



**Northfield House
East Tytherton
Wiltshire
SN15 4LT**

51.473505 , -2.0549369

Preliminary Ecological Appraisal Report

**S26-340/PEA
August 2026**

Revision 2

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1.0 Introduction

Acting upon instructions received from FORMstudio a Preliminary Ecological Appraisal Report has been prepared in connection with a proposed development at Northfield House, East Tytherton. The report has been prepared by Project Ecologist Molly Jackson, BSc (Hons).

1.1 Scope of Works

This Preliminary Ecological Appraisal has been conducted to fulfil the following requirements:

- Desktop Review of Surrounding Sites of Value
- Undertake a survey to identify Potential Habitats

1.2 Terms of Reference

- CIEEM EcIA Guidelines (2024)
- Methods of Environmental Impact Assessment – (Therivel & Wood, 4th Ed., 2018)
- National Planning Policy Framework – (2025)
- UK Biodiversity Framework (2024)
- Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, BCT, 4th Ed., 2023)
- UK Bat Mitigation Guidelines (CIEEM, 2023)
- Great Crested Newt Survey and Mitigation Guidelines 2025 (GCN SMG 2025)
- Hazel dormice: advice for making planning decisions (Natural England, 2025)
- Hazel Dormouse Conservation Handbook (3rd Ed., 2024)

1.3 Site Location

Site Address	Northfield House East Tytherton Wiltshire SN15 4LT
Grid Reference	51.473505 , -2.0549369
Site Area	0.0015 ha Approx.

1.4 Proposed Development

The proposed development involves the internal relining of the existing garage roof and the installation of two flat conservation rooflights. The site boundary can be seen in **Appendix 1**. The works are expected to affect a small area of ivy growing on the structure, but no other vegetation is expected to be impacted.



2.0 Methodology

2.1 Desktop Phase

Searches were made with an online mapping service¹ to ascertain the presence of any statutory sites, local habitats and geo-spatially tagged species. Findings are presented within **Appendix 3**.

2.1.1 Species Potential

Maps for potential species, priority targeting and SSSI designations are included within **Appendix 3**. The area is located outside of established SSSI's, but is located inside SSSI Impact Risk Zones of Influence.

2.1.2 Living England Habitat Map (England)

The Site is categorised as Arable and Horticultural as shown in **Appendix 3**.

2.1.3 Designations

There are two designated sites within 2000 metres of the Site, and the Site is located inside SSSI Impact Risk Zones of Influence.

2.1.3.1 Bencroft Hill Meadows (SSSI - Biological) 1630m S

Designated for its biological importance, covering 5.1 hectares of unimproved neutral grassland pasture on clay soils. The site protects a species-rich grassland habitat type that has declined across Britain due to agricultural intensification. It features traditionally managed pasture with a sward of native grasses and sedges - including sweet vernal-grass (*Anthoxanthum odoratum*), crested dog's-tail (*Cynosurus cristatus*), and quaking-grass (*Briza media*) - alongside herbs such as devil's-bit scabious (*Succisa pratensis*), cowslip (*Primula veris*), and common spotted-orchid (*Dactylorhiza fuchsii*). The site also contains indicators of unimproved management such as adder's-tongue (*Ophioglossum vulgatum*), wet flushes on the lower slopes supporting marsh species, surrounding species-rich hedgerows, and records of grassland butterflies including the small copper, small heath, and common blue.

2.1.3.2 Kellaways - West Tytherton, River Avon (SSSI - Geological) 1650m W

Designated for its geological importance, covering a 4.1-hectare area of river bank along the River Avon. The site represents the historical type locality for the Callovian Stage, serving as the designated type locality for both the Kellaways Sand Member and the underlying Kellaways Clay Member of the Kellaways Formation. It contains highly fossiliferous exposures of Kellaways Rock, a calcareous sandstone yielding well-preserved marine fauna including bivalves, gastropods, brachiopods, belemnites, and ammonites - most notably the internationally significant index species *Sigaloceras calloviense* and *Sigaloceras micans*.

¹ www.magic.com



2.1.3.3 Sutton Lane Meadows (SSSI - Biological) 3000m NW

Designated for its biological importance, covering 3.44 hectares (8.50 acres) of unimproved neutral grassland in the Oxford Clay Vale. The site protects two traditionally managed, herb-rich hay meadows featuring native grasses such as sweet vernal-grass (*Anthoxanthum odoratum*) and crested dog's-tail (*Cynosurus cristatus*). It supports notable plant populations, including approximately 500 green-winged orchids (*Orchis morio*), meadow saffron (*Colchicum autumnale*), and adder's-tongue (*Ophioglossum vulgatum*). The site also includes damp wetland habitats supporting marsh plants, alongside surrounding species-rich hedgerows.

2.1.4 Granted European Species Applications (England)

There are 8 granted European Species Applications (England) within 3000 metres of the site, as shown in **Appendix 3** they are listed as Bat (165m W), Bat (385m N), Great crested newt (2050m NW), Great crested newt (2100m NW), Bat (2200m NW), Great crested newt (2600m N), Great crested newt (2750m W) and Amphibian (2800m N).

2.2 Habitat Survey

A Phase 1 habitat survey of the Site was carried out on the 4th August 2026 by Project Ecologist Molly Jackson, BSc (Hons). Habitats were described and mapped following standard UK Habitat Classification (UKHab). The weather was 25 degrees Celsius and sunny.

A Baseline Habitat Survey of the Site is included in **Appendix 2**.

Incidental records of birds and other fauna noted during the course of the habitat survey were also compiled. Scientific names are given after the first mention of a species, thereafter, common names only are used. Nomenclature follows Stace (2019) for vascular plant species.

2.3 Preliminary Protected Species Assessment

The potential of the Site to provide habitat for protected species was assessed from field observations carried out at the same time as the habitat survey and combined with the results of the desktop study. The Site was inspected for indications of the presence of protected species as follows:

- Evidence of badger, including setts, runs, snuffle holes and hairs;
- The presence of features such as trees with fissures, holes, loose bark and ivy or buildings with basements, roof voids, soffits, cladding etc. indicating potential for roosting bats and owls;
- Scrub/grassland mosaic and potential hibernation sites for common reptiles;
- The presence of potential nesting sites for birds.
- Dormice nests and signs of foraging.



The likelihood of occurrence is ranked as follows and relies on the current survey and evaluation of existing data.

- Negligible – while presence cannot be absolutely discounted, the Site includes very limited or poor quality habitat for a particular species or species group. No local returns from a data search, surrounding habitat considered unlikely to support wider populations of a species/species group. The Site may also be outside or peripheral to known national range for a species,
- Low – onsite habitat of poor to moderate quality for a given species/species group. Few or no returns from data search, but presence cannot be discounted on the basis of national distribution, nature of surrounding habitats, habitat fragmentation, recent onsite disturbance etc.
- Medium – onsite habitat of moderate quality, providing all of the known key requirements of a given species/species group. Local returns from the data search, within national distribution, suitable surrounding habitat. Factors limiting the likelihood of occurrence may include small habitat area, habitat severance, and disturbance.
- High – onsite habitat of high quality for given species/species group. Local records provided by desktop study. Site within/peripheral to a national or regional stronghold. Good quality surrounding habitat and good connectivity.
- Present – presence confirmed from the current survey or by recent, confirmed records.

The purpose of this assessment is to identify whether more comprehensive Phase 2 surveys for protected species should be recommended.

2.4 Site Evaluation

Habitats and/or species on the Site and within the zone of influence (ZOI) of the Development were evaluated in line with the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (2024). These guidelines define the ZOI as:

“the area(s) over which ecological features may be affected by the biophysical changes caused by the proposed project and associated activities, including indirect and cumulative effects” .

The ZOI is determined dynamically based on:

- Impact pathways;
- Species mobility; and
- Project phases.

This requires that judgement should be used to determine the extent of effects of any given development. The following geographic frames of reference were therefore used:

- International;
- National;
- Regional;
- Local; and
- Within the zone of influence.



In accordance with the CIEEM guidelines a range of criteria have been considered in assigning ecological value:

- Presence of sites or features designated for their nature conservation interest. Examples include internationally or nationally designated sites such as candidate Special Areas of Conservation (cSACs) and SSSIs, locally designated sites such as Local Nature Reserves (LNRs) and Sites of Importance for Nature Conservation (SINCs);
- Biodiversity value, for example, habitats or species which are rare or uncommon, species rich assemblages, species which are endemic or on the edge of their range, large populations or concentrations of uncommon or threatened species, and/or plant communities that are typical of valued natural/semi-natural vegetation types;
- Secondary and supporting value, for example, habitats or features which provide a buffer to valued features or which serve to link otherwise isolated features;
- Presence of legally protected species;
- Presence of UK BAP and/or London BAP habitats and species; and
- Criteria recommended by DEFRA for selecting sites of nature conservation importance.

The Site is located outside of designated sites but inside of the ZOI for two SSSI's, the area is not currently classified under any biodiversity value.

3.0 Survey Results

3.1 Phase 1 Habitat Survey

Immediately accessible habitats were viewed, and potential and identified species recorded below. A habitat plan is included within **Appendix 2**.

3.1.1 Overview

The site comprises an existing garage set within the boundary of the main property. The garage is directly adjoining the property's coach house and shares a continuous roof structure.

Adjacent Land Use	Adjacent		Proximal
	North	Property's Coach House	Residential
	East	Residential	Vegetated garden
	South	Residential	Road Network
Ground Cover	West	Residential	Residential
	Built up area and garden		
Boundaries	North	Residential	
	East	Residential	
	South	Vegetated garden	
	West	Residential	



3.1.2 Urban - U1b5 - Building - 15m²

The site is entirely composed of an existing garage. The structure features a pitched roof that is directly attached to the adjoining coach house. Internally, the timber rafters are exposed with no insulation.

3.1.3 Boundaries

The boundaries of the Site consist of a residential and vegetated garden .

3.2 Protected Species Assessment

The habitats at the Site were evaluated as to their likelihood to provide sheltering, roosting, nesting and foraging habitat for the following animals:

- Bats
- Breeding Birds
- Reptiles
- Mammals
- Invertebrates
- Amphibians

These protected species were selected for further consideration given the presence of potentially suitable habitat is present on Site. The results of the field survey, combined with information from the desktop study, are presented below.

3.2.1 Bats

3.2.1.1 Legislative Drivers

Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended).

3.2.1.2 Areas to be considered

The site

3.2.1.3 Likelihood

The assessment of bat potential was based on a preliminary visual inspection of roosting suitability only, consistent with standard PEA methodology. This is not a full bat roost assessment or activity survey.

The desk study returned historical records of bats in the wider local area, including records located approximately 165m west and 358m north of the site. The wider rural landscape, including surrounding mature trees, gardens, and hedgerows, provides suitable commuting and foraging habitat capable of supporting local bat populations.



However, a thorough internal inspection of the garage revealed no signs of roosting bats, past or present, including live or deceased bats, droppings, feeding remains, scratch marks, or urine staining. The timber rafters are in good condition with no deep splits or decay, and the exterior roof tiles are tightly fitted with no missing or lifted slates. A small gap exists along the eastern wall where the roof joins the masonry and ivy has grown through, however, a targeted inspection of this area confirmed no evidence of bat activity. The southern external wall features waney-edge timber cladding where some lower boards exhibit slight lifting. A detailed inspection of these raised gaps revealed no droppings, urine staining or resting bats.

While the surrounding habitat supports foraging bats, the garage structure itself provides no suitable roosting opportunities. The proposed internal roof relining and installation of two flat conservation rooflights will not disturb roosting features or adversely affect external flight lines and foraging habitats. Internal lighting beneath the rooflights should utilise low-lux, warm-white LED fittings ($\leq 2700\text{K}$) to minimise light spill, and any temporary external construction lighting must be downward-facing and directed away from surrounding rural boundary vegetation to prevent disturbance to foraging bats. Consequently, the building is assessed as having Negligible suitability for roosting bats, and no further bat surveys are required. As a standard precaution, if a bat is unexpectedly encountered during roofing development, work must temporarily cease until a licensed ecologist is consulted.

The likelihood of bats on site is negligible. The likelihood of bats feeding on site is negligible.

3.2.2 Breeding Birds

3.2.2.1 Legislative Drivers

Wildlife and Countryside Act 1981 (as amended). Natural Environment and Rural Communities (NERC) Act 2006. European Birds Directive (2009/147/EC).

3.2.2.2 Areas to be considered

The site

3.2.2.3 Likelihood

The site provides no suitable habitat for nesting birds. The pitched roof is completely intact with no holes, wide gaps, or internal ledges where a bird could build a nest. The small gap on the eastern wall where the ivy enters is likely too small and tight to hold a nest. No past or present nests were found during the inspection. While birds such as Blackbirds (*Turdus merula*) or Woodpigeons (*Columba palumbus*) may nest in the gardens and trees nearby, the garage site itself has negligible potential for nesting birds, and the works will not affect any active nests.

The likelihood of breeding birds is negligible, in appropriate seasons.

3.2.3 Reptiles

3.2.3.1 Legislative Drivers



Wildlife and Countryside Act, 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended).

3.2.3.2 Areas to be considered

The Site.

3.2.3.3 Likelihood

The site generally provides very limited habitat for reptiles due to the footprint consisting of the garage structure. The southern wall externally features waney-edge timber cladding, the lower edge of which near ground level could theoretically provide minor cover or basking opportunities for climbing species such as the Common Lizard (*Zootoca vivipara*). However, given the small scale of the works, the lack of dense ground cover or refuge piles (such as log or compost heaps), and the internal nature of the proposed roof relining, the overall site suitability for reptiles is assessed as negligible to low.

The likelihood of reptiles being present on site is negligible/low.

3.2.4 Mammals

3.2.4.1 Legislative Drivers

Wildlife and Countryside Act, 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended). Protection of Badgers Act 1992. Wild Mammals (Protection) Act 1996 & The Environment Act 2021.

3.2.4.2 Areas to be Considered

The Site.

3.2.4.3 Likelihood

The property is set within a rural location which provides suitable foraging, sheltering, and commuting habitat for a range of native mammals. Surrounding habitats have strong connectivity to the wider countryside, supporting Priority Species under Section 41 of the NERC Act (2006) such as the Hedgehog (*Erinaceus europaeus*), Brown Hare (*Lepus europaeus*), and small mammals including the Field Vole (*Microtus agrestis*), Wood Mouse (*Apodemus sylvaticus*), and Common Shrew (*Sorex araneus*).

No evidence of Badger (*Meles meles*) activity, including setts, latrines, commuting paths, snuffle holes, or hair, was recorded on or immediately adjacent to the garage structure during the survey. While the surrounding rural landscape provides suitable foraging habitat, the immediate footprint of the garage offers no opportunities for sett-building.

No dense woodland, extensive species-rich hedgerows, or hazel (*Corylus avellana*) thickets are present directly adjacent to the garage capable of supporting the Hazel Dormouse (*Muscardinus avellanarius*).



While common mammals and hedgehogs likely forage in the wider grounds and surrounding rural landscape, the proposed works are strictly limited to the garage roof. Consequently, the likelihood of impacting protected species as a result of these works is assessed as Negligible.

The likelihood of mammals on site is negligible.

3.2.5 Invertebrates

3.2.5.1 Legislative Drivers

Natural Environment and Rural Communities (NERC) Act 2006. UK Biodiversity Framework 2024.

3.2.5.2 Areas to be Considered

The site.

3.2.5.3 Likelihood

The wider rural grounds provide suitable habitat for a range of common and widespread terrestrial invertebrates, including pollinators (bees, hoverflies, butterflies), spiders, and beetles. The timber weatherboard cladding on the southern elevation of the garage provides minor shelter and micro-crevices suitable for common sheltering invertebrates, such as spiders, ladybirds, and woodlice.

However, the garage footprint lacks flowering nectar or pollen sources, host plants, or unmanaged vegetation required to support notable, rare, or protected invertebrate species. Given the small scale of the proposed internal roof relining and rooflight installation, and the fact that the external cladding will remain undisturbed, the likelihood of impacting invertebrate populations is assessed as Negligible to low.

The likelihood of invertebrates on site is negligible/low, in appropriate seasons.

3.2.6 Amphibians

3.2.6.1 Legislative Drivers

Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species Regulations 2017 (as amended).

3.2.6.2 Areas to be Considered

The Site.

3.2.6.3 Likelihood



The nearest waterbody identified during the desk study is an area of standing water, situated approximately 15m South of the site boundary. While the site footprint itself lacks aquatic breeding features, the surrounding rural grounds provide terrestrial foraging and commuting opportunities for common amphibians, such as the Common Toad (*Bufo bufo*, a NERC Act S41 Priority Species) and Common Frog (*Rana temporaria*).

No Great Crested Newt (*Triturus cristatus*) records were returned within 1,000m of the site during the desk study. While standing water is present within 100m, the immediate site footprint comprises hardstanding and a garage building, providing sub-optimal terrestrial habitat that lacks the dense tussocky cover, leaf litter, or refugia needed to support Great Crested Newts.

Given that the proposed works are strictly limited to the garage roof and will not disturb the ground or surrounding vegetation, the likelihood of impacting amphibian species is assessed as Negligible.

The likelihood of amphibians on site is negligible.

4.0 Site Evaluation

Habitats and species on the Site and within the zone of influence of the development were evaluated following standard guidance on ecological impact assessment published by the Chartered Institute of Ecology and Environmental Management in 2024. Ecological features of value on the Site and adjacent land, possibly within the zone of influence of the development, are evaluated according to the geographic scale provided by the above guidance.

4.1 Features of international importance

Features of international importance are primarily those sites protected under international legislation or conventions. In the UK, the principal legislative mechanism for securing the conservation of such sites is the Conservation of Habitats and Species Regulations 2017 (as amended), which transposes the requirements of the EU Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC) into domestic law. These Regulations provide for the designation and protection of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), collectively known as European sites, which are identified for their significance to habitats and species of European importance. However, they also give protection to certain species of flora and fauna including bats and great crested newts.

The Site itself doesn't hold any features of international importance but is located within the zone of influence of nearby SSSI's. Due to the nature of the site it offers limited value, if any, to the local area and SSSI. As such, any changes to features or habitats will cause negligible effects on the SSSI's.

4.2 Features of national importance

Features of national importance include SSSIs which are designated under the Wildlife and Countryside Act 1981 (as amended) as well as species such as common reptile species which are subject to national legislation rather than international legislation.



There are several SSSI's zones of influence located within the Site's boundaries as seen in **Appendix 3**.

4.3 Features of Regional Value

The Site footprint is considered to be of low local ecological value. While the surrounding rural grounds and boundaries provide suitable habitat pathways and foraging opportunities for common birds, bats, mammals, invertebrates, amphibians, and reptiles within the wider landscape, the application footprint itself comprises an existing garage structure and hardstanding.

Current survey evidence confirms no indication of roosting bats and negligible potential for nesting birds on or within the garage structure itself. While the installation of two flat conservation rooflights involves minor external roof alterations alongside internal relining, the works will not impact surrounding boundaries, vegetation, or wildlife corridors, resulting in no loss of functional habitat.

4.4 Features of Local Importance

The Site is considered to be of low local importance. There is one categorised habitat with the following classifications located on the Site as seen in **Appendix 3**.

- Arable and Horticultural

However, the survey revealed the site would more accurately be categorised as:

- Built up area and Gardens

5.0 Conclusions

Results of the habitat survey and preliminary assessment indicate that the site is of low nature conservation value. The site consists entirely of an existing garage structure and surrounding hardstanding, offering no unmanaged vegetation, scrub, or grassland.

While the surrounding grounds and nearby habitats provide suitable foraging and commuting opportunities for local wildlife - including common amphibians (supported by an off-site standing waterbody 15m south), bats, mammals, common reptiles, and invertebrates - the proposed works are restricted to the garage structure itself (comprising internal roof relining and the insertion of two flat conservation rooflights) and will not encroach upon or disturb these surrounding habitats.

A thorough inspection of the garage structure confirmed no signs or suitability for nesting birds. Inspection of key crevice features, including the eastern wall ivy gap and raised lower boards on the southern waney-edge cladding, confirmed no evidence of roosting bats. The building is assessed as having Negligible suitability for roosting bats and Negligible potential for nesting birds. Consequently, the proposed roof works will occupy an area of minimal biodiversity value, will not disturb surrounding habitats, and are expected to have a negligible ecological impact.

No other Phase 2 surveys are recommended.



6.0 Certification

The purpose of this assessment is strictly limited to evaluating the ecological and biodiversity value of the Site. Species and habitats are recorded and assessed solely in relation to their conservation status, statutory protection, and broader ecological significance. This report does not constitute a geotechnical, structural, or arboricultural assessment. Consequently, our findings are not intended to evaluate, predict, or quantify the potential physical or engineering impacts of any biological organism on existing or future built structures, nor their effect on the broader construction feasibility or financial viability of the proposed development.

It should be noted that whilst every effort has been made to provide a comprehensive description of the Site, ecology is not an exact science. This report represents a snapshot of the environmental conditions based exclusively on the visual evidence available during the survey conducted on 4th August. This preliminary appraisal does not constitute a full botanical mapping exercise, nor a comprehensive Phase 2 survey for any specific flora or fauna.

The identification of habitats and species is subject to seasonal variation and the inherently transitory nature of wildlife. Surveys conducted outside optimal survey windows carry unavoidable constraints; many species may be dormant, lacking key diagnostic features, or reduced to dead material. Furthermore, ecological features may remain undetected due to dense vegetation, seasonal die-back, or physical access restrictions on Site. Consequently, the absence of visual evidence at the time of survey does not guarantee absolute absence.

While our ecologists undertake reasonable endeavors to note visible indicators of protected species or Schedule 9 invasive non-native species (such as Japanese knotweed), this general habitat appraisal is not a specialized survey for any single species or group. We cannot guarantee the absence of species that are dormant, concealed, or buried at the time of inspection.

The findings provide a preliminary view of ecological potential based on habitat suitability and third-party biological records, valid only at the time of the survey. Our liability is strictly limited to the provision of this initial visual assessment. We accept no liability for any subsequent structural, financial, or developmental complications arising from the undetected presence, misidentification of dormant material, or future biological colonization of the site. The commissioning of any recommended follow-up or specialized surveys remains the sole responsibility of the client.



7.0 References

Bruce-White & Shardlow (2011), *Artificial Light on Invertebrates*.

JNCC (2010), *Phase 1 Habitat Survey Handbook*. 2016 corrections.

NBN Trust (2023), *The National Biodiversity Network (NBN) Atlas*.

Stace (2019), *New Flora of the British Isles*, 4th ed. 2024 reprint.

Institution of Lighting Professionals (ILP) and Bat Conservation Trust (BCT) (2023), *Bats and Artificial Lighting at Night: Guidance Note*, GN08/23.

8.0 Legislation and Planning Policy (2025)

8.1 National and European Legislation Afforded to Habitats

The Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC) form the basis of habitat protection across the UK, requiring Member States to designate Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) as part of the Natura 2000 network. Under the Conservation of Habitats and Species Regulations 2017 (as amended in 2025), Ramsar sites now receive equivalent legal protection to SACs/SPAs in England and Wales.

National Statutory Designations

- Sites of Special Scientific Interest (SSSI's): Protected under the Wildlife & Countryside Act 1981 (as amended). Development affecting SSSI's requires consultation with Natural England.
- National Nature Reserves (NNRs): Managed for biodiversity under the National Parks and Access to the Countryside Act 1949.

Local Statutory Designations

- Local Nature Reserves (LNRs): Designated by local authorities under the National Parks and Access to the Countryside Act 1949 for education and conservation.

Non-Statutory Designations

- Local Wildlife Sites (LWS) and Regionally Important Geological Sites (RIGS): Material considerations in planning decisions under the National Planning Policy Framework (2025).

The Hedgerow Regulations 1997

- Prohibit removal of hedgerows over 30 years old or meeting ecological criteria, except with local authority permission.
- Applies to hedgerows adjacent to agricultural land, commons, or protected sites.

The Conservation of Habitats and Species Regulations 2017 (as amended)



- Implements the Habitats and Birds Directives.
- Prohibits deliberate harm to European Protected Species (e.g., bats, dormice) and damage to their breeding/resting sites.
- Licences for development impacts require demonstration of "*no satisfactory alternative*" and "*no adverse effect on population viability*".

The Wildlife and Countryside Act 1981 (as amended)

- Protects all wild birds, their nests, and eggs (Sections 1–8). Schedule 1 species (e.g., barn owls) receive enhanced protection against disturbance.
- Prohibits intentional harm to native reptiles (e.g., adders, slow-worms) and water voles.

8.2 Species-Specific Protections

Birds

All wild birds, nests, and eggs are protected under the Wildlife and Countryside Act 1981.

You cannot:

- Harm birds or destroy active nests (Breeding season: March–August).
- Disturb rare Schedule 1 species during nesting.

Bats

All species are strictly protected under the Habitats Regulations 2017.

You cannot:

- Damage roosts (attics, cracks in buildings, tree cavities) or disturb bats.

Badgers

Protected under the Protection of Badgers Act 1992.

You cannot:

- Block, damage, or destroy setts (underground burrows).
- Disturb badgers in or near setts.

Hazel Dormice

Protected under the Habitats Regulations 2017.

You cannot:

- Damage hedgerows, woodlands, or scrub habitats they use.

Great Crested Newts

Protected under the Habitats Regulations 2017.

You cannot:

- Harm newts, destroy ponds, or damage terrestrial habitats (e.g., rough grassland).

Otters

Protected under the Habitats Regulations 2017.

You cannot:



- Damage holts (riverbank dens) or disturb otters.

Reptiles

Common species are protected under the Wildlife and Countryside Act 1981.

You cannot:

- Deliberately harm or kill them.

Water Voles

Fully protected under the Wildlife and Countryside Act 1981.

You cannot:

- Damage burrows or disturb colonies along waterways.

8.3 Other Protections

Wild Mammals (Protection) Act 1996

- Prohibits intentional cruelty to all wild mammals (e.g., mutilation, asphyxiation).

Legislation Afforded to Plants

- Wild plants: Protected from uprooting under WCA 1981.
- Schedule 8 species (e.g., orchids): Require EPS licences for disturbance.

Legislation Afforded to Invertebrates

- Annex IV species (e.g., freshwater pearl mussel): Protected under Habitats Regulations 2017.

Invasive Species

- Japanese knotweed, giant hogweed: Controlled under WCA 1981 (Schedule 9). Developers must prevent spread during works.
- Signal crayfish: Subject to trapping restrictions under the Prohibition of Keeping of Live Fish (Crayfish) Order 1996.

Injurious Weeds

- Common ragwort: Managed under the Weeds Act 1959 and Ragwort Control Act 2003. Landowners must prevent spread to agricultural land.

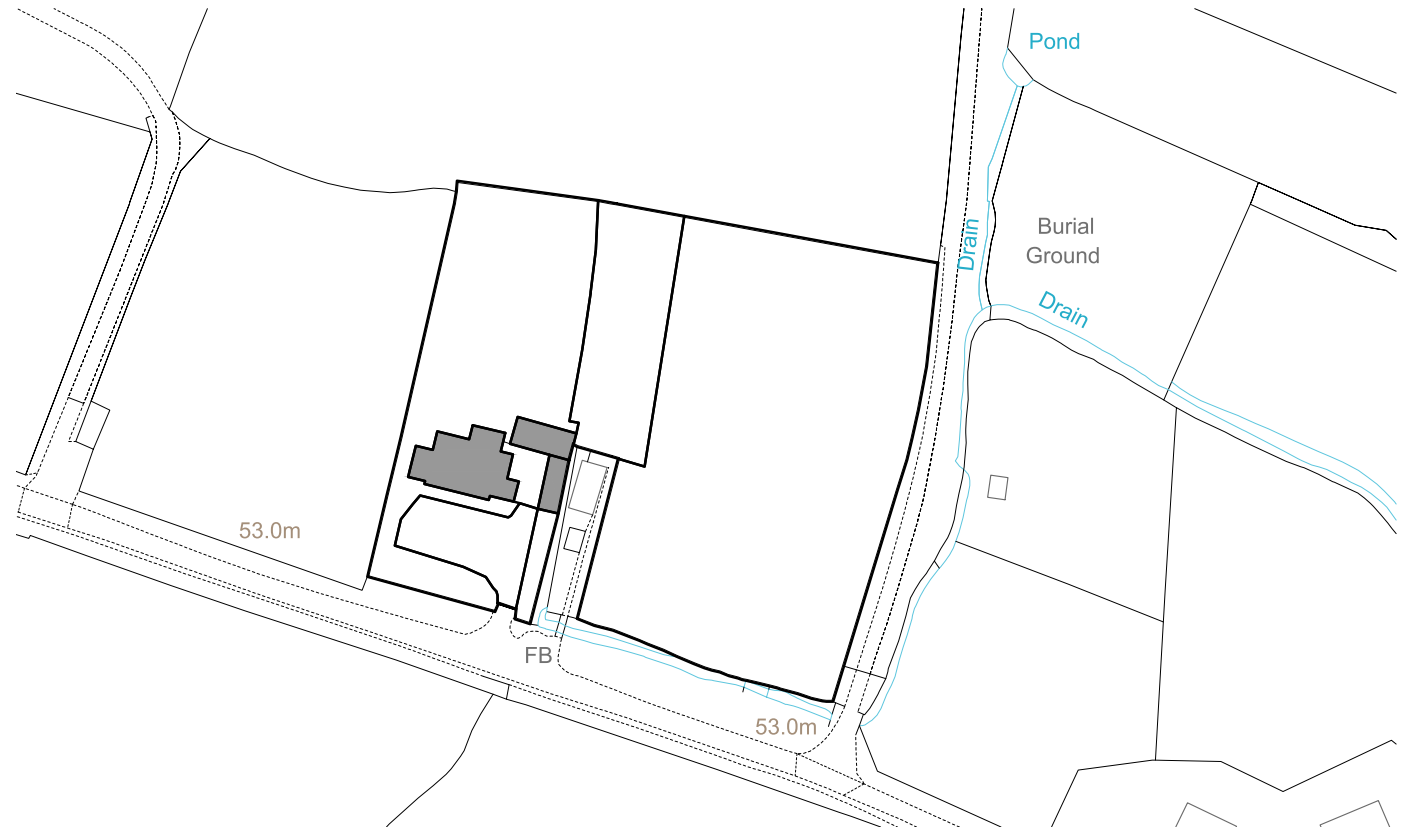


Appendix 1

Site Plans

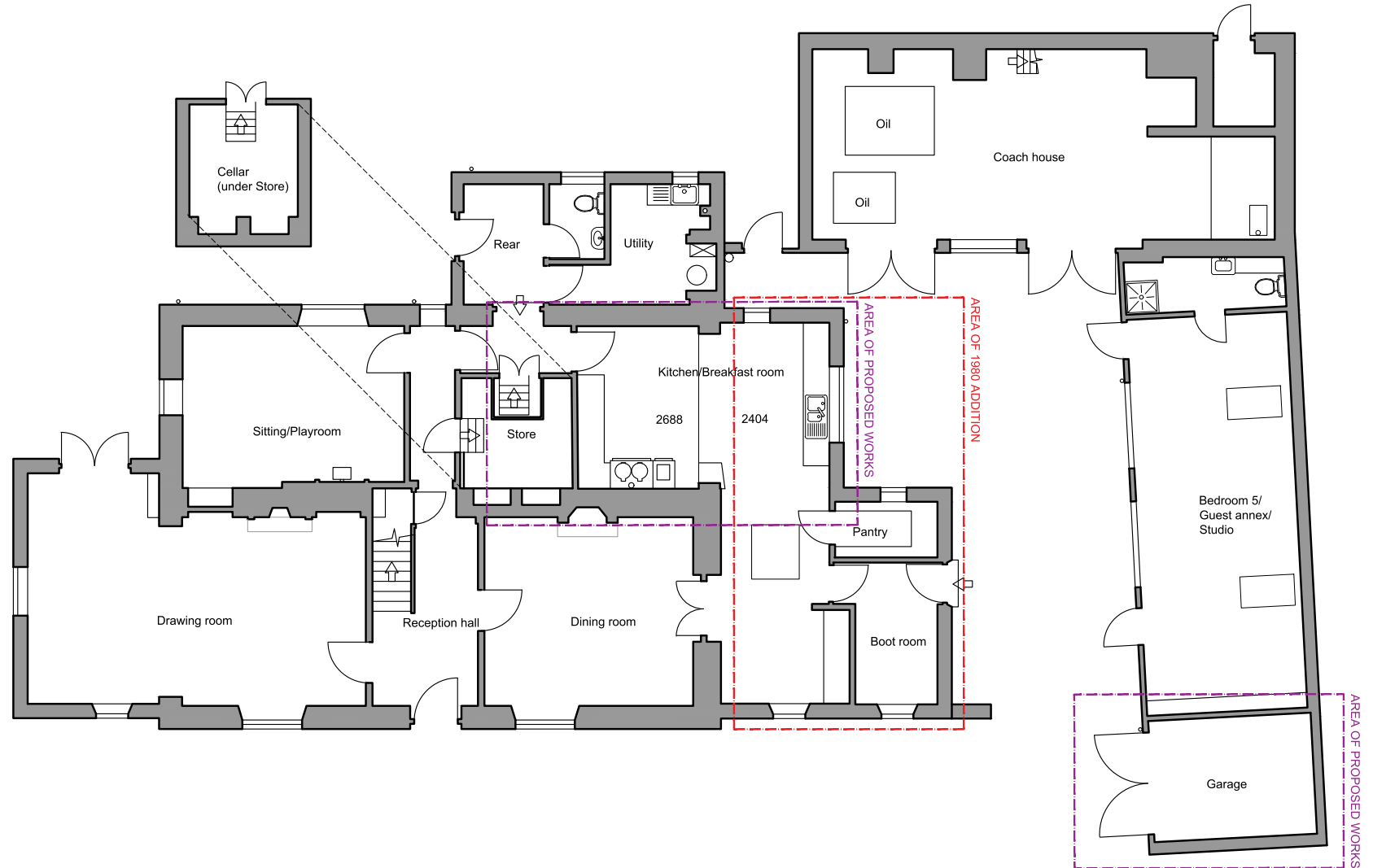
1.1 Existing Site Plan

Scale 1:1000



1.2 Existing Ground Floor

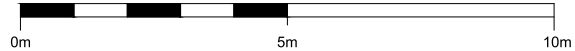
Scale 1:100



EXISTING GROUND FLOOR PLAN

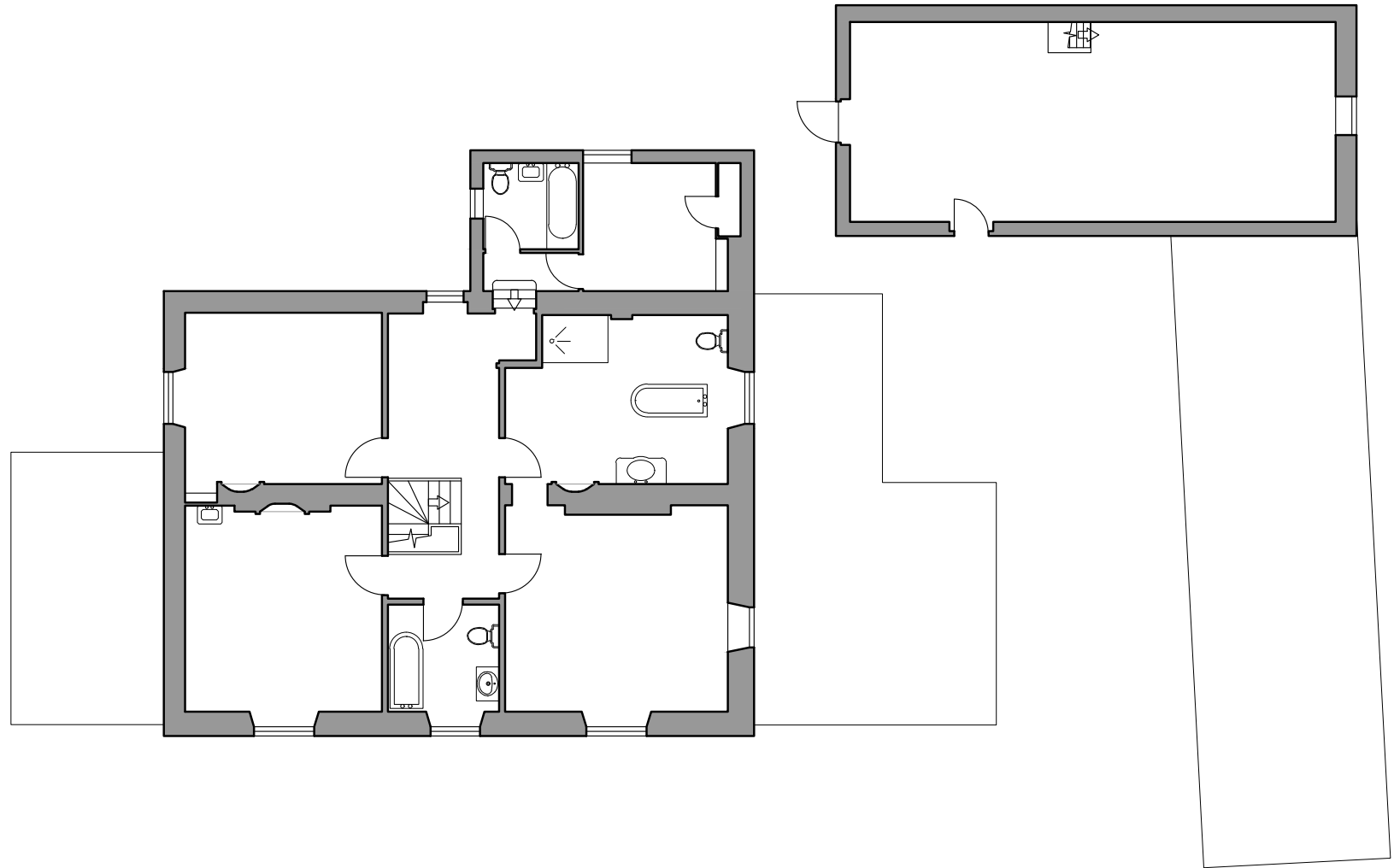


scale 1:100

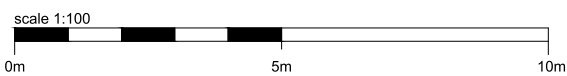


1.3 Existing First Floor Plan

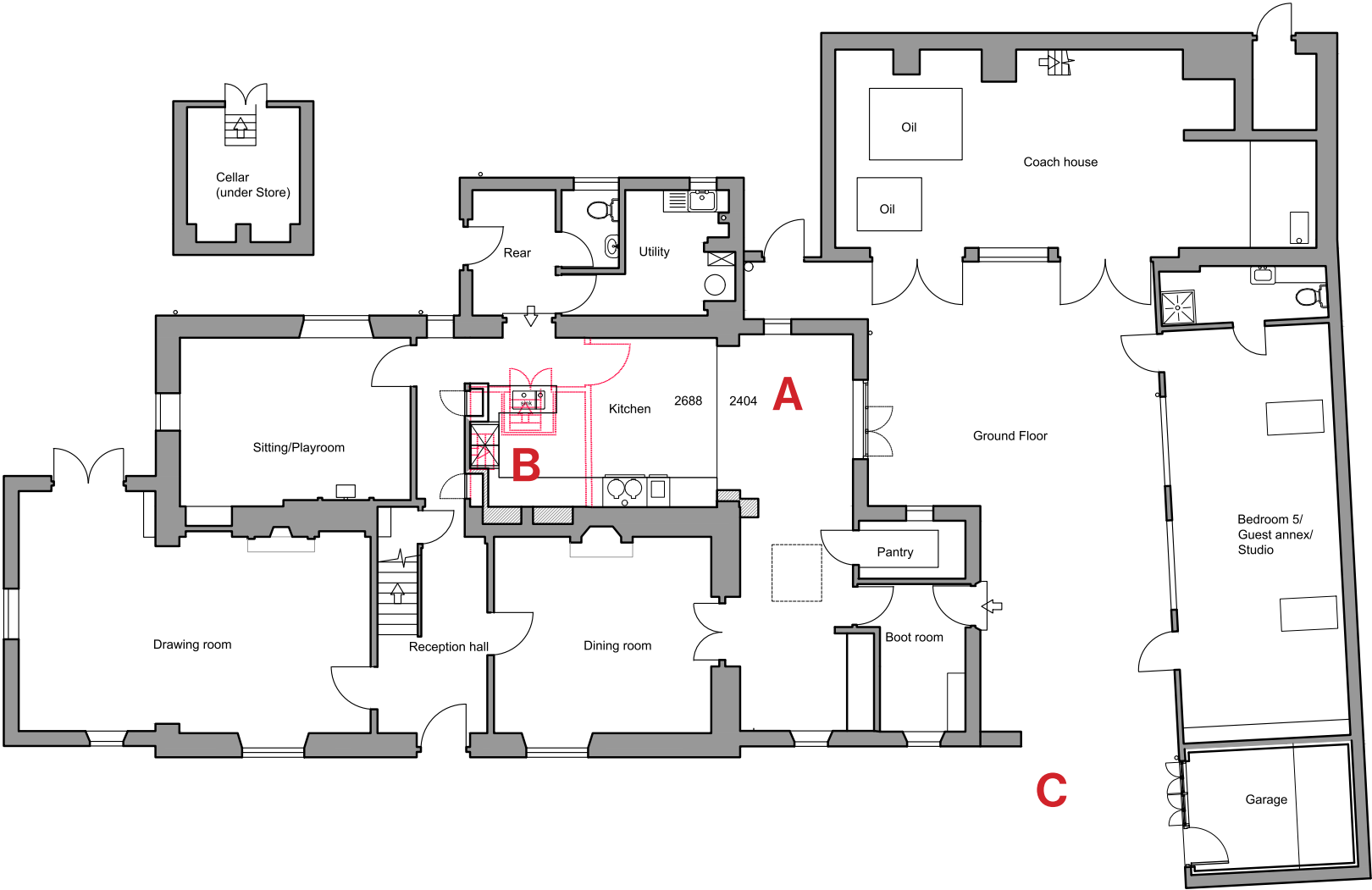
Scale 1:100



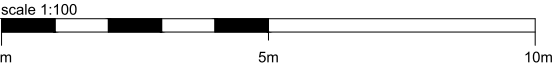
EXISTING GROUND FLOOR PLAN



2.1 Proposed Ground Floor



PROPOSED GROUND FLOOR PLAN

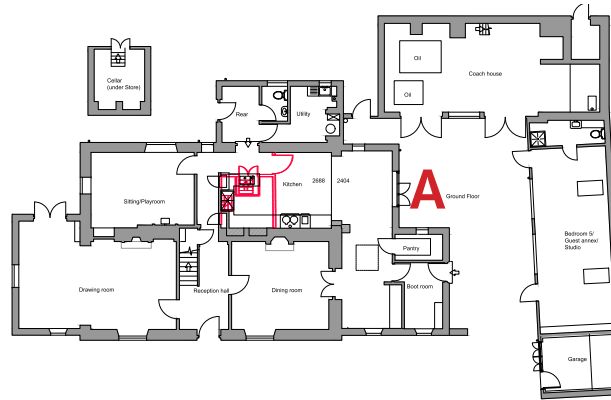


KEY

 proposed demolition

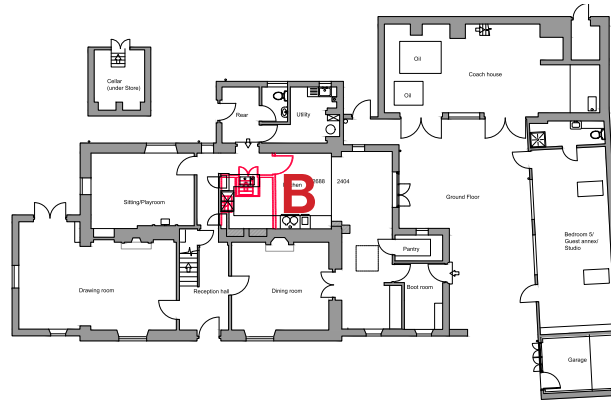
3.1 Proposed works area A

The proposal for area A seeks to drop the existing sill height of the kitchen window (pictured), and install a set of French doors to match the painted timber appearance of the current arrangement. The existing window is part of a 1980s extension to the property, where the squared rubble stone with ashlar dressings of the extension represents a noticeably incongruent departure from that of original building fabric.



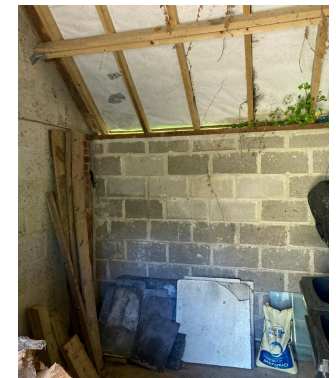
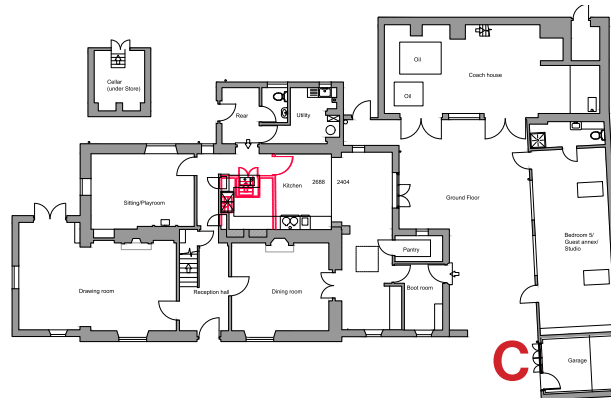
3.2 Proposed works area B

The proposal for area B seeks to demolish an existing internal light-weight partition surrounding a cellar and dry store that bear no reasonable resemblance to the set-out of windows and other existing features of the original building. Additionally, the concrete slab and upstand that form the cellar (pictured), is a modern feature. It is therefore assumed to be of no historic significance.



3.2 Proposed works area C

The proposal for area C seeks to drop the existing sill height of the existing garage window (pictured), and install a set of French doors to match the painted timber appearance of the current arrangement and adjacent elevation.





Appendix 2

Baseline Habitat Survey



Northfield House Baseline Habitat Survey



Legend

-  Red Line Boundary
-  Urban - U1b5 - Buildings (15m²)

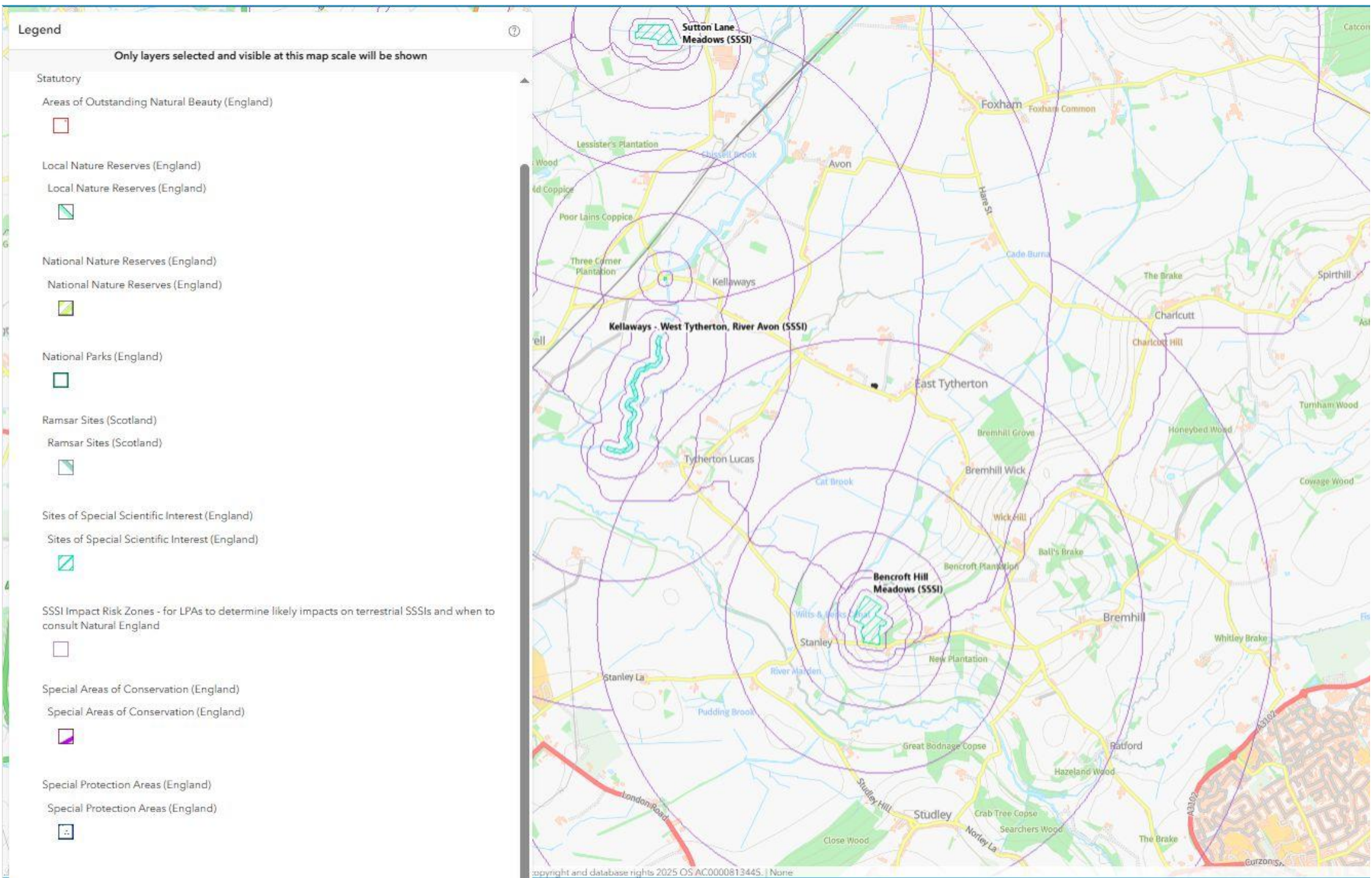


Appendix 3

MAGIC Maps



Land Based Designations





Living England Habitat Map



Legend ⓘ

Only layers selected and visible at this map scale will be shown

Magic

Habitats and Species

Habitats

Living England Habitat Map

Primary Predicted Habitat

Acid, Calcareous, Neutral Grassland

Arable and Horticultural

Bare Ground

Bare Sand

Bog

Bracken

Broadleaved, Mixed and Yew Woodland

Built-up Areas and Gardens

Coastal Saltmarsh

Coastal Sand Dunes

Coniferous Woodland

Dwarf Shrub Heath

Fen, Marsh and Swamp

Improved Grassland

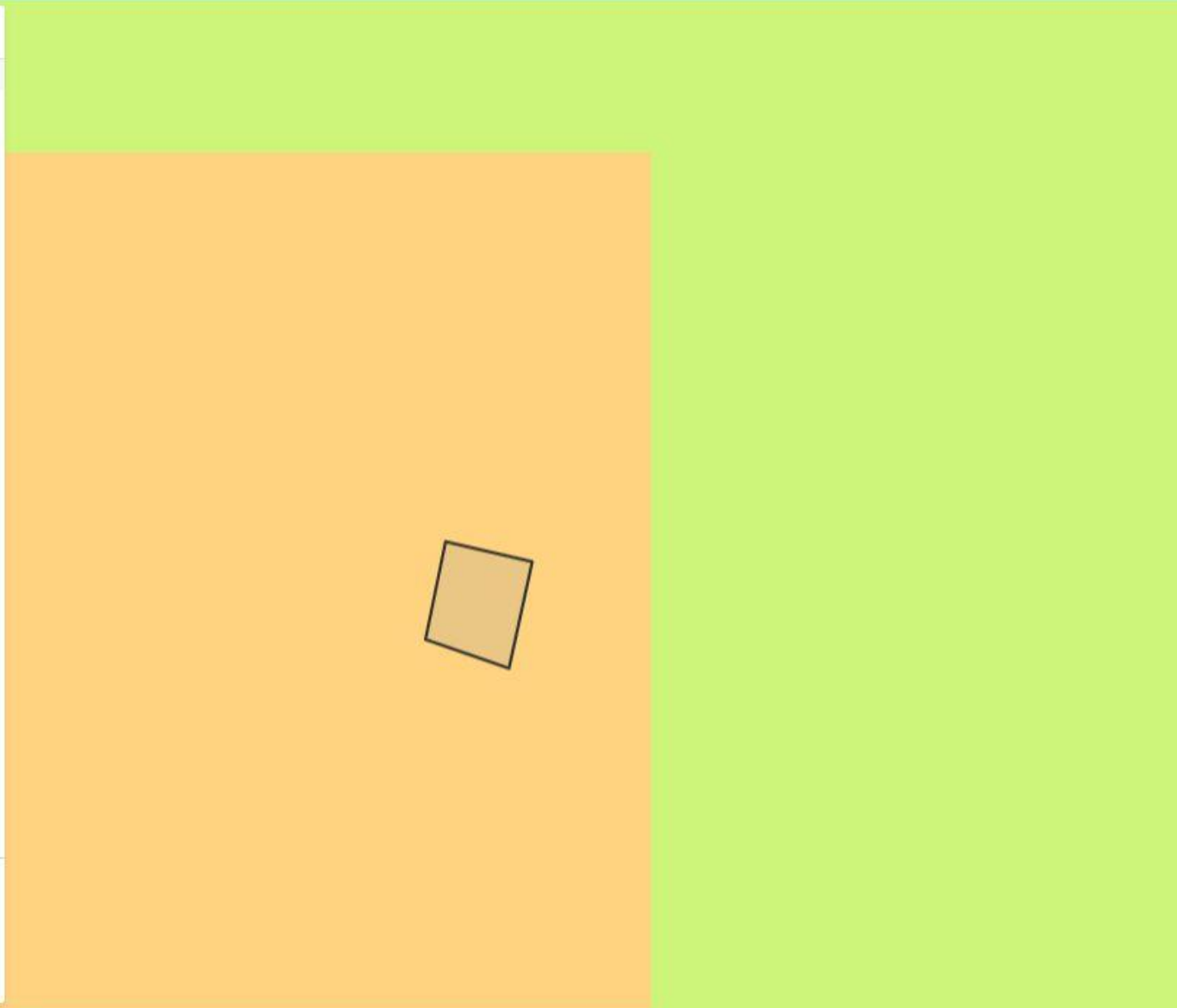
Scrub

Unclassified

Water

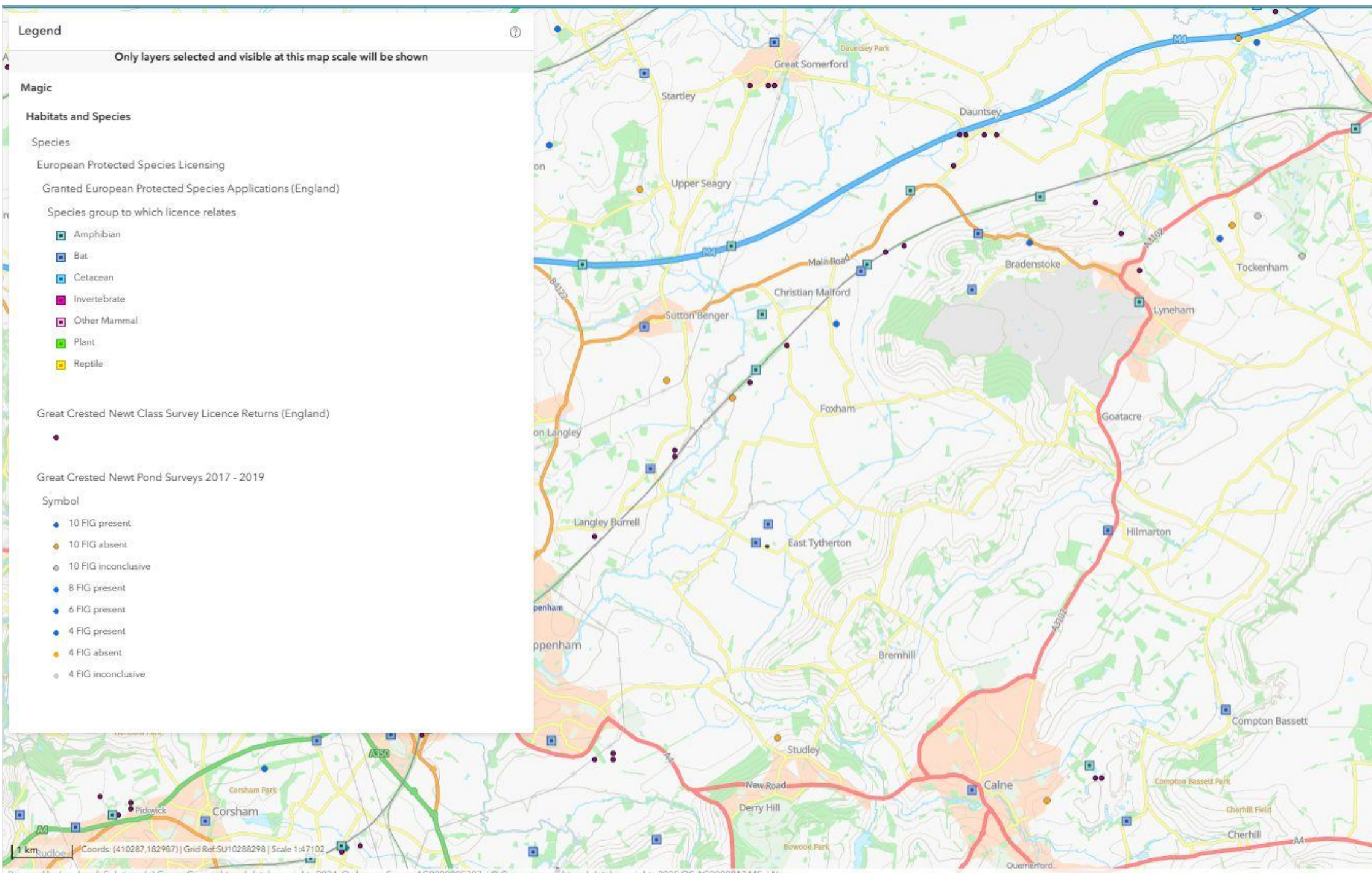
Watermark

Watermark Layer





Granted European Protected Species Application





Appendix 4

SSSI Details

COUNTY: WILTSHIRE SITE NAME: BENCROFT HILL MEADOW

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981

Local Planning Authorities: NORTH WILTSHIRE DISTRICT COUNCIL,
Wiltshire County Council

National Grid Reference: ST 962732 Area: 5.1 (ha.) 12.6 (ac.)

Ordnance Survey Sheet 1:50,000: 173 1:10,000: ST 97 SE

Date Notified (Under 1949 Act): – Date of Last Revision: –

Date Notified (Under 1981 Act): 1988 Date of Last Revision: –

Other Information:

Description and Reasons for Notification:

Bencroft Hill Meadow comprises an area of unimproved pasture of exceptional botanical quality. It is one of the most species-rich examples in southern England of a habitat type which has been largely lost in Britain due to the recent widespread adoption of intensive farming methods.

The site lies on the eastern edge of the Oxford Clay Vale of North Wiltshire and has developed on neutral clay soils on a north-west facing hummocky hillside, overlooking the valley of the River Marden.

The unimproved sward supports a wide variety of grasses and sedges including abundant sweet vernal-grass *Anthoxanthum odoratum*, crested dog's-tail *Cynosurus cristatus*, quaking-grass *Briza media* and red fescue *Festuca rubra*. Also occurring frequently are meadow foxtail *Alopecurus pratensis*, meadow fescue *Festuca pratensis*, rough meadow-grass *Poa trivialis*, and the locally uncommon heath-grass *Danthonia decumbens*.

A light grazing regime has allowed a diversity of herbs to flourish, with large populations of devil's-bit scabious *Succisa pratensis*, cowslip *Primula veris*, pignut *Conopodium majus*, common spotted-orchid *Dactylorhiza fuchsii*, lady's bedstraw *Galium verum* and oxeye daisy *Leucanthemum vulgare*. Slightly less frequent are meadow vetchling *Lathyrus pratensis*, tufted vetch *Vicia cracca*, common knapweed *Centaurea nigra*, common bird's-foot-trefoil *Lotus corniculatus* and tormentil *Potentilla erecta*. Species indicative of a long period of uninterrupted grassland management without the use of chemicals or artificial fertilisers are widespread and include adder's-tongue *Ophioglossum vulgatum*, dyer's greenweed *Genista tinctoria*, betony *Stachys officinalis*, saw-wort *Serratula tinctoria*, pepper-saxifrage *Silaum silaus* and the locally rare hairy lady's-mantle *Alchemilla filicaulis*.

On the lower slopes of the meadow the heavy clay soils have given rise to wet flushes which support plant communities characteristic of damp and marshy ground. Marsh horse-tail *Equisetum palustre*, jointed rush *Juncus articulatus*, water mint *Mentha aquatica* and marsh-marigold *Caltha palustris* occur along with ragged robin *Lychnis flos-cuculi*, creeping-Jenny *Lysimachia nummularia*, common fleabane *Pulicaria dysenterica* and greater bird's-foot-trefoil *Lotus uliginosus*.

The meadow is bounded in places by overgrown species-rich hedges. These are comprised of shrubs such as hawthorn, field maple, blackthorn, hazel, field rose and dog rose, with occasional mature specimens of oak and ash.

A variety of typical grassland butterflies have been recorded including small copper, small heath and common blue.

COUNTY: WILTSHIRE SITE NAME: KELLAWAYS-WEST
TYTHERTON, RIVER AVON

DISTRICT: TROWBRIDGE

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981 as amended

Local Planning Authority: WILTSHIRE DISTRICT COUNCIL

National Grid Reference: ST 942 744–ST 947 753 Area: 4.1 (ha.)

Ordinance Survey Sheet 1:50,000: – 1:10,000: ST 97 NE

Date Notified (Under 1981 Act): 9 July 1998 Date of Last Revision: –

Other Information:

This is a new Geological Conservation Review site.

Description and Reasons for Notification:

Kellaways—West Tytherton is a river bank section along the River Avon in Wiltshire situated 1 km south east of Langley Burrell. The site is the historical type locality for the Callovian Stage; the stage name being derived from a Latinisation of ‘Kellaways’.

The locality includes a number of highly-fossiliferous exposures of the famous ‘Kellaways Rock’, a calcareous sandstone yielding abundant well-preserved bivalves, gastropods, brachiopods, belemnites and ammonites. The site includes the designated type localities of the Kellaways Sand Member, which includes the ‘Kellaways Rock’ itself and also the underlying Kellaways Clay Member of the Kellaways Formation (in a borehole section). The Kellaways district is also the type locality of many important invertebrate species, especially ammonites; the latter include the internationally important stratigraphic index species *Sigaloceras calloviense* (Sowerby), and *Sigaloceras micans* (Buckman) and around 17 other nominal species.

The Kellaways exposures are of great international and historical significance and constitute the most important single Callovian locality in Britain.

COUNTY: WILTSHIRE SITE NAME: SUTTON LANE MEADOWS

Status: Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act 1981

Local Planning Authorities: NORTH WILTSHIRE DISTRICT COUNCIL,
Wiltshire County Council

National Grid Reference: ST 946777 Area: 3.44 (ha.) 8.50 (ac.)

Ordnance Survey Sheet 1:50,000: 173 1:10,000: ST 97 NW

Date Notified (Under 1949 Act): – Date of Last Revision: –

Date Notified (Under 1981 Act): 1988 Date of Last Revision: –

Other Information:

Description and Reasons for Notification:

Sutton Lane Meadows is a botanically diverse area of unimproved neutral grassland in the Oxford Clay Vale of North Wiltshire. The site comprises two extremely herb-rich meadows which are cut for hay in late summer and then grazed in autumn. Such traditionally managed grassland is now very rare due to the widespread adoption of modern intensive farming techniques. The meadows contain important populations of two locally uncommon plant species. Small wetland areas and ancient hedgerows add to the interest.

The sward has developed on gently sloping and freely draining alluvial gravel deposits laid down in the past by the nearby River Avon. These deposits are mostly underlain by the impermeable Oxford and Kellaways Clays, resulting in perennially wet soil conditions in the lowest lying parts.

Many common grasses occur throughout the meadows and include large populations of sweet vernal-grass *Anthoxanthum odoratum*, crested dog's-tail *Cynosurus cristatus*, common bent *Agrostis capillaris* and red fescue *Festuca rubra*. Also present are scarcer meadow species such as yellow oat-grass *Trisetum flavescens*, quaking-grass *Briza media*, downy oat-grass *Avenula pubescens* and meadow brome *Bromus commutatus*.

An exceptional variety of herbs occurs commonly in the sward, including lady's bedstraw *Galium verum*, yarrow *Achillea millefolium*, common sorrel *Rumex acetosa*, common bird's-foot-trefoil *Lotus corniculatus* and yellow-rattle *Rhinanthus minor*. Other widespread species are lesser trefoil *Trifolium dubium*, oxeye daisy *Leucanthemum vulgare*, meadow vetchling *Lathyrus pratensis*, ribwort plantain *Plantago lanceolata* and common knapweed *Centaurea nigra*. Of particular interest is the presence of approximately 500 green-winged orchids *Orchis morio*, comprising one of the most important hay meadow colonies in the county. In addition there are small numbers of meadow saffron *Colchicum autumnale*, a plant which is known from only one other Wiltshire grassland site.

Certain plants are largely restricted to the eastern meadow, for example hoary plantain *Plantago media*, cowslip *Primula veris*, rough hawkbit *Leontodon hispidus*, glaucous sedge *Carex flacca* and the unusual adder's-tongue *Ophioglossum vulgatum*. Conversely other species show a preference for the western meadow, such as pignut *Conopodium majus* and cat's-ear *Hypochoeris radicata*.

Several damper areas occur within the site including a small permanent pond, a winter-wet stream and a series of furrows and depressions. The pond and stream hold fool's water-cress *Apium nodiflorum*, hemlock water-dropwort *Oenanthe crocata*, brooklime *Veronica beccabunga* and narrow-fruited water-cress *Nasturtium microphyllum*. Other wet areas are characterised by such damp-loving plants as ragged-Robin *Lychnis flos-cuculi*, southern marsh-orchid *Dactylorhiza praetermissa*, meadowsweet *Filipendula ulmaria*, marsh bedstraw *Galium palustre* and several species of rush *Juncus* spp.

The meadows are surrounded by species-rich hedges which attract birds such as yellowhammer and lesser whitethroat. Hedge shrubs include abundant hawthorn, elder, field maple, dog rose and bramble. Also present are buckthorn, dogwood, hazel, privet and mature specimens of pedunculate oak and ash. A badger sett occurs in one field corner and in spring the occupants forage on pignut tubers.



Appendix 5

Photos



1 - Overview of garage

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



2 - Southern and Western elevation of the garage showing wooden cladding

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



3 - Southern elevation of garage showing slight lifting of the cladding with no visible signs of bats

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



4 - Southern elevation of the garage showing slight lifting of the cladding with no visible signs of bats

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



5 - Southern elevation of the garage showing surrounding garden

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



6 - Entrance to garage from Western elevation

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



7 - Garage roof showing exposed rafters and Ivy

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



8 - Garage roof showing no visible signs of bats

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



9 - Garage roof meeting Eastern elevation showing small opening and Ivy

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



10 - Garage floor with no visible signs of bats

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



11 - Internal Northern elevation of garage

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



12 - Wood store within garage

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



13 - Garage floor

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



14 - Garage roof looking towards the entrance

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340



15 - Exterior of garage showing no lifting roof tiles

Northfield House - 04/08/2026

Client: FORMstudio

www.southwest-environmental.co.uk

Project Number: S26-340