

# Appropriate Assessment of Effects on a European Site

This is a record of the appropriate assessment of Wiltshire Council required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). The project has been assessed as likely to have significant effects upon one or more European protected sites and is not directly connected to or required for the management of such sites. This assessment is made in accordance with the relevant HRA guidance documents.

## PART A: INFORMATION REVIEWED

### Information about the plan or project

Wiltshire Council Planning Application Reference No:  
PL/2026/03223

Proposed Development: Outline application with some matters reserved for the erection of 5 self-build dwellings with new crossover access from Witt Road, following the demolition of existing barn and removal of containers; retention of existing access to woodland behind (Access and Layout).

#### Address:

Land opposite Jubilee Cottage, Witt Road, Winterslow, Salisbury, Wilts

The site is located within the core sustenance zone for Barbastelle bats associated with the statutory designated site Mottisfont Bats Special Area of Conservation (SAC) and therefore has potential to result in significant adverse impact on the qualifying features of those sites.

The application is supported by the following documents:

- Preliminary Ecological Appraisal. May 2026. Ecosupport

Site Description (e.g. in relation to SSSI, core roosts, woodland etc, and habitats identified onsite)

The site is bounded by mature hedgerows which connect to the wider landscape and an area of woodland to the west. The site lies on the edge of Middle Winterslow between residential areas and allotments.

Description of Bat Activity/Roosts identified onsite (e.g. likely impacted by development)

Limited bat surveys were undertaken at the site with only assessments of the buildings to support bat roosting. The boundary features are assumed to support foraging and commuting bats due to their location on the edge of Middle Winterslow, connectivity to the wider landscape and location within the Mottisfont Bat SAC 7.5km buffer zone

There is the potential for likely significant effects on qualifying bats as a result of the following:

- Disturbance as a result of lighting during demolition/construction and post-development

In light of the judgement in Case C 323/17 CJEU “people over wind” the Council has determined that the application should be

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|                                                                                   | subject to an appropriate assessment under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>European site(s)</b>                                                           | Mottisfont Bats SAC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>List of European Site interest features</b>                                    | <p>Qualifying Features:</p> <ol style="list-style-type: none"> <li>1. Barbastelle bat <i>Barbastella barbastellus</i></li> </ol> <p>The conservation objectives for the SAC are to:</p> <p><i>“Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</i></p> <ul style="list-style-type: none"> <li>• <i>The extent and distribution of the habitats of qualifying species;</i></li> <li>• <i>The structure and function of the habitats of qualifying species;</i></li> <li>• <i>The supporting processes on which the habitats of qualifying species rely;</i></li> <li>• <i>The populations of qualifying species; and</i></li> <li>• <i>The distribution of qualifying species within the site.”</i></li> </ul> <p>Publication date: 27 November 2018 (version 3). This document updates and replaces an earlier version dated 30 June 2014 to reflect the consolidation of the Habitats Regulations in 2017.</p> |
| <b>Information about the SAC</b>                                                  | <p>Chilmark Quarries SAC comprises of the Mottisfont SSSI, which shares the same boundary. The current condition of the European site is unfavourable recovering.</p> <p>The Mottisfont Estate sits in a landscape of mixed farmland, woodland on the west side of the Test valley, with nearby channels and wetland habitats of the River Test. The estate's woodlands are used by Barbastelle bats for breeding, roosting, commuting and feeding. The woodland forms part of a network of commuting routes, linking roosting areas to riverine habitats and feeding areas across the surrounding landscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Other relevant plans or projects</b>                                           | Wiltshire Core Strategy adopted January 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>PART B: IMPACT PREDICTION</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Likely Significant Impact(s)</b>                                               | <b>Predicted Effect of Impact(s)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Temporary / permanent loss of foraging and roosting habitat and flight corridors. | <p>No likely significant effect:</p> <p>One small sections of the eastern boundary hedgerow will be lost to create site access, the loss of these sections are unlikely to significantly impact SAC bat populations. No other direct loss of flight corridors is anticipated. No direct loss of roosting habitat is anticipated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Risk of collision and bat fatality                                                | <p>No likely significant effect.</p> <p>No risk of collision and bat fatality considered likely.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Disturbance to bat flight/foraging/roosting activity from light spill.            | <p>Likely significant effect.</p> <p>Night-time working and use of security lighting during the construction phase is likely to temporarily increase the artificial lighting levels on the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| Disturbance to bat flight/foraging/roosting activity from noise or human presence – construction and operational phases                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No likely significant effect.<br>The site lies on the edge of residential development between housing and allotments which are currently subject to disturbance. Given the existing residential development the impacts of permanent increases in noise/human presence on boundary features is unlikely to be significant. |
| <b>PART C: IMPACT PREDICTION IN-COMBINATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                            |
| <b>In combination with other plans or projects?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                            |
| <p>There are no current planning applications or projects for the land within or adjacent to the application that may result in adverse impacts to the Site.</p> <p>All applications that may impact Mottisfont Bats SAC are subject to Habitat Regulations Assessment and Appropriate Assessment (AA) where necessary. Only applications with AAs that have reached a favourable conclusion are permitted.</p> <p>All planning applications are subject to ongoing work to ensure no loss of foraging or commuting habitats for bats using the SAC hibernation sites and associated roosts, particularly by ensuring existing vegetation is left unlit as far as possible, maintaining existing vegetation along key potential flight lines and including additional planting to provide new commuting and foraging habitat for the future where necessary.</p> <p>Surveys and mitigation are carried out in accordance with the Council's Bat Special Areas of Conservation (SAC) Planning Guidance for Wiltshire, which is regularly updated in light of new information and available to download on the council website. The Council's Guidance includes buffer areas around the hibernation sites designated as part of the SAC and other key roost sites, which forms a consultation zone, highlighting where the Council Ecologist should be consulted on planning applications. Surveys within the consultation zone are expected to employ a higher level of survey effort and ecological consultants are reminded that they should agree the survey scope of potential development sites with the relevant council ecologist in advance.</p> <p>In-combination impacts are not predicted.</p> |                                                                                                                                                                                                                                                                                                                            |
| <b>PART D: CONSEQUENCES FOR CONSERVATION OBJECTIVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                            |
| All of the risks below have been assessed in relation to habitat lying outside the SAC which is functionally related to the SAC either as roosting, foraging or commuting habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                            |
| <b>Does the project or plan have the potential to</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                            |
| Cause delays in progress towards achieving the network objectives of the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Whilst no direct impact to roosts are anticipated, in the absence of mitigation, habitat loss and lighting impacts have the potential to impact on commuting routes.                                                                                                                                                       |
| Interrupt progress towards achieving the network objectives of the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | As above.                                                                                                                                                                                                                                                                                                                  |
| Disrupt those factors that help to maintain the favourable condition of the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | In the absence of mitigation, the loss of a small area of semi-natural habitat and increased lighting and disturbance from construction activities in the bat consultation zone could lead to adverse effects on the functionality of habitat SAC bats use for                                                             |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | foraging and commuting, all of which lie outside the SAC boundary.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Interfere with the balance, distribution and density of key species that are the indicators of favourable condition of the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | As above. Development could interfere with habitats lying outside the SAC that are functionally linked to it.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Change the dynamics of the relationships that define the structure and/or function of the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | In the absence of mitigation, impacts to foraging and commuting may occur through habitat loss and lighting impacts, this is predicted to be localised. Relationship between the SAC core roosts could be disrupted if habitat between the core roosts and other sensitive features becomes less favourable for SAC bats through, for example habitat loss leading to loss of foraging resource within a core area, and indirect habitat deterioration caused by light disturbance and temporary disturbance from construction activities. |
| Reduce the area of key habitats?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0.43ha of low value foraging habitat will be lost.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Reduce diversity of the site?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Light disturbance during operation may reduce commuting/foraging SAC bat species, in the absence of mitigation.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Result in disturbance that could affect population size or density, or the balance between key species?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | As above, light disturbance during operation could affect population size or density, or the balance between key species, in the absence of mitigation.                                                                                                                                                                                                                                                                                                                                                                                    |
| Result in fragmentation?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Loss of habitat and increased lighting of the site and boundary features have the potential to result in habitat fragmentation but is not considered likely in this instance.                                                                                                                                                                                                                                                                                                                                                              |
| Result in the loss or reduction of key features?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | No direct impacts on roosting features are anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>PART E: MITIGATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Mitigation proposed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>How will these measures avoid or reduce impacts upon site integrity?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Mitigation proposed:</p> <p>All boundary features will be retained and enhanced as part of the proposal and secured in perpetuity through the inclusion of a landscape environment management plan.</p> <p>External lighting will be limited to porch lights which will accord with the relevant guidance and will be supported with a lighting condition which must seek permission to include any additional lighting on site.</p> <p>The following conditions will be secured to any permission given:</p> <p>No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.</p> <p>The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

REASON: To avoid illumination of habitat used by bats.

**Temporary / permanent loss of foraging habitat and flight corridors**

There is potential for the hedgerows to be used as a foraging habitat and a commuting route for qualifying bat species of the SAC. The proposed development will retain the existing boundary features and enhance with additional native planting. A management plan will be secured to ensure retention of these features in perpetuity.

**PART F: CONCLUSION**

**Is the project likely to affect site integrity?**

**a) Alone?**

No

**b) In combination  
with other plans or  
projects?**

No

**Recommendation: Approve with conditions**

**Name of officer(s)  
making the  
assessment and  
date:**

**Natural England  
Comments**

**Name of Natural  
England officer and  
date**