



ENVIRONMENTAL STATEMENT – ECOLOGY ASSESSMENT

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WILTSHIRE

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ON BEHALF OF DAVID HOUSE



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It is company policy to share species records collected during our surveys with local biological records centres unless instructed otherwise by the client.

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1.0 INTRODUCTION

- 1.1 This assessment has been prepared by LC Ecological Services Ltd to establish the ecological baseline for the site and to identify any likely significant effects with regards to ecology and nature conservation that may occur during the construction and operational phases of the proposed development. The development proposals include the creation of boreholes for a closed-loop Ground Source Heat Pump (GHSP) system at Littlecott Mill, Enford, Pewsey, Wiltshire, SN9 6AW (approximate Ordnance Survey Grid Reference: SU 14240 51778). This assessment includes consideration of the impacts to statutory and non-statutory sites, protected and notable species, and habitats of principle importance.
- 1.2 Wiltshire Council's Screening Opinion concluded that due to the proximity to internationally designated sites of nature conservation, there is potential for significant impacts to these sites and therefore an Environmental Impact Assessment (EIA) is required.
- 1.3 An EIA is a comprehensive, multi-disciplinary process carried out to evaluate available environmental information to ensure that the likely significant effects of a project are identified and assessed before a decision is made to grant an application.
- 1.4 Given the location of the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Scientific Interest (SSSI) is located adjacent to the site, and within the buffer zone of the Salisbury Plain Special Protection Area (SPA) the application falls under EIA regulations as there is potential for significant impacts on these designated sites. This Environmental Statement is designed to inform and describe the likely significant effects, and the measures proposed to protect the environment.

Scope of assessment

- 1.5 This report included the scoping of potential effects, proposed assessment methodology, including baseline data collection, and ecological impact assessment methodologies.
- 1.6 During the creation of the boreholes, potential effects could arise from the following (without the use of the recommended mitigation strategies):
 - water pollution from habitat degradation
 - hydrological changes and atmospheric pollution from particulates generated from habitat degradation
- 1.7 During the operational phase potential effects could arise from the following (without the use of the recommended mitigation strategies):

- Water pollution from habitat degradation

1.8 These potential effects are assessed in detail in Section 6, with Mitigation detailed in Section 8.

2.0 KEY LEGISLATION, POLICY AND GUIDANCE CONSIDERATIONS

Legislation

2.1 In its Screening Opinion, Wiltshire Council concluded (decision letter dated 13th August 2025) that due to the proposed shallow geothermal drilling for the Ground Source Heat Pump (GSHP), the development would require an Environmental Impact Assessment (EIA) due to the site's close proximity to the River Avon Special Area of Conservation (SAC) and the River Avon System Site of Special Scientific Interest (SSSI), and within the Salisbury Plain Special Protection Area (SPA) 6,400 metre buffer. It was considered that there was potential for significant impacts on these European and nationally designated sites. Wiltshire Council concluded:

*“Following consideration of the relevant selection criteria for screening Schedule 2 development presented in Schedule 3 of the EIA regulations, the Planning Authority conclude that the proposed development is likely to have significant environmental impacts. Therefore, the Planning Authority hereby adopts a screening opinion that an **EIA is required in this instance.**”*

2.2 The following legislation may be of relevance to the project. Full details of statutory obligations with respect to biodiversity and the planning system can be found in DCLG (2005) Circular 06/2005:

- **The Conservation of Habitats and Species (amendment) Regulations 2017:** This piece of domestic law transposed the land and marine aspects of the European Union (EU) Habitats Directive (Council Directive 92/43/EEC) and certain elements of the EU Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Key aspects of the regulations include the creation of a "National Site Network" in the UK (following EU exit) that safeguards internationally important habitats and species, and the protection of European Protected Species from deliberate capture, killing, disturbance, or trade.
- **The Wildlife and Countryside Act (WCA) 1981 (as amended):** This Act is the primary piece of legislation governing wildlife, the countryside and natural environment in the UK. It includes four parts and seventeen schedules.

- **The Countryside and Rights of Way Act 2000:** This Act strengthens nature conservation and wildlife protection. It places a duty on Government Ministers and Departments to conserve biological diversity, provides police with stronger powers relating to wildlife crimes, and improves protection and management of SSSIs.
- **The Natural Environment and Rural Communities (NERC) Act 2006:** This Act established the public body Natural England and was generally aimed to enhance rural sustainability. It consolidated biodiversity duties for public authorities, and addressed various matters relating to wildlife protection, site management and public rights of way.
- **Internationally Designated Sites:** *The Conservation of Habitats and Species (amendment) Regulations 2017* have created a National Site Network (NSN) that includes existing SACs and SPAs, and new SACs and SPA designated under these regulations. These are a network of sites designated for supporting habitats or species of high nature conservation importance in the European context. Any activity that has a detrimental effect on a NSN site is made an offence under the Regulations. There is a duty on public bodies and statutory undertakers (competent authorities) to consider the impacts of plans and projects on these protected sites through Habitats Regulations Assessment.
- **Nationally Designated Sites:** SSSIs are protected under section 28 of the *WCA 1981 (as amended)*.
- **The Protection of Badgers Act 1992:** This Act makes it an offence to wilfully take, injure or kill a badger (*Meles meles*); cruelly mistreat a badger; interfere with badger setts. A licence is required for work which may damage or disturb a sett.
- **Bats:** all species of British bats and their roosts are fully protected under the *WCA 1981 (as amended)* and the *Conservation of Habitats and Species (Amendment) Regulations 2017*.
- **Birds:** all birds, their nests, eggs and young are protected by the *WCA 1981 (as amended)*.
- **Cetti's Warbler (*Cettia cetti*):** the Cetti's warbler has extra protection from disturbance during the breeding season under Schedule 1 of the *WCA1981 (as amended)*.
- **Great Crested Newt (*Triturus cristatus*):** the great crested newt and its supporting habitat are fully protected under the *WCA1981 (as amended)* and the *Conservation of Habitats and Species (Amendment) Regulations 2017*.
- **Mammals:** *The Wild Mammals (Protection) Act 1996* provides protection for all wild animals from intentional acts of cruelty.
- **Otter (*Lutra lutra*):** fully protected under the *WCA 1981 (as amended)* and the *Conservation of Habitats and Species (Amendment) Regulations 2017*.

- **Water Vole (*Arvicola amphibius*):** fully protected under the *WCA 1981 (as amended)*.
- **White-clawed Crayfish (*Austropotamobius pallipes*):** fully protected under the *WCA 1981 (as amended)*.

National policy

- 2.3 Chapter 15 of the National Planning Policy Framework (NPPF) (MHCLG, 2024) ‘*Conserving and enhancing the natural environment*’ sets out the Government’s policies on biodiversity, landscape, and geological conservation. Relevant paragraphs within this chapter include paragraphs 187, 188, 192, 193, 194 and 195.

Local policy

- 2.4 Relevant planning policies within the Wiltshire Local Plan (2014) include:

- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 55: Air Quality
- Core Policy 69: Protection of the River Avon SAC

Technical Standards and Guidance

- 2.5 Natural England Protected Species Standing Advice is used by local authorities as a fallback position when in pre-application consultation or during the determination period to define habitat and species survey efforts and mitigation proposals.
- 2.6 The assessment of ecological impacts and mitigation recommendations in this chapter follow the Chartered Institute of Ecology and Environmental Management (CIEEM) *Guidelines for Ecological Impact Assessment* (2018).
- 2.7 All survey methods follow industry best practice guidelines required to establish baseline conditions.
- 2.8 Guidance for designing and implementing ecological avoidance, mitigation, compensation and enhancement measures is presented in Biodiversity — Code of practice for planning and development BS42020 (BSI, 2013).

3.0 ASSESSMENT METHODOLOGY

- 3.1 The assessment of the ecological effects is based on the ecological field survey and desk study.

Determination of Baseline

- 3.2 Baseline ecological data were collected through a desk study and a field survey including a UK Habitat Classification Survey (UKHab, 2023) and protected species habitat suitability assessments. The desk study collated data from published sources, databases and local recorders, including the Wiltshire and Swindon Biological Records Centre (WSBRC). Information was obtained on statutory and non-statutory designated conservation sites and protected and notable species within a 2-kilometre radius of the centre of the site. A search was also undertaken on the Multi-Agency Geographical Information for the Countryside (MAGIC), for statutory sites within 5 kilometres and European Protected Species (EPS) mitigation licences granted within 5 kilometres of the site. Priority habitat maps within 2 kilometres of the site were also obtained from MAGIC.

Methodology for assessment

- 3.3 The EcIA is in accordance with the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).
- 3.4 The starting point was to determine which features should be subject to detailed assessment, that is, those IEFs:
- a) Of sufficient value that impacts upon them may be significant (in terms of legislation or policy); and
 - b) Potentially vulnerable to significant impact arising from the development.
- 3.5 This approach is consistent with the EIA Regulations, which only require investigation of likely significant effects.
- 3.6 The CIEEM guidelines recommend that the value of IEFs or features is determined based on a geographic frame of reference that includes the following levels:

Table 1: Level of Value Assigned to each IEF (adapted from CIEEM (2018))

Level of Value	Example of Definitions
International	An internationally important site e.g., SPA, SAC, Ramsar (or a site considered worthy of such a designation). A viable area of a habitat type listed in Annex 1 of the Habitats Directive, or smaller areas of such habitats which are essential to maintain the viability of a larger whole. A regularly occurring population of an internationally important species (listed on Annex IV of the Habitats Directive).
UK / National	A nationally designated site e.g., SSSI or a site considered worthy of such designation. A viable area of a priority habitat identified within the UK BAP, or of smaller areas of such habitat which are essential to maintain the larger whole. Any recurring population of a nationally important species e.g., listed on Schedules 5 and 8 of the WCA 1981 (as amended). A feature identified as of critical importance in the UK BAP.
Regional (Wiltshire)	Viable areas of key habitat identified within the Wiltshire BAP, or smaller areas of such a habitat which are essential to maintain the viability of the larger whole. A site designated as a Site of Nature Conservation Interest (SNCI) or habitats that meet the designation criteria for SNCI's in Wiltshire. Areas of internationally or nationally important habitats which are degraded but are considered readily restored. A regularly occurring, locally significant population of a species listed as being nationally scarce. A regularly occurring, locally significant number of a regionally important species.
Local (the zone of influence including the site and its immediate vicinity, including habitats within, or linked to those on site)	Areas of internationally or nationally important habitats which are degraded and have little or no potential for restoration. A good example of a common or widespread habitat in the region.

Study Boundaries

3.7 The site is located at approximate central Ordnance Survey (OS) Grid Reference SU 14240 51778, and the ecological study area comprises the site plus:

- five kilometres for international statutory designated sites

- two kilometres for national and regional statutory designated sites and non-statutory designated sites
- two kilometres for all protected, priority, notable, and invasive species
- 500 metres for waterbodies with the potential to support great crested newts
- 30 metres for badgers

Significance Criteria

3.8 The assessment of magnitude of effect assesses whether an impact will be positive or negative; its extent; duration; reversibility and timing and frequency as well as the cumulative effect. A combination of quantitative information and qualitative assessment based on professional judgment was used whilst considering all of these factors to assign effects on the IEFs to one of four categories as detailed in table 2 below.

Table 2: Assessment of Magnitude of Effects

Category	Definition
High	A permanent or long-term effect on the extent/size or integrity of a site, habitat, species assemblage or community, population, or group. If adverse this is likely to threaten its sustainability. If beneficial this is likely to enhance its conservation status.
Medium	A permanent or long-term effect on extent/size or integrity of a site, habitat, species assemblage or community, population, or group. If adverse this is unlikely to threaten its sustainability. If beneficial this is likely to be sustainable but is unlikely to enhance its conservation status.
Low	A short-term but reversible effect on the extent/size or integrity of a site, habitat or species assemblage or community, population or group that is within the range of variation normally experienced between years.
Negligible	A short-term but reversible effect on the extent/size or integrity of a site, habitat or species assemblage or community, population or group that is within the normal range or annual variation.

Limitations

3.9 The habitat survey and condition assessment took place in December 2025 which is outside the optimum botanical survey period therefore some species could have been missed. Nonetheless, the broad habitats have been identified, and the habitats present on site are common and widespread, therefore it is unlikely that any additional species would change the assessment. This is not considered to be a significant limitation.

4.0 BASELINE ASSESSMENT

- 4.1 The site was subject to desk-based assessment and habitat surveys on 5th December 2025. The methods and the key findings are summarised in this section to inform the nature conservation evaluation for each of the IEFs identified.

Designated Sites

- 4.2 The site is located within an area of high-quality habitats. It is surrounded by the River Avon SAC, and River Avon System SSSI located approximately 20 metres from the development site to both the west and east. Salisbury Plain SPA/SAC/SSSI is located 1.8 kilometres to the southeast at its nearest point.
- 4.3 A total of three non-statutory designated sites were identified within two kilometres of the site, including Fifield Swamp Local Wildlife Site (LWS), East Chisenbury Chalk LWS, and Chisenbury Swamp LWS. A full list of the identified designated sites is provided in appendix II.

Habitats

- 4.4 The habitat types within the site were noted during the survey undertaken by LCES on 5th December 2025. Dominant plant species were recorded for each habitat present. Habitats were classified using the UK Habitat Classification methodology version 2.0 (UKHab, 2023). The survey included directly searching for legally protected and invasive species of plant and categorising any habitats of ecological value that were encountered. A general description of the vegetation was also noted, listing species encountered and scoring their abundance using the DAFOR scale shown below, whilst plant species were recorded using nomenclature according to Stace (2019).

D	Dominant
A	Abundant
F	Frequent
O	Occasional
R	Rare
L	Local (used as a prefix to any of the above)

- 4.5 The following habitats were recorded on the site and are described below, and full descriptions are provided in appendix III and photographs provided in appendix IV.
- Built-up areas and gardens, u1, 828
 - Developed land; sealed surface, u1b

Built-up areas and gardens u1, 828

- 4.6 The majority of the development boundary comprised built-up areas and gardens (i.e. vegetated garden) with a well-managed, short sward at approximately 5 centimeters in height. The vegetated garden included a lawn, flower beds, and shrubs. The lawn within this habitat comprised abundant perennial rye-grass (*Lolium perenne*), red fescue (*Festuca rubra*), and meadow-grass (*Poa* sp.), and frequent selfheal (*Prunella vulgaris*), white clover (*Trifolium repens*), slender speedwell (*Veronica filiformis*), and ground-ivy (*Glechoma hederacea*). The flower beds and shrubs included rose (*Rosa* sp.), *Spirea* species, lavender (*Lavandula*), and *Viburnum* species. A species list associated with this habitat is provided in appendix III.

Developed land; sealed surface u1b

- 4.7 A small section of gravel driveway lies in the east of the development boundary (situated to the west of the main mill building). There is no vegetation associated with this habitat.

Off-site Habitats

Individual tree

- 4.8 A dawn redwood (*Metasequoia glyptostroboides*) was recorded within the drip zone falling into the development boundary. The roots of this tree may also extend within the development boundary.

Assessment of habitats

- 4.9 The level of value of these habitats is summarised in table 3 below.

Table 3: Level of value of habitats recorded on site

IEF	Evaluation rationale	Value of IEF
On site		
Built-up areas and gardens (Vegetated garden)	An area of vegetated grassland covers the majority of the site. This is a common habitat at local, county and national level that can support a limited range of flora and fauna.	Local
Developed land; sealed surface	This habitat has no ecological value.	Negligible
Off-site		

IEF	Evaluation rationale	Value of IEF
Individual tree	A single tree is present with its drip zone falling within the boundary of the site. This habitat is common at local, county, and national levels which can support a range of fauna and flora such as nesting birds and foraging and commuting bats.	Local

Protected, Priority, and Notable Species

- 4.10 The WSBRC were contacted for records of protected and notable species from within a two-kilometre radius around the site. Full results are provided in appendix II.
- 4.11 Based on the habitat suitability on the site and records returned by WSBRC, no targeted protected species surveys were considered necessary.
- 4.12 The results of the protected/notable species data search with an evaluation of each species, are referred to by their common and scientific names.

Badgers

- 4.13 The site, its boundaries and a 30-metre buffer zone around the site (where access was possible), were surveyed for badger evidence such as setts, latrines, pathways, footprints, snuffle holes and badger fur (English Nature, 2002). The survey was undertaken by LCES on 5th December 2025. Any setts recorded were classified according to published criteria (Harris, Cresswell and Jefferies, 1989).
- 4.14 The WSBRC returned 18 badger records within two kilometres of the site.
- 4.15 During the survey no evidence or signs of badger activity such as latrines, hair or footprints were noted. Whilst badgers are not currently considered to be present, the site does have the potential to support foraging badgers which are a highly mobile species and could become active on-site prior to work commencing. The site is therefore considered to be of **local importance** to badgers.

Bats: Foraging and commuting

- 4.16 The habitats on site were assessed for their potential to support foraging and commuting habitat for bats. Bats navigate using linear features in the landscape, such as hedgerows and these can be important features for local roosts. The site itself may also provide an important foraging habitat and support local bat roosts. Annex II species of bat may use the site for foraging and commuting. The assessment of the site to support roosting bats was carried out in accordance with the Bat Conservation Trust (BCT) *Bat Surveys for Professional Ecologists Good Practice Guidelines* (Collins, 2023).

- 4.17 WSBRC returned records of 14 confirmed species or genera of bats including bat species, barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), *Myotis* species, Daubenton's bat (*Myotis daubentonii*), whiskered/Brandt's bat (*Myotis mystacinus/brandtii*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), pipistrelle (*Pipistrellus* sp.), common pipistrelle, soprano pipistrelle, long-eared bats (*Plecotus* sp.), brown long-eared bat, and lesser horseshoe bat (*Rhinolophus hipposideros*). According to MAGIC there was one record of a granted licence application for the damage of a breeding site for brown long-eared, common pipistrelle and serotine within two kilometres of the site.
- 4.18 The habitats on site have some potential to support foraging and commuting bats. However, given the size of the development, and the only very limited disturbance to vegetated garden habitat during construction and operational phases is only considered to be minimal. Foraging and commuting bats are considered likely to be utilising the site and as such it is considered to be of **local value**.

Nesting and foraging birds

- 4.19 The habitats on site were assessed for their potential to support nesting and foraging birds. Habitats such as woodland, hedgerows, and individual trees offer suitable foraging and nesting habitat.
- 4.20 WSBRC returned records of 80 species of birds within two kilometres of the site including red kite (*Milvus milvus*), skylark (*Alauda arvensis*), and barn owl (*Tyto alba*).
- 4.21 The habitat within the development boundary provides some foraging habitat for a range of common and widespread bird species. The individual tree (located just off site) provides suitable nesting habitat for a number of common bird species. The site holds low potential to support nesting birds, such as magpie (*Pica pica*) and woodpigeon (*Columba palumbus*). The site is considered to be of **local importance** to nesting and foraging birds.

Great crested newts

- 4.22 Great crested newts only spend a relatively short period of the year in suitable breeding ponds (during the spring); however, these ponds are essential to support populations of the species. The remainder of the year is spent in suitable terrestrial habitats such as tall grassland and woodland. During the winter great crested newts hibernate, often amongst the roots of trees and scrub or in places such as rubble piles, amongst foundations of buildings, or under fallen trees and logs. Great crested newt habitat is assessed by utilising aerial imagery to evaluate the presence of local water bodies able to support the species and assessing the local terrestrial habitat following guidance from Langton et al. (2001) in *Great Crested Newt Conservation Handbook*.
- 4.23 No records of great crested newts were provided by WSBRC within two kilometres of the site.

- 4.24 The on-site habitats provide very limited suitable terrestrial habitat and there are no aquatic habitats within the site boundary. Within the wider (i.e. within the property boundary) there are two drainage ditches, or channels, located within 2 to 3 metres of the development boundary. These ditches / channels are of brick and cement construction and drain excessive flood water and feed into the River Avon. These ditches are not vegetated and rise and fall with the river flow. A retaining wall, north of the development boundary provides some sheltering and hibernating opportunities, and the wider site is connected to other suitable habitats such as woodland edges, which may offer some foraging and hibernation opportunities. The River Avon is approximately twenty metres from the development boundary and would provide a substantial border to any commuting and foraging individuals from the west. The species is assessed as being likely absent from the site, therefore, **great crested newt has been screened out of this assessment.**

Hazel dormouse

- 4.25 The habitat on site was assessed for its potential to support hazel dormouse, which is found in habitats such as woodlands, scrub and hedgerows with good connectivity and suitable food plants, following guidance from the *Hazel Dormouse Conservation Handbook* (Bullion *et al.*, 2025)
- 4.26 WSBRC returned no records of hazel dormouse within two kilometres of the site. According to MAGIC there were no granted licence applications for the hazel dormouse within two kilometres of the site.
- 4.27 The habitats on site have no potential to support hazel dormouse, therefore, **hazel dormouse has been screened out of this assessment.**

Hedgehog

- 4.28 The habitat on site was assessed for its potential to support hedgehog, such as woodlands, scrub, hedgerows, and gardens, with good connectivity to neighboring areas of suitable habitat.
- 4.29 WSBRC returned 12 records of hedgehog within two kilometres of the site.
- 4.30 Overall, the site was assessed as holding **local value** for commuting and foraging hedgehogs and precautionary measures have been recommended.

Otters and water voles

- 4.31 WSBRC returned 15 records of otter and 118 records of water vole (*Arvicola amphibius*) within two kilometres of the site.
- 4.32 The River Avon lies directly adjacent to the site and provides suitable habitat for breeding and foraging otter and water vole. Due to the location of the site, the site and the locality (within approximately 30 metre buffer zone of the site) was

surveyed for both species. Habitat was assessed and any evidence of either species, such as spraint or droppings, footprints, runs, trails, or slides, holts, or burrows, and feeding remains was recorded.

- 4.33 During the survey no evidence of otter or water vole was recorded. However, as the River Avon is located adjacent to the development site, there is potential for these species, if present, to be impacted by the proposals, through disturbance. If these species were to move into the adjacent habitat there could be disturbance and so precautionary measures would be put in place. The site has therefore been assessed as holding **local value**, for both species, and precautionary measures have been recommended.

Reptiles

- 4.34 Habitats on site were assessed for their suitability to support reptile species in accordance with 'Reptile surveys: An introduction to planning, conducting and interpreting surveys for snake and lizard conservation' (Froglife, 1999).
- 4.35 WSBRC returned records of two native species of reptile within two kilometres of the site including common lizard (*Zootoca vivipara*), and grass snake (*Natrix helvetica*).
- 4.36 The habitats on site provide some limited potential for foraging and commuting reptile species. If the short sward lawn was to be left unmanaged, reptiles could colonise it from nearby suitable habitat. The site has therefore been assessed as holding **local value** for reptile species.

Assessment of species

- 4.37 The level of value of these species is summarised in table 4 below.

Table 4: Level of value of protected species supported on the site

Receptor	Evaluation rationale	Value of IEF
Badger	Commuting and foraging habitat on site (vegetated garden).	Local
Bats – Foraging and commuting	Commuting and foraging habitat is present, likely for common and widespread bat species.	Local
Nesting birds	Potential nesting habitat in individual tree (located adjacent to site). Some limited foraging habitat on site.	Local
Hedgehog	Potential commuting and foraging habitat on site (vegetated garden).	Local
Otters and water voles	Potential commuting and foraging habitat, with the adjacent River Avon providing suitable habitat for breeding, commuting, and foraging.	Local
Reptiles	Potential commuting, foraging and hibernating habitat due to scrub and retaining wall.	Local

5.0 IDENTIFICATION AND DESCRIPTION OF CHANGES LIKELY TO GENERATE EFFECTS

5.1 The impacts resulting from the proposals have been assessed with those with potential to cause ecological effects (in absence of mitigation) listed below.

Construction Phase

Designated sites

River Avon SAC, Salisbury Plain SPA, SAC, SSSI, River Avon System SSSI

5.2 There is potential for impacts from construction on the following designated sites – River Avon SAC, and River Avon System SSSI, including from:

- Noise and vibration from construction traffic and plant which could adversely affect species within designated sites.
- Potential damage to designated sites from surface water run-off which could result in pollutants entering the sites and adversely affecting habitats and species that they support.
- Potential damage to habitats from dust deposition generated from construction activities. Dust deposition over a long period of time can affect photosynthesis, respiration and transpiration rate in plants. It may also leave plants more susceptible to fungal attack or absorption of phytotoxic gaseous pollutants.
- Groundwater contamination caused by risks from drilling and grouting during the construction phase.
- Soil and habitat disruption causing potential impacts on the local ecosystems within the designated sites.
- Land subsidence caused by risks from drilling and groundwater interaction during the construction phase.

Habitats

5.3 There will be a small loss of garden habitat within the construction zone during construction phase to facilitate the works.

5.4 A dawn redwood was recorded within the drip zone falling into the development boundary. The roots of this tree may extend to within the development boundary. A root protection zone may need to be implemented in order to protect this tree.

Species

- 5.5 There is potential for adverse effects on species such as bats during construction from increased light levels where construction activities are conducted outside of daylight hours, refer to Section 8.8, below.
- 5.6 There is potential for badgers, hedgehogs, great crested newts, reptiles, otters and water vole foraging in the area to being trapped in trenches or injured otherwise during construction activities.

Operational Phase

Designated sites

- 5.7 If a pipe fractures or a joint fails, the antifreeze solution can leak into the surrounding soil and could potentially be transported via ground water into the River Avon. This directly degrades water quality and can be toxic to aquatic life. Strict regular pressure testing and the use of environmentally benign fluids are standard practice.

Species

- 5.8 There is potential for disturbing, injuring or killing of species from inappropriate management or timing of management of habitats once operational.

6.0 ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS

Construction Phase

River Avon SAC and River Avon System SSSI

Public Access/Disturbance

- 6.1 The site is located immediately adjacent to the SAC, therefore the citation features supported within the SAC are likely to experience direct impacts from the presence of construction workers on site. There is a possibility that the contractors can access land adjacent to the site, for example during breaks, which can cause minor localised disturbance to the habitats within the SAC. However, due to the size of the site, the number of contractors present at any one time will be limited and any disturbance would be short-term. This IEF is of **international** and **national value**, the magnitude of effect is **negligible** and therefore **not significant**.

Habitat Degradation: Water Pollution

- 6.2 The surface water runoff will likely contain sediment generated by ground disturbance, excavation and borehole drilling activities. Localised ground vibration associated with drilling could also contribute to minor disturbance of unconsolidated soil or bank substrates, potentially increasing the mobilisation of sediments during rainfall events. Furthermore, potential spillage or discharge of drilling fluids or borehole arisings associated with the installation of the GSHP system and inappropriate storage of construction materials and waste could cause contaminants to enter the surface water through rainfall runoff.
- 6.3 Given the proximity of the site to the River Avon SAC, the contaminants generated during the construction have the potential to enter the watercourse and affect the qualifying habitats and species of the designated sites.
- 6.4 There is potential for the construction activities to affect the water quality of the SAC through surface water runoff, drainage pathways, or accidental pollution events (such as spills and leaks of fuels from construction vehicles and equipment). This IEF is of **international** and **national value**, the magnitude of effect is **low** and therefore of **minor significance**.

Habitat Degradation: Invasive Species

- 6.5 There is potential for the construction activities to spread invasive non-native species to the SAC through movement of soil or vegetation during excavation works (including those associated with borehole drilling), transfer of plant fragments or seeds on construction machinery, equipment, or vehicles arriving from other sites and importation of soils, aggregates or landscaping materials (if these are required for the works). This IEF is of **international** and **national value**, the magnitude of effect is **negligible** and therefore **not significant**.

Habitat Degradation: Hydrological Changes and Atmospheric Pollution from Particulate Matter

- 6.6 Where sensitive habitats occur in close proximity to construction works, dust can settle on vegetation and surrounding substrates. Dust deposition may temporarily affect vegetation by coating leaf surfaces, potentially reducing photosynthesis and altering local habitat conditions where deposition occurs. In addition to direct deposition on vegetation, deposited particulates may also be mobilised during rainfall events and transported via surface runoff, linking to hydrological pathways.
- 6.7 There is potential for construction activities to cause changes to hydrology or deterioration in water quality which will potentially affect the integrity of the SAC. This IEF is of **international** and **national value**, the magnitude of effect is **low** and therefore of **minor significance**.

Sailsbury Plain SAC, SPA, and SSSI

Disturbance

- 6.8 The site is located approximately 1.8 kilometres to the SAC, SPA, and SSSI (at its nearest point), therefore the citation features supported within the SAC and SPA are not likely to experience direct impacts from site clearance and construction noise. The IEFs are of **international** and **national value**, the magnitude of impact from disturbance is considered to be **negligible** and therefore the impact is **not significant**.

Habitat Degradation: Air Pollution – Risk of Atmospheric Nitrogen Deposition

- 6.9 The SAC / SPA / SSSI are designated in part for sensitive calcareous grassland habitats and associated species such as the marsh fritillary butterfly. The habitats are sensitive to atmospheric nitrogen deposition, which can alter plant community composition and lead to declines in characteristic species of nutrient-poor grasslands. As the site is approximately 1.8 kilometres from the designated site, well beyond the distance at which traffic-related emissions are considered capable of affecting sensitive habitats, the proposal will measurably increase nitrogen deposition within the SAC / SPA / SSSI. The IEFs are of **international** and **national value**, the magnitude of impact from disturbance is considered to be **negligible** and therefore the impact is **not significant**.

Habitats

- 6.10 There will be a very small loss, under 2 metres total (from seven bore holes combined) of garden habitat. As the receptor is of **local importance**, the magnitude of effect is considered to be **negligible**, and therefore **not significant**.

Protected and notable species

Badgers

- 6.11 There will be a very small reduction (under 2 metres) in suitable foraging and commuting habitat as a result of the proposed works. There was no badger setts recorded within the site boundary. As the receptor is of **local importance**, the magnitude of effect is considered to be **negligible** and therefore **not significant**.

Bats - Foraging and commuting habitat

- 6.12 There will be a very small reduction (under 2 metres) in suitable foraging and commuting habitat as a result of the proposed works. As the receptor is of **local importance**, the magnitude of effect is considered to be **negligible** and therefore **not significant**.

Nesting birds

- 6.13 There will be a very small loss (under 2 metres) of suitable foraging bird habitat. As the receptor is of **local importance** and the magnitude of effect is considered to be **negligible**, the impact is therefore **not significant**.

Hedgehog

- 6.14 There will be a very small loss (under 2 metres) of suitable foraging habitat. As the receptor is of **local importance** and the magnitude of effect is considered to be **negligible**, the impact is therefore **not significant**.

Reptiles

- 6.15 There will be a very small loss (under 2 metres) of suitable foraging habitat. As the receptor is of **local importance** and the magnitude of effect is considered to be **negligible**, the impact is therefore **not significant**.

Otter and water vole

- 6.16 There will be a very small loss of potentially suitable foraging habitat (under 2 metres in total). As the receptor is of **local importance** and the magnitude of effect is considered to be **negligible**, the impact is therefore **not significant**.

Operational Phase

River Avon SAC and River Avon System SSSI

Public Access/Disturbance

- 6.17 During the operational phase, the development will not result in a net increase in residential units or materially change the level of recreational activity associated with the property. Consequently, any recreational access to the adjacent river corridor could already occur under baseline conditions and the development will not introduce a new pathway for recreational disturbance or increase the baseline level of public access to the River Avon SAC. This IEF is of **international and national value**, the magnitude of effect is **negligible** and therefore **not significant**.

Habitat Degradation: Water Pollution

- 6.18 During the operational phase, the GSHP system will operate as a closed-loop system, with heat exchange fluid contained within sealed underground pipework. However, there are potential pathways for water pollution to rise in the event of leakage of the heat transfer fluid from the underground pipework and surface runoff from the site transporting nutrients or contaminants into the adjacent

watercourse. This IEF is of **international** and **national value**, the magnitude of effect is **low** and therefore is of **minor significance**.

Habitat Degradation: Invasive Species

- 6.19 During the operational phase, potential pathways to introduce invasive non-native species could potentially occur through domestic gardening activities such as the planting of ornamental species which could spread beyond the site boundary. However, the site is already in residential use, and the development will not change the nature or intensity of land management at the site. Therefore, the development will not introduce a new pathway for the introduction or spread of invasive species beyond what already exists. This IEF is of **international** and **national value**, the magnitude of effect is **negligible** and therefore is **not significant**.

Habitat Degradation: Hydrological Changes and Atmospheric Pollution from Particulate Matter

- 6.20 During the operational phase, there will be no material increase in foul water generation or surface water runoff compared to the existing baseline. The operation of the GSHP will involve a closed-loop system and therefore will not result in abstraction from, or discharge to, ground water or surface water, and will not produce combustion emissions or dust. Therefore, the proposals are not expected to alter groundwater flows or water levels that could influence the hydrological regime of the SAC, and no pathway for atmospheric particulate pollution exists during operation. This IEF is of **international** and **national value**, the magnitude of effect is **negligible** and therefore is **not significant**.

Salisbury Plain SAC, SPA, and SSSI

Public Access/Disturbance

- 6.21 During the operational phase, the development will not result in a net increase in residential units or materially change the level of recreational activity associated with the property. Consequently, the recreational impact on the SAC or SPA will not increase during operation and will unlikely increase the baseline level of recreational impact to the Salisbury Plain SAC and SPA. Furthermore, the designated sites are 1.8 kilometres away from the development site (at the nearest point), making it more unlikely that the operation of the development site will result in an increase in recreational impacts within the SAC or SPA. The IEF is of **international** and **national value**, the magnitude of effect is **negligible** and therefore **not significant**.

Habitat Degradation: Air Pollution – Risk of Atmospheric Nitrogen Deposition

- 6.22 During the operational phase, the development will not involve activities which generate atmospheric nitrogen. The GSHP system will operate through a closed-loop underground pipe network and will not produce nitrogen emissions. Therefore, there will be no pathway for atmospheric particulate pollution to exist during operation. Given the small scale of the development, it is highly unlikely that emissions associated with the development will result in an increase in nitrogen deposition within the SAC or SPA. This IEF is of **international** and **national value**, the magnitude of effect is **negligible** and therefore **not significant**.

Habitats

- 6.23 Development will not increase the number of residents at the site or materially change the level of recreational activity associated with the property. The IEFs are of **local value**, the magnitude of effect is **negligible** and therefore **not significant**.

7.0 CUMULATIVE EFFECTS

- 7.1 A search of the recent registered planning applications (dated between 2021 and 2026) on the Wiltshire Council website using the search terms ‘SN9 6AW’ was undertaken in order to identify any development proposals or works within the immediate locality that could potentially have significant adverse ecological effects in-combination with the site proposals.
- 7.2 The search identified a number of small-scale domestic proposals in the immediate area, including minor extensions, internal alterations, roof and wall repairs, tree works, and the addition of small fenestration features (PL/2026/00935, PL/2025/08575, PL/2025/08825, PL/2025/07034, PL/2022/04448). None of the above identified applications involve significant land-use change, habitat loss, or activities with the potential to affect water quality, hydrology, or air quality in a manner relevant to the adjacent River Avon SAC or the Salisbury Plain SAC/SPA.
- 7.3 Past applications on the site itself, included PL/2024/07733, with works granted (with conditions) for the Mill House and Cottage at Littlecott Mill, with the “*Mill house requires essential repairs to the roof due to subsidence over time. There is a minor extension of the sunroof which could be covered under permitted development and a two-storey bay window added to the West elevation. The Cottage works include the lowering of the existing courtyard walls and the addition of a single storey bay window.*” (Wiltshire Council, 2024).
- 7.4 Granted planning application PL/2024/07733 did not involve significant land-use change but did include temporary activities with the potential to affect water

quality or hydrology in a manner relevant to the adjacent River Avon SAC. Details of which are covered under Environment Agency's permit EPR/ZB3244MX (EA, 2025a, 2025b). Ecological and biodiversity matters are covered under the Cotswold Environmental (2024) *Preliminary Ecological Appraisal and Nocturnal Bat Survey Report*. It is considered however, that the level of in-combination effects upon the identified designated sites is negligible and the proposals are temporary, that no cumulative effects are considered following this.

8.0 ADAPTATION AND MITIGATION

- 8.1 While not all of the impacts identified in section 6 are significant, legislation must be adhered to and therefore the following mitigation outlined in this section is required.

Construction Phase

Statutory designated sites

- 8.2 Impacts from water pollution, invasive species, hydrological changes and air pollution upon River Avon SAC, Salisbury Plain SAC and SPA, River Avon System SSSI and Salisbury Plain SSSI may arise during construction. The current Construction Method Statement (CMS) in place (relating to planning application PL/2024/07733) will be implemented during construction, to mitigate for the potential impact on the international and national sites (Refer to Moulding (2026) CMS document). The CMS may need to be updated in order to cover the borehole creation works.
- 8.3 Additional mitigation measures specific to the installation and operation of the GSHP boreholes are detailed within the Hydro-Thermogeological Appraisal (B.A. Hydro Solutions, 2026) and will be implemented as part of the scheme design and installation process. Key measures include:

Contamination control

- Boreholes will be commenced with a trial pit to a depth of up to 1.2 metres to check for services/utilities and for any signs of contamination. If contamination is encountered, it will be reported and works would be paused to confirm and appropriately manage the material.
- The drilling rig will have been serviced and well maintained prior to mobilisation to site. No servicing or works shall be undertaken on the rig while it is on site to avoid any risk of oil, fuel or loss of other contaminants to ground.
- Fuel shall not be stored on site for the drilling rig and associated equipment. Fuel shall only be brought to site when needed, stored on spill

trays with spill kits and removed when no longer needed. Refuelling on site will be avoided wherever possible.

- Only food-grade drilling lubricants and environmentally friendly products will be used in the drilling process.

Ground water quality and temperature

- Temporary casing (circa 6 to 7 inch in diameter) shall be used to line the top sections of the boreholes. This will contain the influence of drilling and prevent there being any influence outside of the casing on the ground and surrounding environment.
- The boreholes shall be drilled with clean water, compressed air or a combination. The driller shall seek to recover all drill cuttings from the borehole with minimal loss of drill fluids into the ground.
- Drilling shall not remove any more material than that through which the borehole passes and thus will not undermine or cause subsidence, slumping or collapse of the ground. The grout seal means there would be no future movement of groundwater and thus no erosion or displacement of the ground in the future.

Noise and vibration management

- The drilling rig to be used on this site is one of the latest generations of rigs which generates a noise equivalent to heavy goods vehicle or an excavator. The noise most of the time is from the engine which is mainly running in idle and peaks when drilling rods are being advanced through hard(er) ground. In this geology the rig is not expected to struggle as the ground is firm but not excessively hard. Thus, the noise and any vibration would not be any greater than that from an excavator working.
- Vibration from the drilling is very rapidly absorbed and dissipated within the ground. Immediately around the drilling rig there would be some minor vibration felt, beyond 5 to 10 metres no vibration would be detected.

Regulatory compliance

- Ensure boreholes are fully sealed and grouted.
- Maintain required separation distances from sensitive receptors.
- Follow British Standards and GSHP Association guidelines.

8.4 With the proposed mitigation implemented, the magnitude of any effects will be negligible and therefore not significant.

Habitats

8.5 The retained individual tree with drip zone within the red line boundary, will be protected during the construction phase in accordance with the British Standards Institute guidance (BSI, 2012) by installing Heras fencing along the root protection zones before works commence.

- 8.6 The CMS outlined above will ensure that disturbance and spread of invasive plant species associated with construction is sufficiently reduced to avoid impacting on the habitats recorded within the priority sites.

Protected and notable species

Badgers and hedgehogs

- 8.7 To prevent impacts to commuting and foraging badgers and hedgehogs, any excavation will be covered overnight and 'mammal ladders' will be used where appropriate to ensure they do not become trapped in excavations. At no point will unsealed containers be left overnight so that mammals may become trapped.

Bats

- 8.8 During the construction phase, to ensure foraging and commuting bats are not impacted, all lighting provided on site shall be in accordance with the appropriate standards set out in BCT & ILP (2023), following Sections 4.8 to 4.11 'Nocturnal Lighting Measures' within the *Preliminary Ecological Appraisal and Nocturnal Bat Survey Report* by Cotswold Environmental (2024).

Reptiles

- 8.9 Although the adverse impact on reptiles during the construction phase was not significant, mitigation will be implemented to negate the potential for any individuals being harmed or injured in accordance with legislation.
- 8.10 To ensure no reptiles are present within the works area during construction it is recommended to maintain the grassland lawn as it currently is (i.e. with a well-maintained sward of approximately 5 centimetres). This precautionary approach is to avoid harming any reptiles that may be potentially using the site. Materials and any arisings will be kept off the ground through the use of skips or pallets. This will negate any risk of reptiles and great crested newts sheltering within stockpiled materials or arisings from site clearance.
- **If a great crested newt is encountered during any works, all works will stop, Natural England will be contacted, and a licence will be applied for in accordance with legislation.**

9.0 RESIDUAL EFFECTS

- 9.1 No significant negative impacts from the proposed works were identified during the assessment.

10.0 SUMMARY AND CONCLUSIONS

Summary of Baseline

- 10.1 A walkover survey was undertaken across the Littlecott Mill site in December 2025. An assessment of the habitat and its potential for protected and notable species was made, together with a desk study including proximity to designated sites and local records of protected and notable species.

Summary of Mitigation

- 10.2 Mitigation measures will be implemented, including mitigating impacts upon and protecting the retained tree, as well as mitigation strategies for badgers, great crested newts, hedgehogs, and reptiles.
- 10.3 Mitigating impacts to statutory sites and bats are covered under the CMS *Safeguarding and Protection of Adjacent River Avon* (Moulding, 2026) and 'Nocturnal Lighting Measures' (Cotswold Environmental, 2024) respectively.

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APPENDIX I: SITE LOCATION PLAN



APPENDIX II: DESK STUDY INFORMATION

Table A1: International statutory designated sites for nature conservation within five kilometres, and national statutory and non-statutory designated sites for nature conservation within two kilometres of the site

Site name	Conservation status	Distance and direction from site	Level of Value	Reasons for designation
River Avon	SAC ¹	20 m west	International	A chalk river designated for its <i>Ranunculus</i> vegetation, and fish including sea lamprey (<i>Petromyzon marinus</i>), brook lamprey (<i>Lampetra planeri</i>), Atlantic salmon (<i>Salmo salar</i>) and bullhead (<i>Cotto gobius</i>). The site also supports Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>). Also supports Schedule 1 breeding birds, water voles (<i>Arvicola amphibious</i>) and otter (<i>Lutra lutra</i>).
Salisbury Plain	SPA ²	1.8 km west	International	The SPA qualifies for breeding stone curlew (<i>Burhinus oedicnemus</i>) and over wintering hen harrier (<i>Circus cyaneus</i>).
	SAC	1.8 km west	International	Designated for Annex I habitats Juniperus communis formations on heaths or calcareous grassland, semi-natural dry grassland and scrubland; and Annex II species marsh fritillary (<i>Euphydryas aurinia</i>)
	SSSI ³	1.8 km west	National	Salisbury Plain is the largest known expanse of unimproved chalk downland in north-west Europe. It supports thirteen species of nationally rare plant species, sixty-seven invertebrate species and is an important site for breeding birds.

¹ SAC = Special Area of Conservation

² SPA = Special Protection Area

³ SSSI = Site of Special Scientific Interest

Site name	Conservation status	Distance and direction from site	Level of Value	Reasons for designation
River Avon System	SSSI	20 m west	National	The SSSI is notified for its significant populations of the nationally rare southern damselfly (<i>Coenagrion mecuriale</i>), and qualifying species white-clawed crayfish (<i>Austropotamobius pallipes</i>), Schedule 1 birds kingfisher (<i>Alcedo atthis</i>) and Cetti's warbler (<i>Cettia cetti</i>), as well as water vole and otter.
Fifield Swamp	LWS	1.07 south	Regional	An area of former water-meadow now including a series of ponds and patches of tall-herb vegetation with paths cut for fishing access.
East Chisenbury Chalk	LWS	1.31 km northeast	Regional	A small area of chalk grassland outside the Salisbury Plain SSSI; current mapping does not reflect the extent of the habitat.
Chisenbury Swamp	LWS	1.65 km north	Regional	Derelict water meadows next to the River Avon in an area prone to winter flooding. Quite diverse swamp, well sheltered by pollard willows (<i>Salix</i> spp.) and a fine old pollarded <i>Populus nigra</i> .

Records of protected, notable and invasive species within a two-kilometre radius of the site were provided by WSBRC. A full copy of the data search can be provided on request, whilst a summary of the most relevant records is provided below.

Amphibians and reptiles

No records of great crested newt were returned within the two kilometres data search. One record of common toad (*Bufo bufo*), two records of grass snake, and one record of common lizard were provided.

Birds

An extensive list of bird records was provided in the two kilometres data search. The most relevant of these (in relation to the proposed development site; species of conservation

interest) included records of marsh harrier (*Circus aeruginosus*), hen harrier (*Circus cyaneus*), red kite (*Milvus milvus*), osprey (*Pandion haliaetus*), swift (*Apus apus*), stone-curlew (*Burhinus oedecnemus*), curlew (*Numenius arquata*), golden plover (*Pluvialis apricaria*), woodcock (*Scolopax rusticola*), lapwing (*Vanellus vanellus*), little egret (*Egretta garzetta*), kingfisher (*Alcedo atthis*), cuckoo (*Cuculus canorus*), merlin (*Falco columbarius*), peregrine (*Falco peregrinus*), hobby (*Falco subbuteo*), quail (*Coturnix coturnix*), grey partridge (*Perdix perdix*), skylark (*Alauda arvensis*), dipper (*Cinclus cinclus*), house martin (*Delichon urbicum*), corn bunting (*Emberiza calandra*), yellowhammer (*Emberiza citrinella*), linnet (*Linaria cannabina*), grasshopper warbler (*Locustella naevia*), yellow wagtail (*Motacilla flava*), spotted flycatcher (*Muscicapa striata*), black redstart (*Phoenicurus ochruros*), short-eared owl (*Asio flammeus*), and barn owl (*Tyto alba*).

Bony fish

Fish records provided in the data search included eel (*Anguilla anguilla*), Atlantic salmon (*Salmo salar*), brown trout (*Salmo trutta*), grayling (*Thymallus thymallus*), and bullhead (*Cottus perifretum*).

Mammals

Bat records included barbastelle (*Barbastella barbastellus*), serotine (*Eptesicus serotinus*), *Myotis* bat species (*Myotis* sp.), Daubenton's bat (*Myotis daubentonii*), whiskered/Brandt's bat (*Myotis mystacinus/brandtii*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), pipistrelle bat species (*Pipistrellus* sp.), common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), long-eared bat species (*Plecotus* sp.), brown long-eared bat (*Plecotus auritus*) and lesser horseshoe (*Rhinolophus hipposideros*).

The data search provided 118 records of water vole (*Arvicola amphibius*), 15 records of otter (*Lutra lutra*), and one record of water shrew (*Neomys fodiens*). It also provided 18 records of badger (*Meles meles*), two records of polecat (*Mustela putorius*), twelve records of hedgehog (*Erinaceus europaeus*), 32 records of brown hare (*Lepus europaeus*) and eleven records of harvest mouse (*Micromys minutus*). There were no records of hazel dormouse (*Muscardinus avellanarius*).

Invertebrates

Records of invertebrate species were provided, which included a number of coleoptera, lepidoptera and odonata.

Higher plants

Local records of relevant, notable vascular plant species included bluebell (*Hyacinthoides non-scripta*), and lesser butterfly-orchid (*Platanthera bifolia*).

Molluscs

The data search returned two records of Desmoulin's whorl snail (*Vertigo moulinsiana*).

These records of protected, notable, and invasive species in the vicinity of the site increase the likelihood of them being present on site where suitable habitat is identified during the field survey.

APPENDIX III: UK HABITAT CLASSIFICATION SURVEY

Methodology

A detailed walkover habitat survey of the site was undertaken by LCES on 5th December 2025. The habitat types present on site were recorded and mapped following the UKHab methodology (UKHab Ltd, 2023) which uses a system of codes to categorize and describe habitat types. The habitats were classified and evaluated according to their vegetative composition, species abundances (using the DAFOR scale) and general condition, as well as environmental parameters such as soil type, soil moisture content (dampness), altitude and aspect. The full results of the UKHab survey are provided below, for each habitat type recorded the primary habitat code and name is given (in bold text) together with a list of any relevant secondary habitat codes.

Results

Built-up areas and gardens u1, 828

The majority of the proposed development site comprised built-up areas and gardens (i.e. vegetated garden) with a well-managed, short sward at approximately 5 centimeters in height. The vegetated garden included a lawn, flower beds, and shrubs. The lawn within this habitat comprised abundant perennial rye-grass (*Lolium perenne*), red fescue (*Festuca rubra*), and meadow-grass (*Poa* sp.), and frequent selfheal (*Prunella vulgaris*), white clover (*Trifolium repens*), slender speedwell (*Veronica filiformis*), and ground-ivy (*Glechoma hederacea*). The flower beds and shrubs included rose (*Rosa* sp.), *Spirea* species, lavender (*Lavandula*), and *Viburnum* species.

Table A2: Species recorded within the built-up areas and gardens u1

Common name	Scientific name	Abundance	Status
Grasses			
Red fescue	<i>Festuca rubra</i>	A	Common & widespread
Yorkshire-fog	<i>Holcus lanatus</i>	LA	Common & widespread
Perennial rye-grass	<i>Lolium perenne</i>	A	Common & widespread
Meadow grass	<i>Poa</i> sp.	A	-
Herbaceous species			
Daisy	<i>Bellis perennis</i>	O	Common & widespread
Common mouse-ear	<i>Cerastium fontanum</i>	O / LF	Common & widespread
Creeping thistle	<i>Cirsium arvense</i>	O	Common & widespread
Ground-ivy	<i>Glechoma hederacea</i>	F / LA	Common & widespread except on the poorest soils
Greater plantain	<i>Plantago major</i>	O	Common & widespread
Selfheal	<i>Prunella vulgaris</i>	F	Common & widespread
Lesser celandine	<i>Ranunculus ficaria</i>	O	Common on damp, loamy or clay soils
Creeping buttercup	<i>Ranunculus repens</i>	F	Common & widespread
White clover	<i>Trifolium repens</i>	F	Common & widespread

Common name	Scientific name	Abundance	Status
Slender speedwell	<i>Veronica filiformis</i>	F / LA	Common & widespread

Developed land; sealed surface u1b

A small section of gravel driveway lies in the east of the development boundary, situated to the west of the main mill building. There was no vegetation associated with this habitat.

APPENDIX IV: SITE PHOTOGRAPHS

	
Photo 1: View looking southeast across the lawn.	Photo 2: View looking east towards drip zone of dawn redwood.
	
Photo 3: View looking west back towards the house.	Photo 4: Extent of swale and larger flower bed running west, outside of the red line boundary.
	
Photo 5: Dawn redwood, drip zone is within red line boundary.	