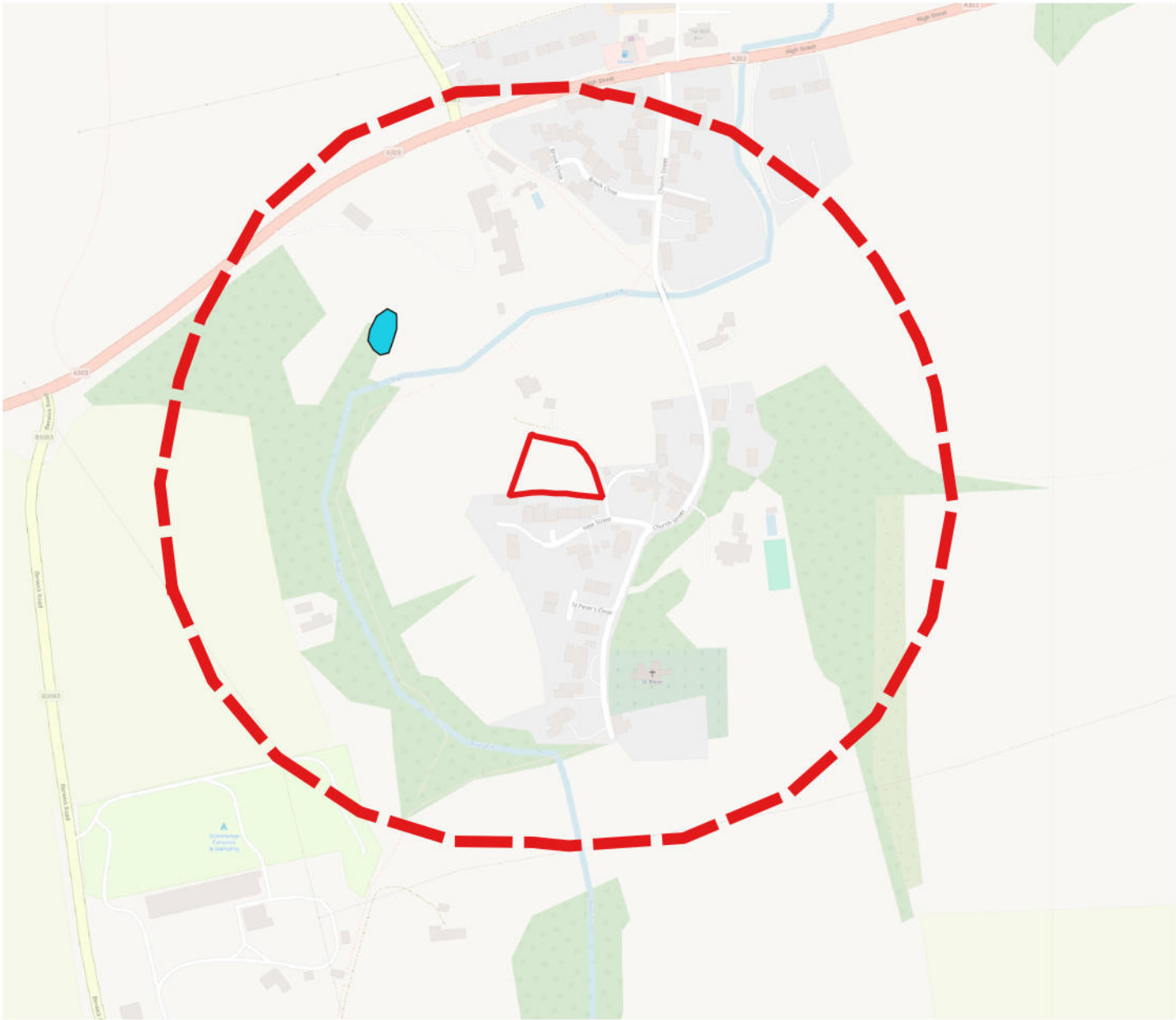
## **Appendix C: Waterbody Plan**

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

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

Legend

- Red Line Boundary
- 250 metre buffer
- Waterbody Plan



| ISSUE | DATE     | DESCRIPTION     | DRAWN | CHECKED |
|-------|----------|-----------------|-------|---------|
| v1    | 17.02.26 | Drawing Created | MC    | U       |
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|----------|-------------------------------|----------|--|
| CLIENT:  | Turner Winterbourne Stoke Ltd |          |  |
| PROJECT: | Land at Winterbourne Stoke    |          |  |
| DRAWING: | Waterrbody Location           | 1:4432   |  |
| NUMBER:  | 9051-XX-E0-03                 | A4       |  |
| ISSUE:   | v1                            | 17.02.26 |  |



## **Appendix D: Relevant Legislation**

### **THE CONSERVATION OF HABITATS AND SPECIES 2017**

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Habitats Directive into UK legislation. The Habitats Regulations provide for the designation and protection of European Sites and European Protected Species. European Sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the Natura 2000 network of protected areas across Europe.

European Protected Species (EPS) are those listed under Schedule 2 of the Habitats Regulations and include dormouse, great crested newt, otter and all species of bat. The regulations prohibit the deliberate capture, killing or disturbance of any EPS; it is also an offence to damage or destroy a breeding site or resting place of any of these species. In order to carry out a lawful operation (e.g. development work which has full planning permission) that may result in an offence under the Habitats Regulations, it is necessary to obtain a licence from Natural England. EPS Licences will only be granted after Natural England has been satisfied that there are no satisfactory alternative and that there will not be any adverse impacts on the favourable conservation status of the species.

### **WILDLIFE AND COUNTRYSIDE ACT 1981**

The Wildlife and Countryside Act 1981 is the principal piece of legislative protection of wildlife in Great Britain. Various amendments have occurred since the original enactment. The Wildlife and Countryside Act contains both habitat and species protection. Certain bird, animal and plant species are afforded protection under Schedules 1, 5 and 8 of the Act. Measures for the protection of the countryside, National Parks, Sites of Special Scientific Interest (SSSIs) are also included within the Act.

### **THE NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006**

The Natural Environment and Rural Communities (NERC) Act 2006 improved wildlife protection by amending the WCA. The main function of the NERC Act was to raise the profile of biodiversity amongst public authorities. Section 40 (S40 of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions.

### **THE PROTECTION OF BADGERS ACT 1992**

The Protection of Badgers Act 1992 consolidates previous legislation (including the Badgers Acts 1973 and 1991 Badgers (Further Protection) Act 1991). It makes it a serious offence to:

- kill, injure or take a badger;
- attempt to kill, injure or take a badger; or
- to damage or interfere with a sett.

The 1992 Act defines a badger sett as "any structure or place which displays signs indicating current use by a badger".

### **ENVIRONMENT ACT 2021**

The Environment Act 2021 received royal assent in November 2021 and introduces new environmental protection regimes. This includes the creation of the Office for Environmental Protection who will oversee the framework. The Act includes several measures which impact on the planning application process to provide measures to ensure developments result in a net gain in biodiversity. The Act includes the mandatory requirement of 10% net gain for new developments, unless listed within the exemptions, which includes householder applications, self-build and developments below the threshold of impacts. Biodiversity net gain must be evidenced with the use of the statutory metric and associated documents.