



Condition discharge - Enhancement Locations and Proposals

Woodborough House, Church Farm Lane, SN9 5PL

DOCUMENT PRODUCTION RECORD

AUTHOR:	The species enhancement location proposals and map were completed by James Mansfield MCIEEM BA (Hons). James has 7 years' experience undertaking ecological surveys and is a holder of a Class 2 (CL18) survey licence for bats (ref: 2020-44740-CLS-CLS); (CL29) barns owls (ref: 2023-11377-CL19-OWL); and a Bat (Possession) Licence (ref: 2020-47163-SCI-SCI). James is also the former Principal (County) Ecologist for Somerset Council.
REVIEWED BY:	James Mansfield
COMPANY DETAILS:	BN Ecology Ltd, Programme, The Pithay, Bristol, BS1 2NB
ISSUED TO:	Cheryl and Oliver Russ (referred to hereafter as 'the client')
REPORT REFENCE:	2500101SCDC – December 2025
DOCUMENT STATUS:	First Issue

DOCUMENT REVISION RECORD

Issue	Date	Author	Revision Details
1.1	-	-	-

Confidentiality and Reproduction Restrictions

This report is not issued to and cannot be relied upon by any other business, person or entity for any other grounds without the prior permission of BN Ecology Ltd. BN Ecology Ltd will not accept liability or responsibility for the use of this report or its findings (permitted or not) except for the aforementioned project, being the reason it was initially drafted and compiled. In the production of this report, BN Ecology Ltd relied upon information obtained and provided by others. The accuracy and completeness of this information cannot be guaranteed by BN Ecology Ltd; however all reasonable measures have been implemented to ensure that the data/information is accurate and that the observations made regarding the information are precise. This being said, BN Ecology Ltd cannot be made liable for any omissions or errors or for any losses/consequential losses following decisions made based on this report's findings.

Non-technical Executive Summary

Background and Proposals

The proposals comprise the erection of an outbuilding for ancillary residential purposes, including annexed accommodation and installation of new Package Treatment Plant on land at Woodborough House, Church Farm Lane, Woodborough, Pewsey, SN9 5PL.

Planning Permission has been granted by Wiltshire Council on 10.10.2025, subject to planning obligations being satisfied (conditions). This report has been compiled to satisfy Condition 5 of the permission which is worded as follows;

5. Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before occupation of the ancillary outbuilding hereby permitted.

REASON: To provide mitigation /enhancement for biodiversity.

To satisfy this condition, it is proposed to incorporate two no. bat access tiles on the southern elevation of the annex and one bird nesting provision to be built into the northern elevation. Full details of the locations and specifications of these are given in this report.

Proposed provisions

Bat access tiles

Two no. Bat Access Tiles, to be installed at least four metres above ground level incorporated into the roof on the south elevation of the annex.

Nesting bird provision

One no. Vivara Pro Woodstone House Martin nest, or similar, to be mounted directly under the eaves, away from windows and at least 2m above ground level, on the north elevation of the annex.

Responsibilities and Reporting

It is BN Ecology's understanding that the Client will employ suitably qualified persons to install these features following the parameters set out in this report.

Contents

Non-technical Executive Summary	3
1. Introduction and Project Details.....	5
Table 1.1 – Site Specific Information	5
2. Report Objectives	6
3. Conditions.....	7
3.1 Condition 5.....	7
4. Conclusion	9
Appendix 1 – Site plans	10
Appendix 2 – Enhancement Location Plans	11

1. Introduction and Project Details

- 1.1. This report has been compiled to discharge conditions relating to planning application PL/2025/06520 relating to the erection of an outbuilding for ancillary residential purposes, including annexed accommodation and installation of new Package Treatment Plant on land at Woodborough House, Church Farm Lane, Woodborough, Pewsey, SN9 5PL.
- 1.2. BN Ecology has produced the Enhancement Location and Proposals Plan to satisfy the following planning condition;
- 5. *Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before occupation of the ancillary outbuilding hereby permitted.*
- REASON: To provide mitigation /enhancement for biodiversity.*

Table 1.1 – Site Specific Information	
Category	Site Specific Information
Site Name	Woodborough House
Site Location	Church Farm Lane, Woodborough, Pewsey, SN9 5PL
Local Authority	

2. Report Objectives

2.1 – The Objectives Set Out in this Report

- Specify the enhancements to be installed in the proposed annex.
- Detail the specifications that must be followed for installation including details including height, position and distance from features.
- Delineate clearly on a map where enhancements should be located.
- Ensure that the proposals will be acceptable in terms of planning legislation or other statutory consent and will work in accordance with current wildlife legislation.
- Ensuring that the above fulfils and meets the criterion specified in Condition 5.

3. Conditions

3.1 Condition 5

Condition wording;

'Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before occupation of the ancillary outbuilding hereby permitted.

REASON: To provide mitigation /enhancement for biodiversity.'

Discharge;

To discharge this condition, it is proposed to install the following;

- Two no. bat access tiles
- One no. nesting bird provision

Bat access tiles

The following link provides an example of a suitable bat access tile; [Bat Access Tile](#)¹

Two Bat Access Tiles should be mounted on the southern elevation.

Installation prescription: The bat access tile will be installed within the approved roof slope and location, at least four metres above ground level on the southern elevation of the approved building, to provide a discrete access crevice allowing direct entry into the allocated crevice dwelling feature. Within the area accessible to bats beneath the access tile, bituminous roof felt will be used exclusively, dressed and trimmed to provide a continuous and unobstructed access route. No breathable roof membrane will be present within the bat-accessible zone. Where breathable membranes are used elsewhere within the roof, they will be physically separated from the access area through termination of the membrane away from the access point and the installation of a continuous timber or rigid barrier, with bituminous felt lapped and sealed over this barrier to fully isolate the access zone. These measures will ensure bats entering via the access tile cannot access breathable membranes.

See Appendix 2 for detailed location.

Nesting bird provision

¹ <https://www.justlead.co.uk/product/bat-access-tile-weathering/> (Accessed: 17/12/2025)

The following link provides an example of a suitable nesting bird provision; [House Martin Box²](#).

Installation prescription: The Vivara Pro WoodStone House Martin Nest box will be installed in the approved location, prior to completion of the development. The nest box will be securely fixed beneath the building eaves on the specified elevation, reflecting the species' natural nesting preferences. Installation will be at a minimum height of approximately 2 m above ground level, or higher where practicable, with a clear, unobstructed flight path to the nest entrance. The box will be positioned to minimise exposure to prevailing weather and excessive direct sunlight, and away from artificial lighting and areas of high disturbance. While only one nest box is being recommended, the client may consider installing two nest boxes; if this is considered, these should be installed in close proximity to one another to reflect the colonial nesting behaviour of house martins. This measure will provide suitable artificial nesting opportunities for a locally declining species and is considered to represent an ecologically appropriate and proportionate form of enhancement.

See Appendix 2 for detailed location.

² https://www.wildcare.co.uk/wooden-swift-box-zeist-type.html?ppc_keyword=&campaignid=14459002796&adgroupid=128240307822&adid=568218143680&gad_source=1&gad_campaignid=14459002796&gbraid=0AAAAABRqD_arAgmRrD5JthSxDlc-rhOBx&gclid=EAlaIQobChMIvub9spDCkQMV3JFQBh2GUQHkEAQYBCABEgluXvD_BwE (Accessed: 17/12/2025)

4. Conclusion

It can be concluded that the above details should be sufficient to fulfil the detailed requirements outlined to allow Condition 5 to be discharged in full.

Appendix 1 – Site plans



Figure 1 – proposed northern elevation

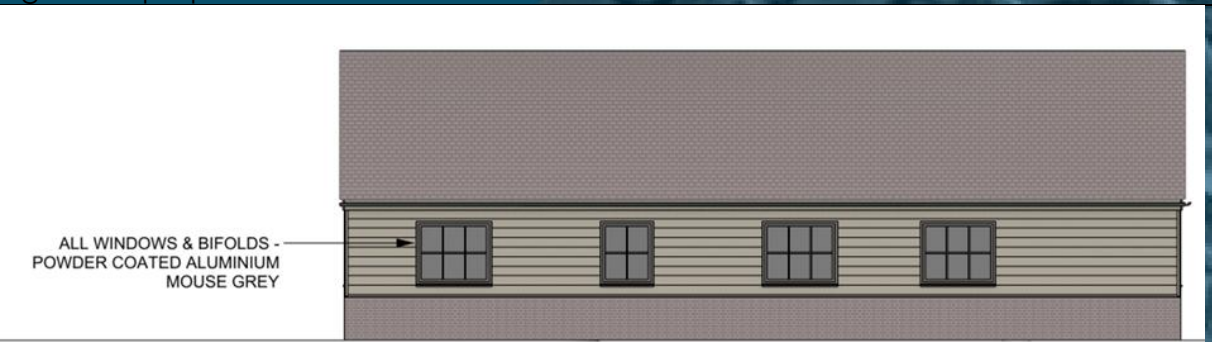


Figure 2 – proposed eastern elevation



Figure 3 – proposed southern elevation

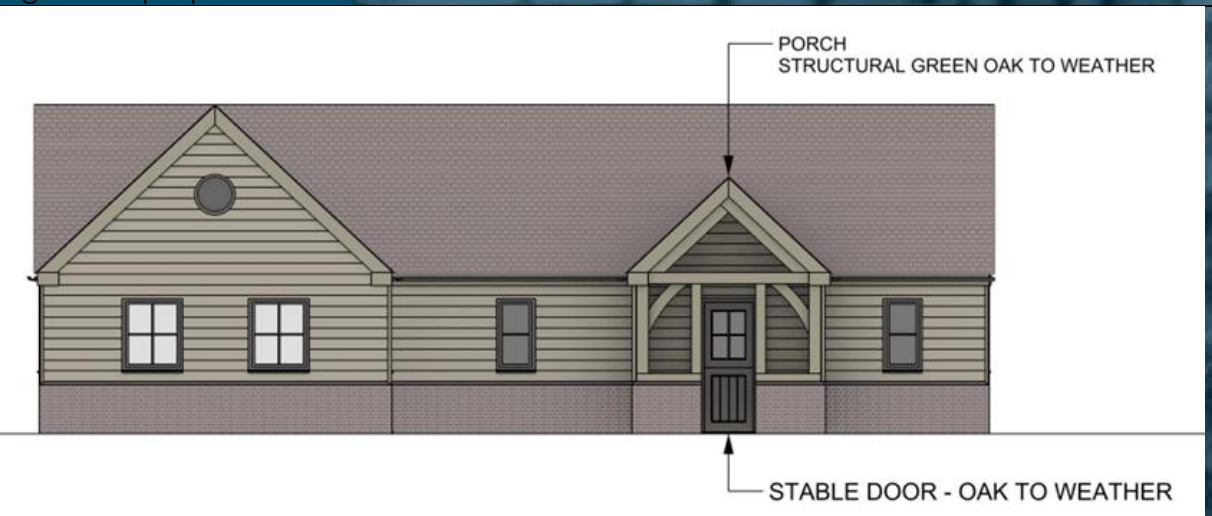
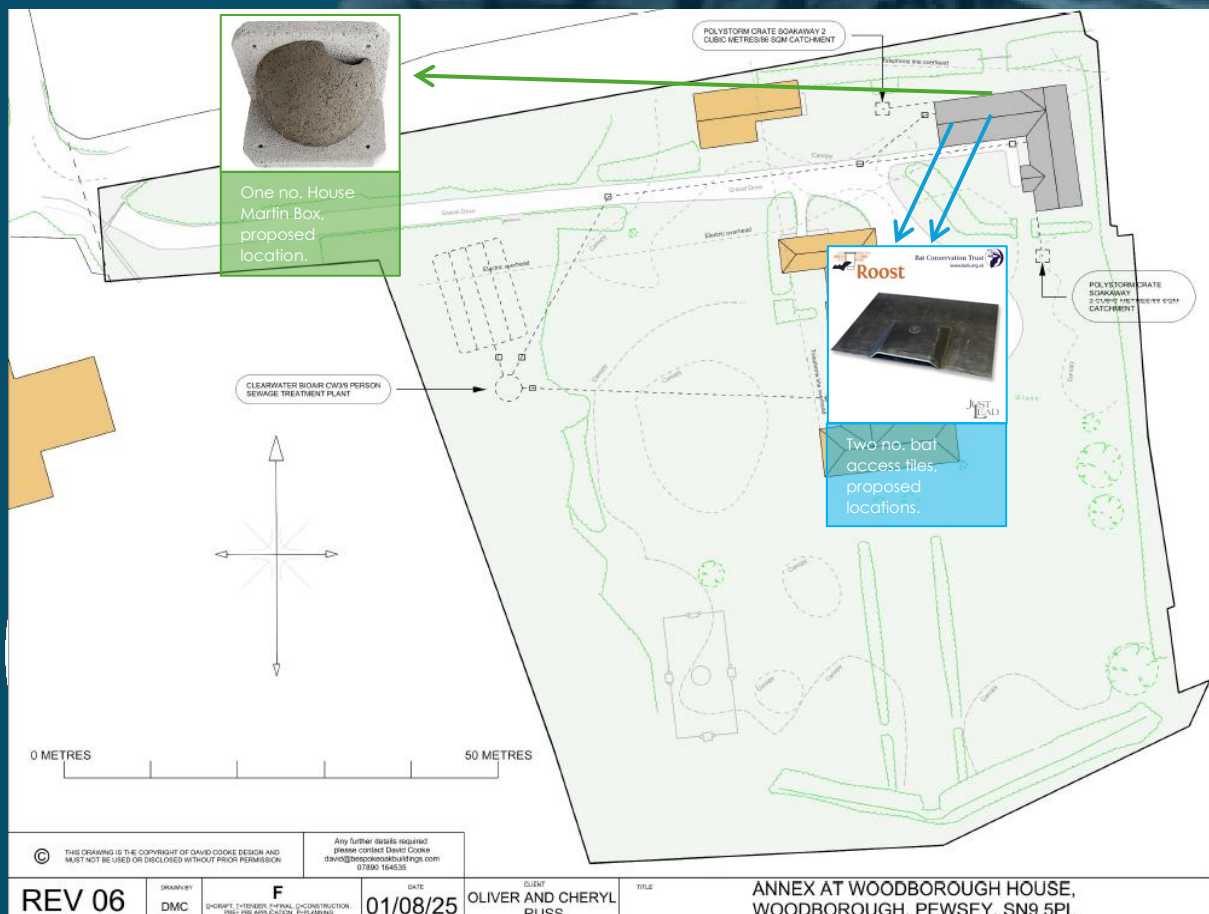
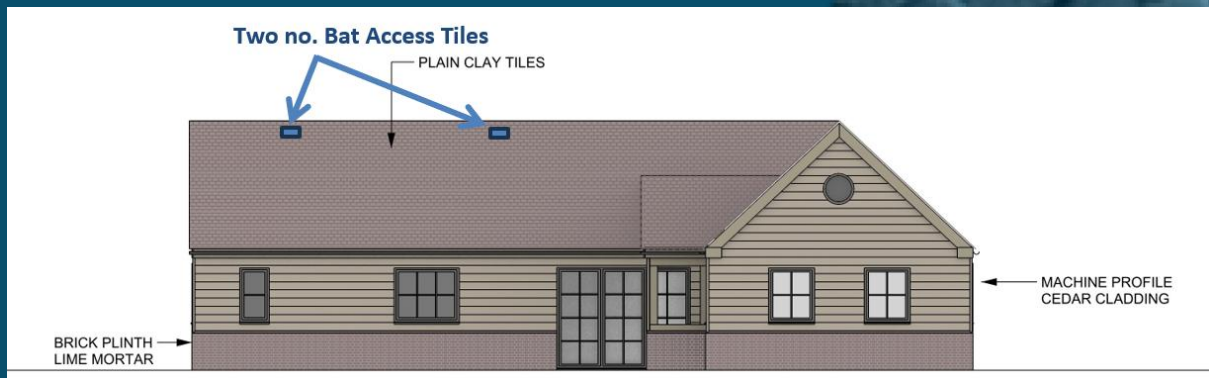


Figure 4 – proposed western elevation

Appendix 2 – Enhancement Location Plans





Copyright BN Ecology Ltd ©
2025

