



Biodiversity Enhancement Plan

Report prepared for: Mr Peter Webb

The Old Smithy
Holloway Road
Malmesbury
Wiltshire
SN16 9HX

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1 INTRODUCTION

1.1 This Biodiversity Enhancement Plan has been prepared to set out biodiversity enhancement measures for The Old Smithy, Holloway Road, Malmesbury, Wiltshire SN16 9HX (central Ordnance Survey (OS) Reference ST 93627 87338). The biodiversity enhancement measures set out within this document are considered proportionate to the scale of the development and are designed to deliver a measurable biodiversity benefit in accordance with planning policy requirements.

1.2 A planning application has been submitted to Wiltshire Council under reference PL/2026/04980, for a garage and change of use of land to residential. A Biodiversity Enhancement Plan is required to discharge the following planning condition:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes and hedgehog hibernacula shall be submitted to the Local Authority for approval. The approved details shall be implemented for the lifetime of the development and before completion of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

1.3 The National Planning Policy Framework (NPPF) (August 2026) sets out the Government's planning policies for England and how these should be applied. Chapter 19: Conserving and Enhancing the Natural Environment is of particular relevance to this report, setting out national policy relating to the conservation and enhancement of biodiversity, habitats, species and the wider natural environment.

2 AIMS AND OBJECTIVES

2.1 Regarding biodiversity onsite, the aims of this document are to:

- promote the use of the site by bats through installation of bat boxes; and,
- promote the use of the site by bird species through installation of bird boxes; and,
- promote the use of the site by hedgehog through the installation of a permanent hedgehog shelter.

Controlling Authority

- 2.2 The controlling authority is Wiltshire Council

Management Responsibilities

- 2.3 The site owner is responsible for ensuring the funding and implementation of this Biodiversity Enhancement Plan.
- 2.4 The site owner will ensure that any remedial measures proposed are approved by the relevant LPA. Any breaches of the requirements of this plan, or where requirements cannot be met, will be reported as soon as practicable. Where necessary, the owner will report any failures or amendments to remedial measures to Wiltshire Council following consultation with the appointed ECoW.

Table 1: Schedule of Works for Implementation

Ecological Feature	Timings of Implementation	ECoW required for implementation	Additional Notes
Bat Boxes	Prior to completion of the development.	No	To be implemented in accordance within BEP
Bird Boxes	Prior to completion of the development.	No	To be implemented in accordance within BEP
Hedgehog shelter	Prior to completion of the development.	No	To be implemented in accordance within BEP

BIODIVERSITY ENHANCEMENT PRESCRIPTIONS

- 2.5 Local planning authorities have an obligation to promote biodiversity enhancement where possible. As such, the following biodiversity enhance features will be installed following completion of construction works. Enhancement features will remain permanent fixtures onsite. Installation locations are shown in Figure 1.

Bats

- 2.6 Two bat boxes will be installed upon mature trees within the site grounds, using Schwegler 1FF or similar boxes of woodcrete construction, which is suitable for a variety of bat species including *Pipistrellus*, *Myotis* and *Plecotus* species.
- 2.7 The following considerations have been given when selecting the positioning of bat boxes on site:

- The chosen placement is of a robust nature, reducing possibility of a bat box falling to the ground which could cause damage to the box, loss of a roost, or disturbance, injury or death to bats.
- Climbing plants must not be allowed to grow up towards the bat boxes as this may eventually block entry.
- The surroundings must remain free from obstruction, allowing for a more direct flight path into the bat boxes.
- The location must safely accessible, should the bat boxes need to be repaired, replaced or monitored by bat-licensed personnel.
- Following Bat Conservation Trust guidelines, the bat boxes shall be installed a minimum of 4 m above ground and positioned to ensure that it will receive direct sunlight for at least part of day, in a south, east or south-east facing direction. They must not face north or north-east.

2.8 Installed bat roost features must remain in dark locations during the operational phase. No permanent external lighting will be directed towards, or create spill onto, these features or their access points.

Note: Once a bat box is occupied, it is an offence to disturb any bat when it is roosting, or to kill, injure or handle a bat without the appropriate licence granted by Natural England. If a sick or injured bat is found, the local Wildlife Trust or bat group should be contacted for further advice. If maintenance of the bat boxes is required, a suitably licensed bat worker or local bat group must be consulted.

Birds

2.9 To increase opportunities for nesting birds, one bird nest box will be installed on mature trees within the site, using Vivara Pro WoodStone Bilbao 32 mm Nest Box, Schwegler 1B Nest Box or similar woodcrete-built boxes.

2.10 For maximum success, the bird box will be installed as follows:

- Following British Trust of Ornithology guidelines for mounting bird boxes, it will be positioned no lower than 3 m above ground to offer protection from both ground level disturbance as well as from potential threats.
- The proposed placement of the bird box will allow for a clear flight path, without obstruction to the nest box entrance.
- Further information regarding nest boxes can be found at <https://www.bto.org/how-you-can-help/providing-birds/putting-nest-boxes-birds/make-nest-box>

2.11 **Note:** When the nest box is occupied, all common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Hedgehog

- 2.12 The hedgehog is a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006 and has undergone substantial population declines in Britain. To enhance the site for this species, a purpose-built hedgehog shelter will be installed beneath dense shrubbery within the garden to the east of the dwelling. The shelter will provide a secure resting and hibernation opportunity and will be positioned away from the adjacent road to reduce the risk of road mortality. The installation location is shown on Figure 1.

RELEVANT PLANNING AND LEGISLATION

Wiltshire Council Local Plan

The Wiltshire Core Strategy¹ was adopted in January 2015. Core Policy 50: Biodiversity and Geodiversity seeks to protect features of nature conservation and geological value, maintain ecological connectivity and functionality, and avoid and reduce disturbance to sensitive wildlife species and habitats. Where ecological features cannot be retained, impacts must be mitigated as far as possible, with appropriate compensation provided to ensure no net loss of the local biodiversity resource. Development should also seek opportunities to enhance biodiversity through the restoration, enhancement and creation of habitats and ecological networks.

National Planning Policy Framework 2026

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2026)² sets out the Government's planning policies for England. Chapter 19, Conserving and Enhancing the Natural Environment, requires planning decisions to conserve and enhance biodiversity, strengthen ecological networks and support nature recovery. Development should avoid significant harm to biodiversity and, where impacts cannot be avoided, they should be adequately mitigated or, as a last resort, compensated for. Development should also seek opportunities to conserve and enhance existing natural features and incorporate measures that support priority or threatened species.

¹ Wiltshire Council (2015). Wiltshire Core Strategy. Adopted January 2015.

² Ministry of Housing, Communities and Local Government (2026). National Planning Policy Framework. Published 17 August 2026.

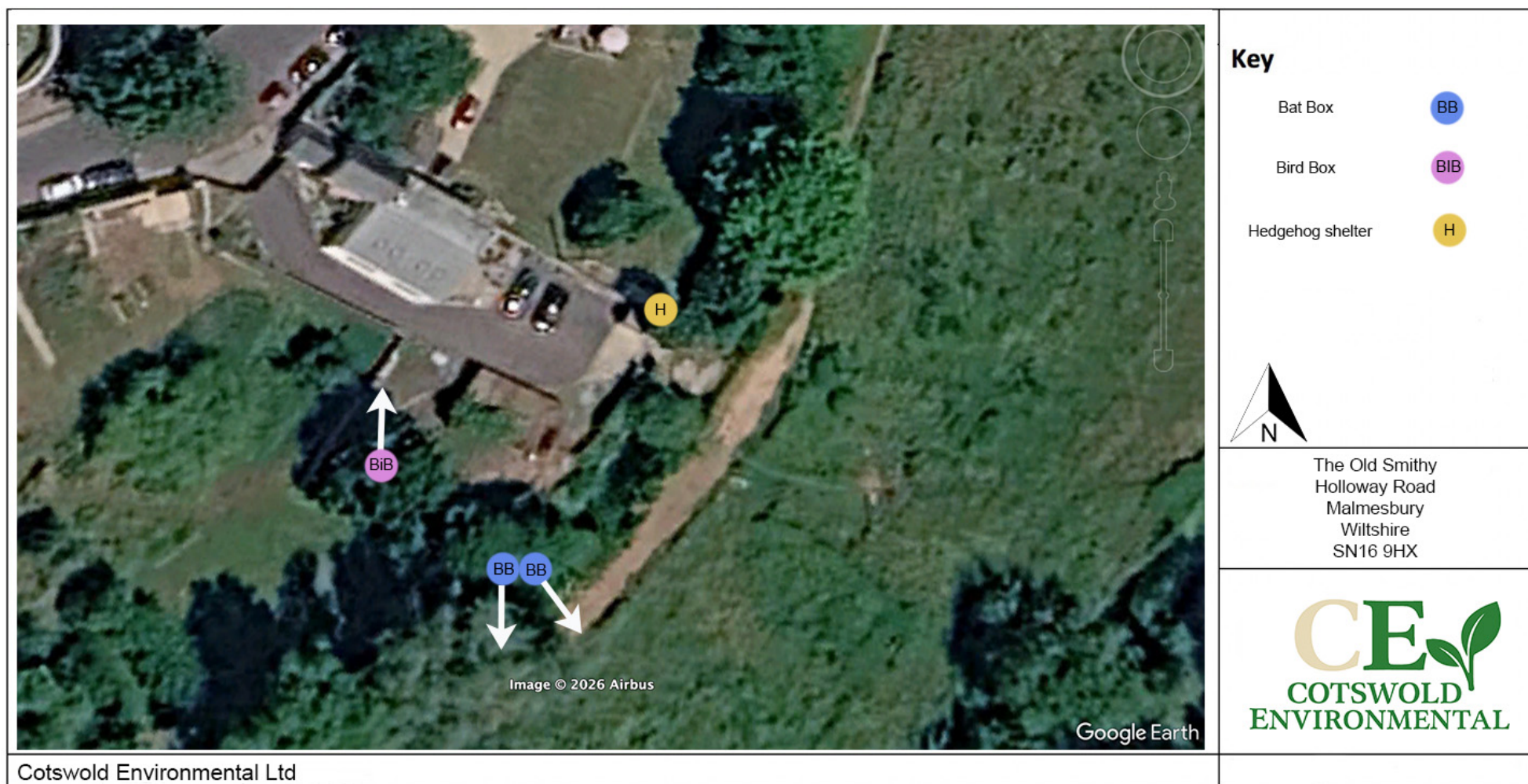


Figure 1: Biodiversity Enhancement Map (arrow denotes front-facing direction)