

ECOLOGICAL ENHANCEMENT SCHEME

Condition 17

Vineview Cottage, Winterslow, Salisbury, SP5 1PZ
Planning Application: PL/2026/01523

Prepared by: Mr Brian Gamet
September 2026

Purpose	Details of ecological enhancement features required by Draft Condition 17
Development	Conversion of Building A to a one-bedroom dwelling with associated works
Enhancement package	2 bat roost features; 2 bird nesting features; 2 hedgehog hibernacula
Installation	All features to be installed before first occupation
Retention	Features to be retained and maintained for the lifetime of the development

1. Purpose

This Ecological Enhancement Scheme has been prepared to provide the full details required by Draft Condition 17 of planning application PL/2026/01523, including the number, design and location of bat boxes, bird boxes and hedgehog hibernacula.

The scheme is deliberately modest and permanent, reflecting the scale of the one-bedroom barn conversion and the retained rural setting. It builds upon the ecological work already undertaken for the site, including the Preliminary Roost Assessment and subsequent Bat Report.

2. Ecological context

The ecological surveys found no bats emerging from Building A during the two emergence surveys and concluded that Building A is not considered to support a bat roost. Building B, which is outside the development works, contains a known common pipistrelle day roost and will remain undisturbed.

The Pro Vision Ecology Bat Report identified an opportunity for an integrated bat or bird feature on Building A near the eaves. This scheme expands that recommendation into a small package of permanent enhancements addressing the specific wording of Condition 17.

No enhancement feature is proposed on Building B. This avoids unnecessary intervention to the existing confirmed roost building.

3. Enhancement schedule

Ref.	Feature	Number	Location	Installation / purpose
B1-B2	Vivara Pro IB VL 17 built-in WoodStone bat box, or technically equivalent permanent integrated bat box	2	High level within the external build-up of Building A at the locations marked B1 and B2 on Figure 1; B1 on the northern elevation near the eaves and B2 on the southern elevation near the eaves, both away from artificial light	Integrated flush/recessed within the facade; clear flight path maintained; minimum 2.5 m above ground.
N1	Schwegler 1B Woodcrete nest box, 32 mm entrance, or technically equivalent durable hole-fronted box	1	Existing telegraph pole shown on Figure 1, in a sheltered position with a clear approach	Securely fixed to the telegraph pole approximately 1.5-3 m above ground, with the entrance facing away from prevailing weather and with a clear flight path.
N2	Durable open-fronted bird nesting box, such as Vivara Pro IB DI 01, or technically equivalent	1	At location N2 on Figure 1, on the sheltered western elevation/position of Building A, away from doors and routine disturbance	Installed in a quiet sheltered position with unobstructed access; intended to diversify nesting opportunities.

H1-H2	Natural-material hedgehog hibernaculum	2	Quiet, undeveloped corners of the site shown as H1 and H2 on Figure 1, outside the construction and storage areas and close to retained boundary habitat	Brick/timber/log chamber with tunnel entrance, dry leaf bedding and log/leaf cover; left undisturbed.
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4. Bat roost features B1 and B2

Two permanent integrated bat roost features will be incorporated into Building A. The specified reference product is the Vivara Pro IB VL 17 UK brick-size built-in bat box (item 906790120), or a technically equivalent permanent integrated unit.

- WoodStone/wood-concrete construction providing a durable and thermally stable roost space.
- Approximate two-part dimensions: upper section 50 x 21 x 5 cm and lower section 14 x 21 x 15 cm.
- Installed flush with, or slightly recessed into, the external facade/build-up.
- Installed at least 2.5 m above ground level and as high as practicable near the eaves.
- A clear flight path will be retained in front of each entrance.
- No artificial light will be directed at the entrances or immediate flight paths.
- The units are designed to be effectively maintenance-free once installed.

B1 will be positioned high on the northern elevation of Building A near the eaves, consistent with the enhancement opportunity identified in the existing ecological report. B2 will be installed high on the southern elevation of Building A near the eaves, at the location marked B2 on Figure 1, providing a different aspect/microclimate while remaining unlit and clear of doors/windows.

5. Bird nesting features N1 and N2

Two durable bird nesting features will be provided to create different nesting opportunities.

5.1 N1 - hole-fronted nest box

N1 will be a Schwegler 1B Woodcrete nest box with a 32 mm entrance hole, or technically equivalent durable box. The reference unit measures approximately 170 x 260 x 180 mm and is suitable for a range of small hole-nesting birds including tits and sparrows. N1 will be securely fixed to the existing telegraph pole at the location shown on Figure 1.

- Installed approximately 1.5-3 m above ground.
- Positioned in a sheltered location with a clear flight path.
- Not positioned immediately beside doors, regular human activity or external lighting.
- The removable front permits periodic inspection/cleaning when unoccupied.

5.2 N2 - open-fronted nest feature

N2 will be a durable open-fronted nest box, such as the Vivara Pro IB DI 01 integrated WoodStone unit (approximately 21 x 17 x 18 cm), or technically equivalent. It will be installed at the location marked N2 on Figure 1, on the sheltered western elevation/position associated with Building A.

- Installed in a sheltered, quiet position associated with Building A.
- The entrance will remain unobstructed and away from routine disturbance.
- The box will be securely fixed and retained as a permanent ecological feature.

6. Hedgehog hibernacula H1 and H2

Two natural-material hedgehog hibernacula will be provided at the locations shown as H1 and H2 on Figure 1. Both will be located in quiet, undeveloped corners of the site, outside the construction and storage areas and close to retained boundary habitat. The design follows established UK wildlife guidance favouring quiet, sheltered positions near linear boundary features.

Each hibernaculum will comprise:

- a stable internal chamber approximately 400-450 mm across, formed using reclaimed bricks, untreated timber or similarly durable inert/natural materials;
- a narrow entrance tunnel approximately 130 mm wide to reduce access by larger predators;
- a dry base and internal layer of dry leaves/leaf litter suitable for nesting material;
- a robust weather-shedding roof, such as untreated timber board or paving slab;
- logs, branches and leaf litter placed over and around the structure to provide insulation, camouflage and additional habitat; and
- an entrance kept free from obstruction and orientated away from the prevailing weather where practicable.

The hibernacula will not contain food or water and will be left undisturbed. Any inspection or maintenance will only be undertaken when there is no evidence of occupation.

7. Installation, retention and maintenance

- All six enhancement features will be installed before the dwelling is first occupied.
- The two integrated bat features will form permanent parts of Building A and will not be blocked, removed or illuminated.
- Bird boxes will be retained in serviceable condition. Any replacement required through damage or failure will be with a feature of equivalent ecological function.
- Hedgehog hibernacula will be retained in quiet boundary locations and surrounding log/leaf cover replenished if materially lost.
- Maintenance will avoid disturbance of occupied bat roosts, active bird nests or occupied hedgehog shelters.
- All features will be retained and maintained for the lifetime of the development.

8. Enhancement location plan

Figure 1 is the applicant's revised Site Plan (Drawing 0996/Ex/01, Rev D) showing the ecological enhancement locations. B1, B2 and N2 are located on Building A as marked; N1 is located on the existing telegraph pole. H1 and H2 are located in quiet, undeveloped corners of the site, outside the main construction and storage areas.

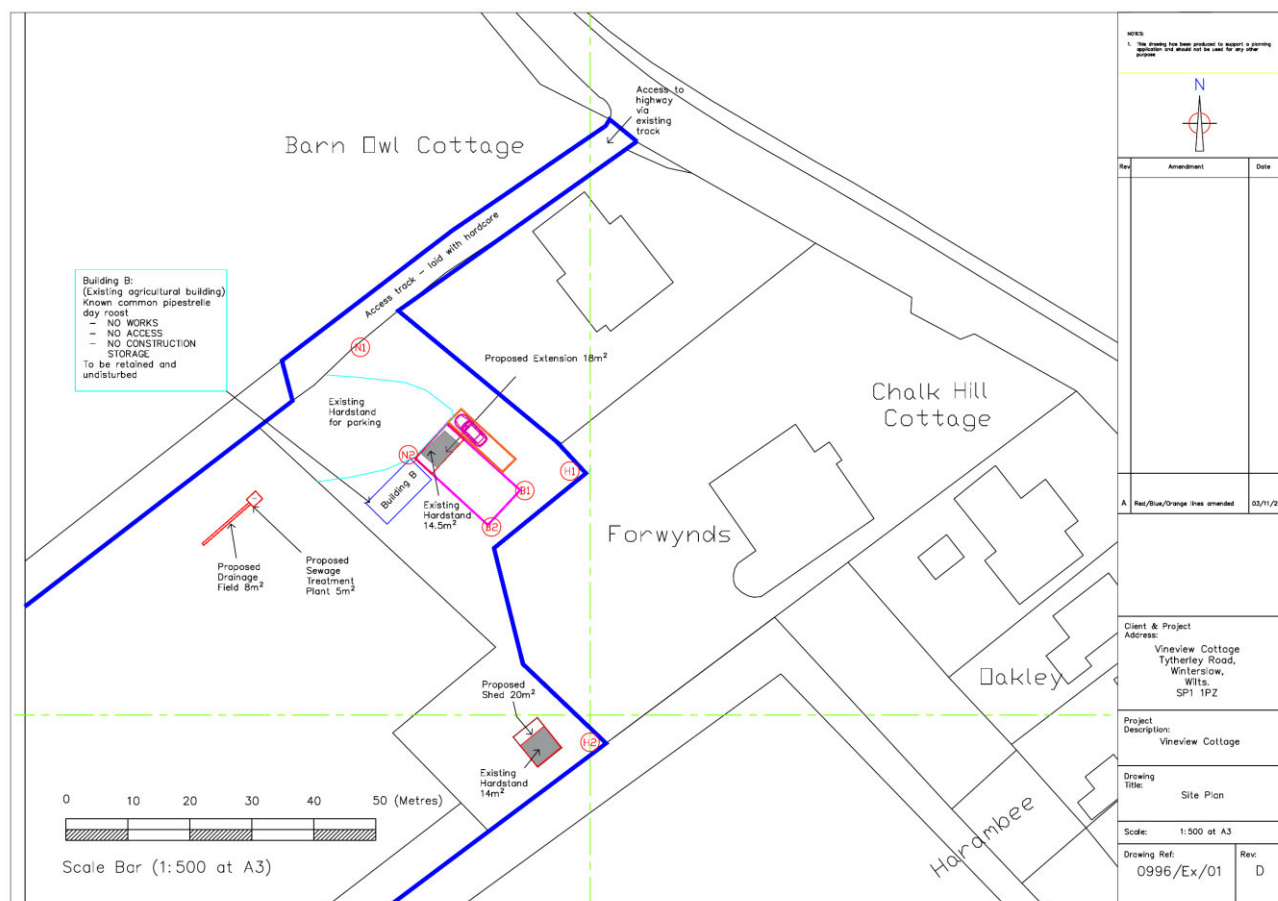


Figure 1 - Revised Site Plan showing ecological enhancement locations (Drawing 0996/Ex/01, Rev D).

9. References

Daniel Ahern Ecology Ltd (2025). Preliminary Roost Assessment, Vineview Cottage, Winterslow. Document Ref. 5580.2, 30 June 2025.

Pro Vision Ecology (2025). Bat Report, Vineview Cottage. Ecology 8948, Issue 01, September 2025.

Vivara Pro. IB VL 17 - Bat built-in box, UK brick size, item 906790120.

Schwegler. 1B Woodcrete Nest Box - 32 mm entrance.

Vivara Pro. IB DI 01 Integrated Open-Front Nest Box, item 907450120.

Woodland Trust / Natural History Museum / RSPCA guidance on hedgehog house and hibernaculum siting and construction.

10. Commitment

The ecological enhancement measures described in this scheme will be implemented before first occupation of the dwelling and thereafter retained and maintained for the lifetime of the development, in accordance with the requirements of Condition 17.

Signed: _____

Mr Brian Gamet

Date: 09/09/2026