

BOSTON ROAD, GOSBERTON

Bird and Bat Box Schedule

Prepared for: Brown & Co

SLR Ref: 424.12866.00002
Version No: 1
January 2022



BASIS OF REPORT

This document has been prepared by SLR with reasonable skill, care and diligence, and taking account of the manpower, timescales and resources devoted to it by agreement with Brown & Co (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

CONTENTS

1.0	INTRODUCTION.....	1
1.1	Terms of Reference.....	1
1.2	Site Context and Proposals	1
1.3	Quality Assurance and Environmental Management.....	1
2.0	BIRD AND BAT BOX SCHEDULE.....	2
2.1	Provision of Tree-Mounted Bat Boxes	2
2.2	Provision of Integrated Bat Boxes	3
2.3	Provision of Integrated Bird Boxes.....	4

DRAWINGS

Drawing 1: Plan of Proposed Locations for Bird and Bat Boxes

Drawing 2: Proposed Locations for Bird and Bat Boxes on Dwellings

1.0 Introduction

1.1 Terms of Reference

SLR Consulting Limited was commissioned by Brown & Co to produce a Bird and Bat Box Schedule for a development off Boston Road, Gosberton, Lincolnshire, PE11 4NR.

Planning permission was granted on the 9th July 2018 by South Holland District Council, for a residential scheme. Condition 13 of this consent states:

“Prior to the commencement of the development hereby permitted there shall be submitted to and approved in writing by the Local Planning Authority details of a scheme for the provision of 5 bat boxes for the roosting of bats, and 5 nest boxes for breeding birds in accordance with the findings and recommendations of the approved Preliminary Ecological Appraisal (prepared by SLR Consulting Ltd - Version 2 May 2016). The approved scheme shall be implemented prior to the commencement of development hereby approved and shall thereafter be retained.”.

In order to gauge the potential of existing trees to support bird and/ or bat boxes, and to review the context of the site within its setting, a site visit was undertaken by Ms Julia Kozłowska, Consultant Ecologist with SLR Consulting, on the 11th of January 2022.

1.2 Site Context and Proposals

The development site lies within the east of Gosberton; access will be achieved off Boston Road which runs adjacent to the east of the site. To the south lies High Street which will be connected to the development via an area of Public Open Space (POS) with an integrated footpath and cycle path.

The site currently consists of three fields of improved to semi-improved grassland which is bounded by a combination of ditches, trees, hedgerows and fence lines.

Proposals involve the construction of 46 dwellings with two areas of Public Open Space, and an Attenuation Pond created close to the western boundary. Existing mature hedgerows to the west, northwest and southeast of the site and a line of trees to the north of the site are being retained and provide excellent foraging conditions for bats and birds.

1.3 Quality Assurance and Environmental Management

This report has been prepared by SLR Consultant Ecologist Ms Julia Kozłowska QCIEEM, in line with SLR's Quality Assurance procedure.

The report has been peer reviewed by Mr Gary Oliver, Principal Ecologist with SLR Consulting, full member of CIEEM and holder of Natural England survey licences for bats, great crested newt and barn owl.

2.0 Bird and Bat Box Schedule

2.1 Provision of Tree-Mounted Bat Boxes

Two Schwegler IFF bat boxes with built in rear panel¹ shall be erected on two ash (*Fraxinus excelsior*) trees located on the northern boundary at central OS grid reference TF 24505 31620 and TF 24498 31624 (Drawing 1 and Plate 1). The trees lie outside of private gardens, and form part of a tree line extending from a mature hedgerow.

The boxes shall be positioned facing south to southeast, at a height of at least 3 metres from the ground, and away from over-hanging branches as bats favour clear flight paths to and from their roosts; boxes shall be hung using aluminium nails. The boxes are open at the base, making them maintenance-free.



Plate 1: View of two ash trees on which bat boxes shall be erected

¹ Available from <https://www.nhbs.com/1ff-schwegler-bat-box-with-built-in-wooden-rear-panel>

2.2 Provision of Integrated Bat Boxes

In addition to the two tree-mounted bat boxes, a further three Ibstock bat boxes shall be incorporated within the fabric of three of the new dwellings as they are constructed (refer to Drawing 1 and 2).

The bat boxes shall face south and be positioned in those properties located in the north and southwest of the development, close to existing suitable bat foraging habitat and commuting routes, thereby increasing the likelihood of them being occupied. Dwellings which will include bat boxes are:

- Plot 14 and 42, on the south facing wall above the garage; and
- Plot 38, on the south facing wall.

These are available in a range of colours such that they will match the colour of the brickwork.

Bat box specifications and colouring are provided in Table 2-1 below.

Table 2-1: Bat box specifications, colouring and mounting instructions²

Type	Specification
IBSTOCK ENCLOSED BAT BOX C x 3	 Available from https://www.nhbs.com/ibstock-enclosed-bat-box-cnhs.com
	Further information and installation instructions: - To integrate with the building brickwork two large smooth yellow bat boxes (Plots 14 and 38) and one large smooth red bat box (Plot 42) will be erected. - Boxes shall be integrated into building brickwork at a height of at least three metres the location specified in Appendix 1. - These boxes are designed for a range of crevice-dwelling bat species including common pipistrelle (<i>Pipistrellus pipistrellus</i>), soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) (a NERC Act 2006 species of principal importance) and Nathusius' pipistrelle (<i>Pipistrellus nathusii</i>);

² If any of these boxes are out of stock, similar models/ designs shall be selected in consultation with an ecologist.

Type	Specification
	- The interior contains several roosting zones, offering different conditions, allowing bats to alter their position in accordance with the weather conditions prevalent at the time; and - The boxes are designed to only be attractive to bat species and are designed to be maintenance free.

2.3 Provision of Integrated Bird Boxes

In order to provide enhanced nesting opportunities for birds, bird boxes shall be incorporated the fabric of five new dwellings as they are constructed (refer to Drawing 1 and 2). Box specification and mounting instructions are provided in Table 2-2³. Dwellings which will include bird boxes are:

- Plot 7, 9 and 19, on the east facing wall above the garage; and
- Plot 28 and 32, on the east facing wall.

Box designs have been selected to prioritise species of national conservation concern⁴ which take readily to boxes and for which suitable habitat is present within the site and surrounding area. Five Ibstock swift brick nest boxes shall be fitted facing east. These boxes not only provide new nesting opportunities for swift (*Apus apus*) but, as research has shown⁵, also for species such as house sparrow (*Passer domesticus*), great tit (*Parus major*), as well as blue tit (*Cyanistes caeruleus*) and starling (*Sturnus vulgaris*). House sparrows and starlings are included within the NERC Act 2006 as a species of principal importance.

These are available in a range of colours such that they will match the colour of the brickwork.

Table 2-2: Bird box specifications and mounting instructions

Type	Specification
IBSTOCK ECO HABITAT FOR SWIFT NEST BOX x 5	 Available from https://www.nhbs.com/ibstock-eco-habitat-for-swifts

³ Product Codes have been provided for the NHBS (www.nhbs.com), although other suppliers are available

⁴ Eaton, M.A., Aebischer, N.J., Brown, A., Hearn, R.D., Lock, L., Musgrove, A.J., Noble, D.G., Stroud, D.A., & Gregory, R.D. (2015). Birds of Conservation Concern 4: the population status of birds in the UK, Channel Islands and Isle of Man. *British Birds*, 108: 708-74

⁵ <https://drive.google.com/file/d/1ljCJ7rlkNMrr4lxd41XcBU3YC6IFKM6z/view>

Type	Specification
	Further information and installation instructions: • To integrate with the building brickwork four buff swift boxes (Plots 7, 9, 19 and 28) and one red swift box (Plot 32) will be erected. • The boxes shall be built into the fabric of the walls as close to the eaves as possible, facing east (away from prevailing winds). • The boxes shall be erected with a clear flight path below, at a minimum height of 3-4m.

DRAWINGS

Drawing 1: Plan of Proposed Locations for Bird and Bat Boxes

-  TREE MOUNTED SCHWEGLER 1FF BAT BOX
 IBSTOCK ENCLOSED BAT BOX 'C'
 IBSTOCK SWIFT ECO HABITAT



Brown and Co



2 NEWTON BUSINESS CENTRE
THORNCLIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

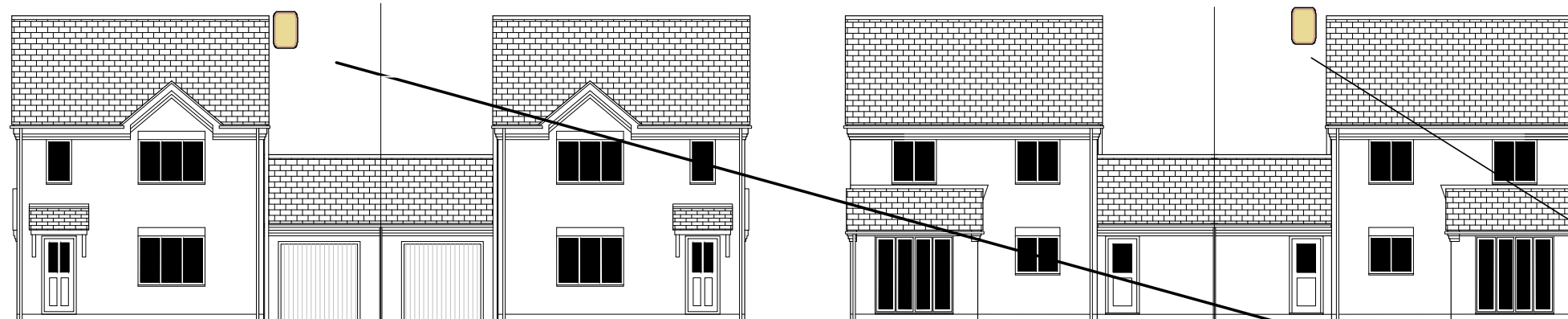
BOSTON ROAD GOSSBERTON

Plan of Proposed
Locations for Bird
and Bat Boxes

Scale
NOT TO SCALE

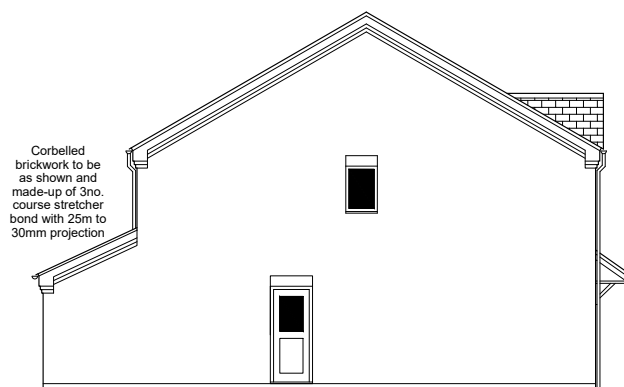
Date
JANUARY 2022

Drawing 2: Proposed Locations for Bird and Bat Boxes on Dwellings

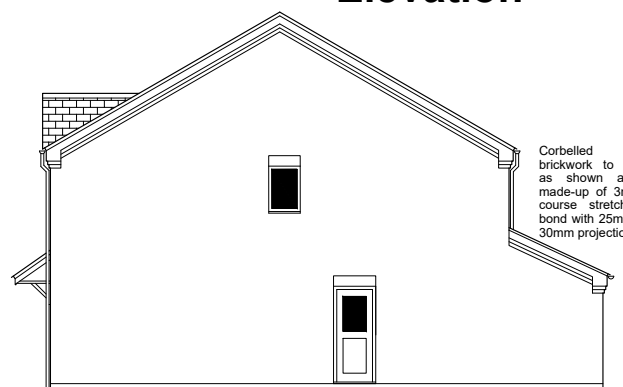


**Front
Elevation**

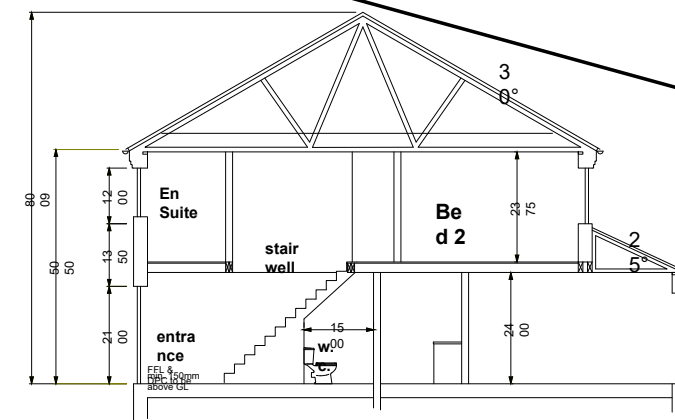
**Rear
Elevation**



**End
Elevation**

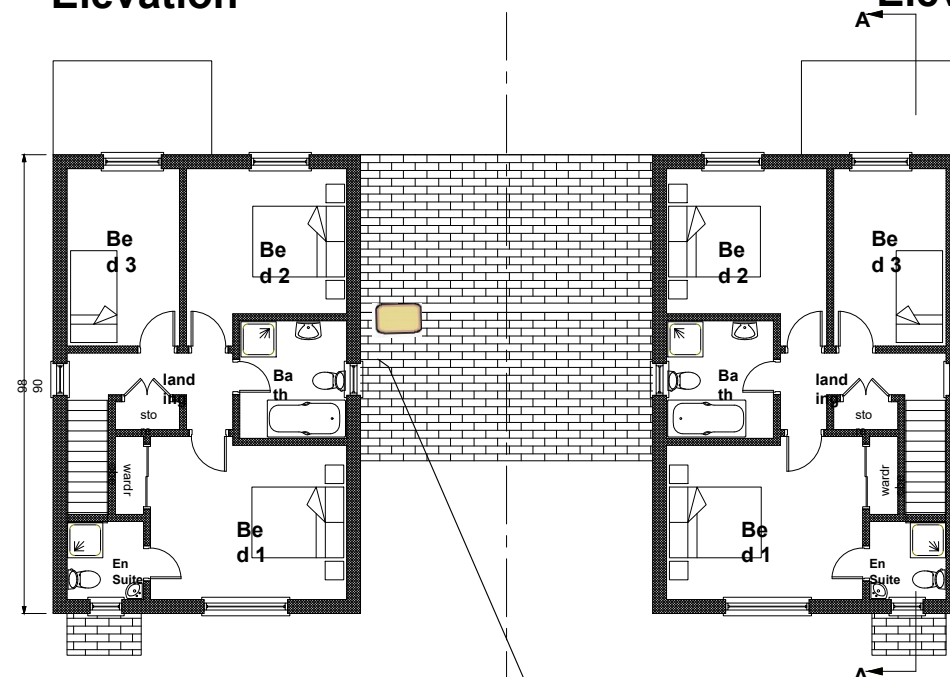


**End
Elevation**



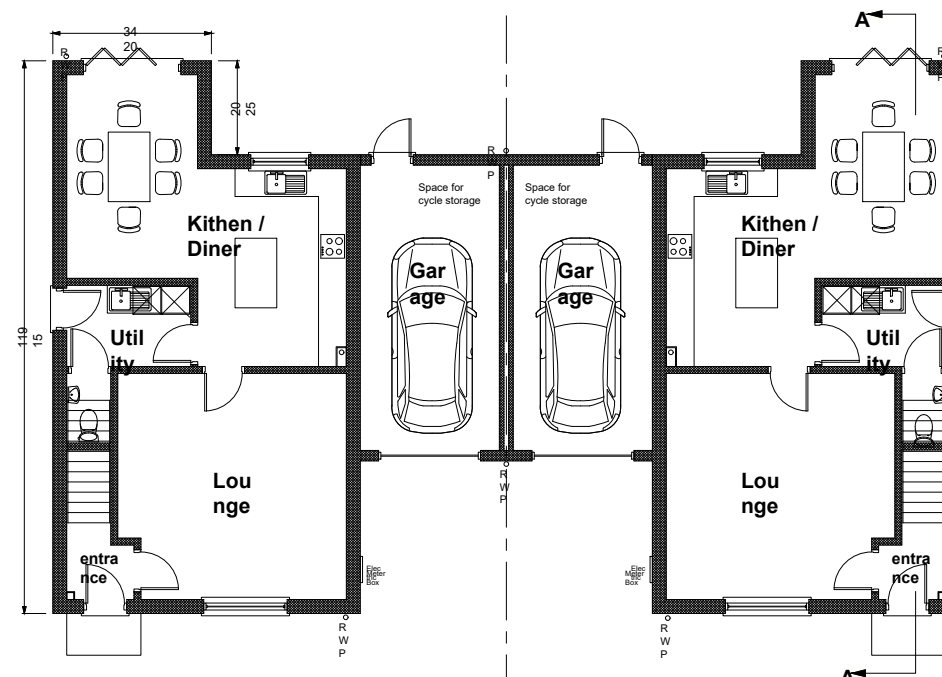
**Section
A-A**

Total Floor Area
= 117.7sqM



**First
Floor
Plan**

PLOT 14 (yellow brick)
IBSTOCK ENCLOSED
BAT BOX 'C'
(Located in brickwork
below eaves above
garage)



**Ground
Floor Plan**

Scale
1:100

**L-
WOO-074
-HTC**

PLOT 14 (yellow brick)
1 x IBSTOCK
ENCLOSED BAT BOX
'C'
(Located in brickwork
below eaves above
garage)



Note: Box not to scale
Locations indicative, please note that
these boxes are incorporated in to
the brickwork with entrances facing
down

Brown and Co



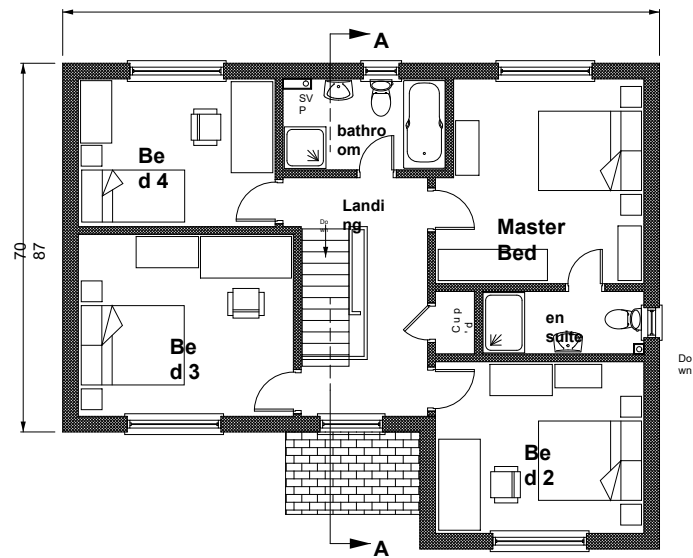
2 NEWTON BUSINESS CENTRE
THORNCLIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

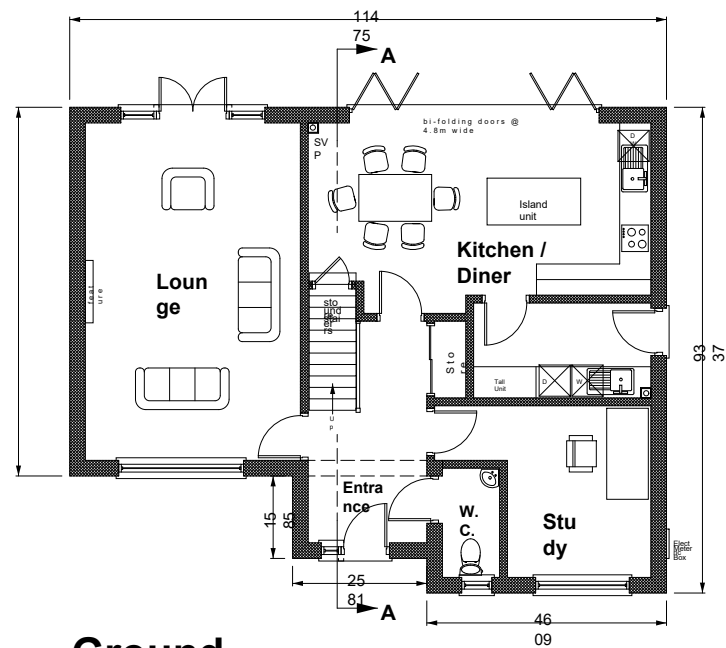
Scale
NOT TO SCALE

Date
JANUARY 2022



First Floor Plan

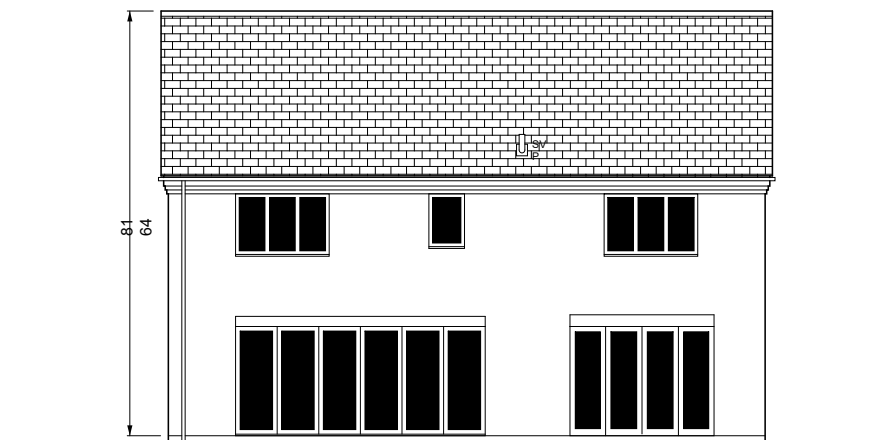
Total Floor Area =
163.2 sqM



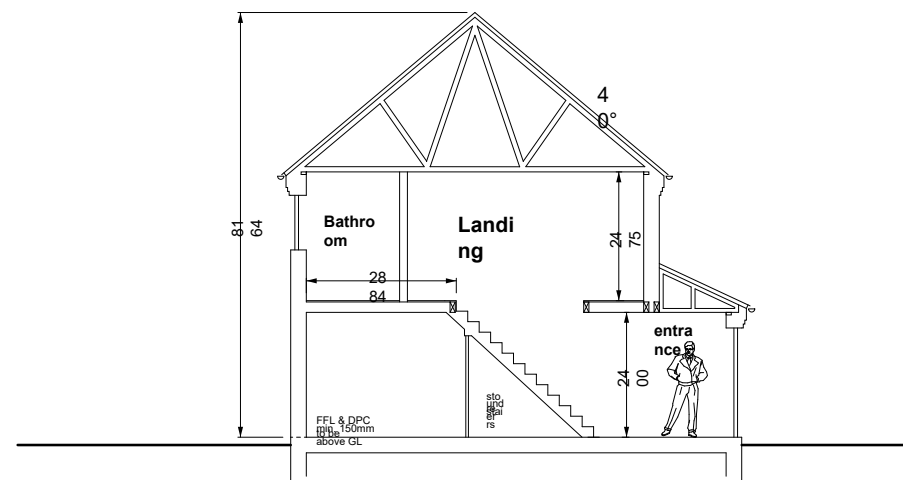
Ground Floor Plan



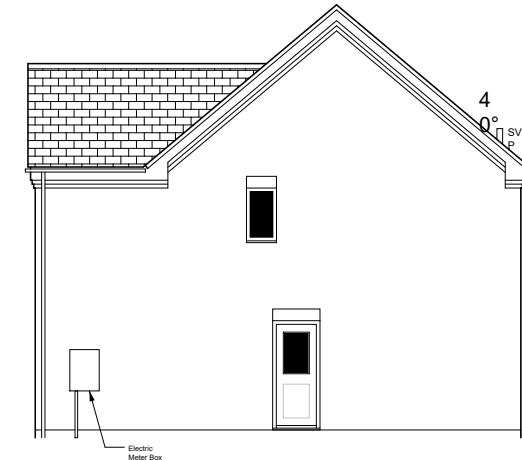
Front Elevation



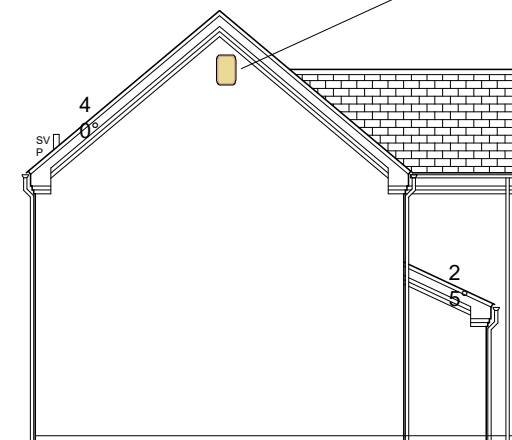
Rear Elevation



Section A-A



Side Elevation



Side Elevation

Scale
1:100

NOTES

PLOT 38 (yellow brick)
IBSTOCK ENCLOSED
BAT BOX 'C'



Note: Box not to scale

Brown and Co



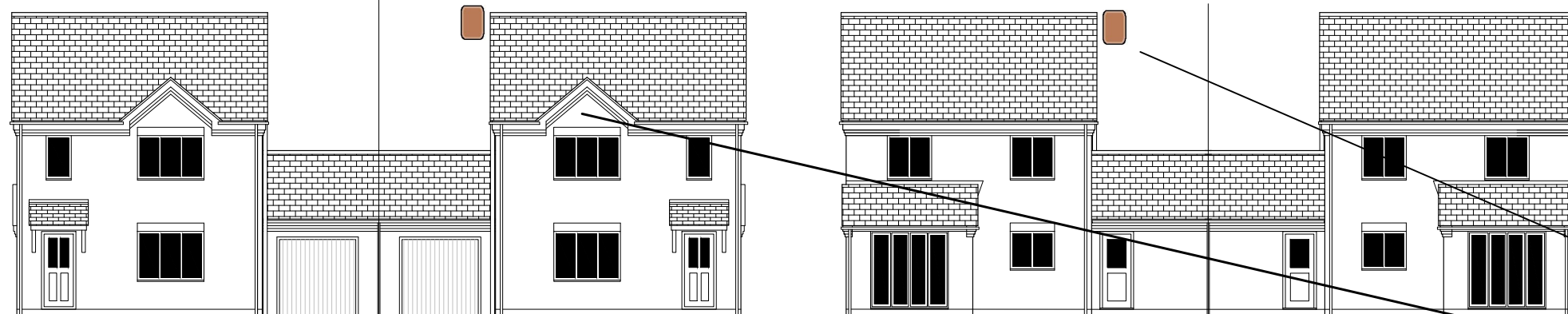
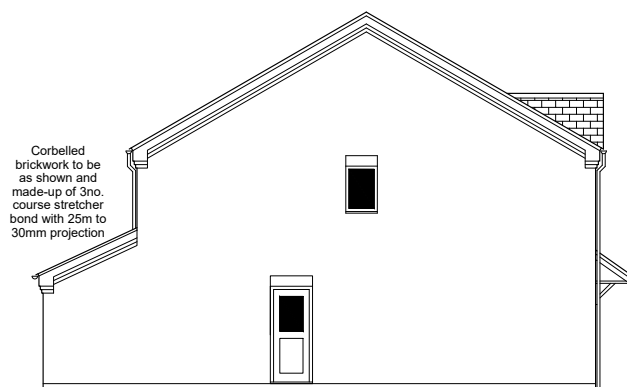
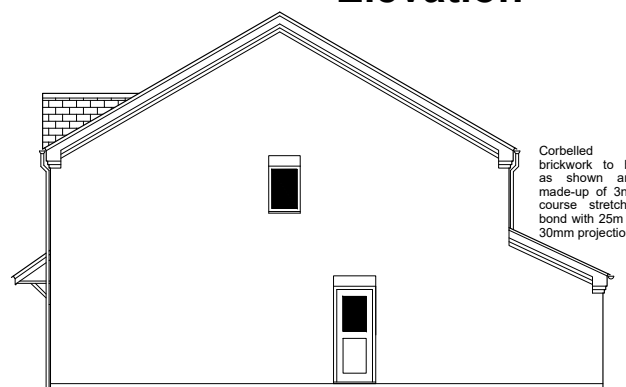
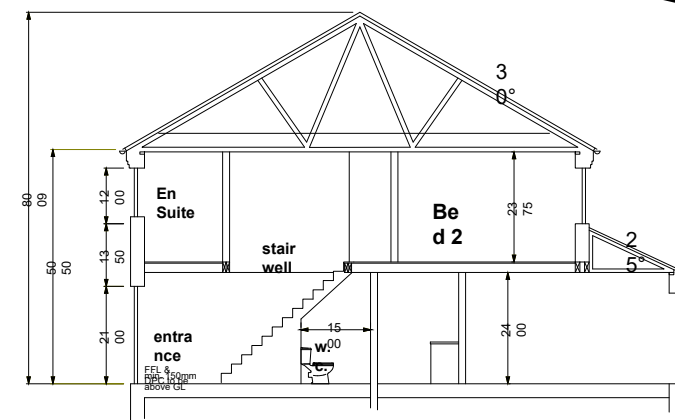
2 NEWTON BUSINESS CENTRE
THORNCLEIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

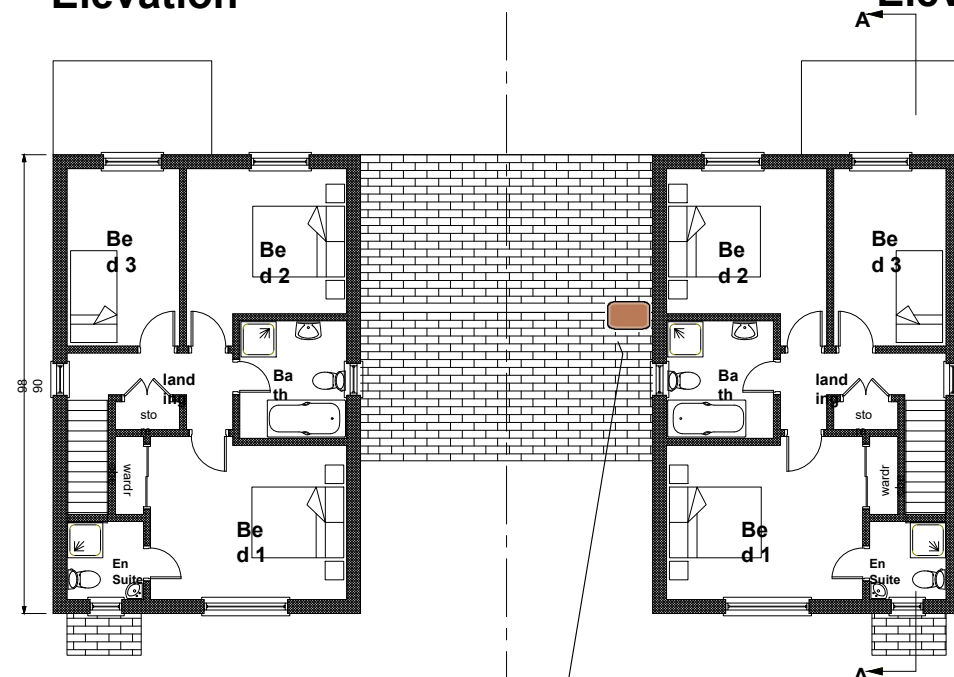
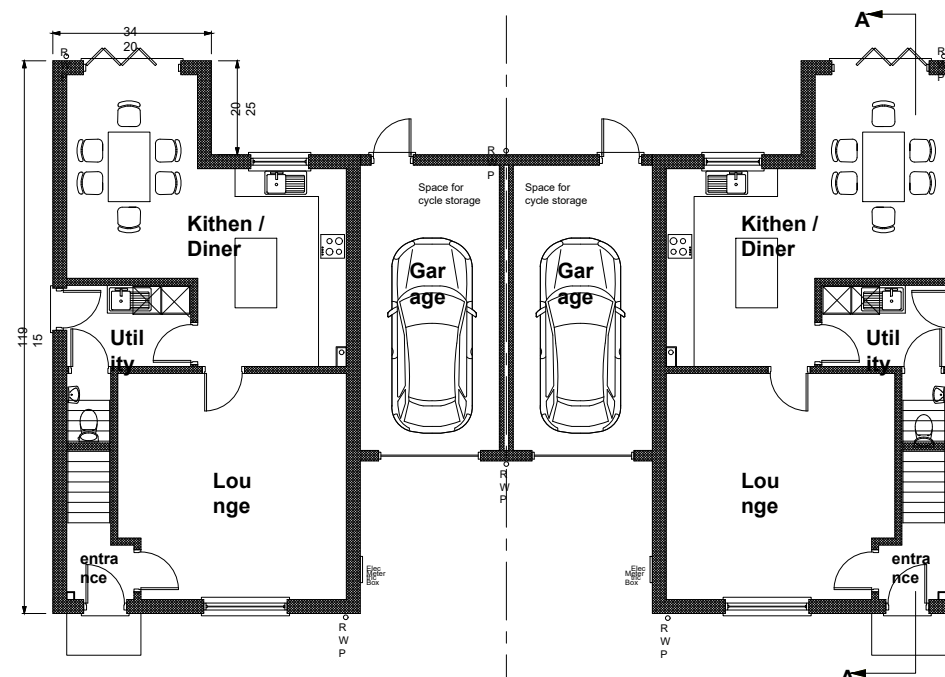
Proposed Locations
for Bird and Bat
Boxes on Dwellings

Scale
NOT TO SCALE

Date
JANUARY 2022

Front
ElevationRear
ElevationEnd
ElevationEnd
ElevationSection
A-A

Total Floor Area
= 117.7sqM

First
Floor
PlanGround
Floor Plan

PLOT 42 (red brick)
IBSTOCK ENCLOSED
BAT BOX 'C'
(Located in brickwork
below eaves above
garage)

PLOT 42 (red brick)
1 x IBSTOCK
ENCLOSED BAT BOX
'C'
(Located in brickwork
below eaves above
garage)



Note: Box not to scale
Locations indicative, please note that
these boxes are incorporated in to
the brickwork with entrances facing
down

Brown and Co



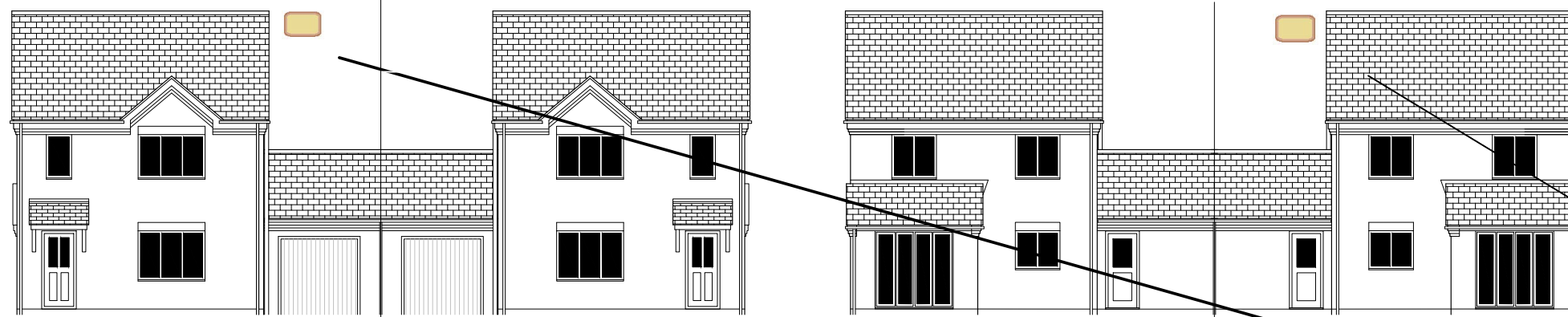
2 NEWTON BUSINESS CENTRE
THORNCLIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

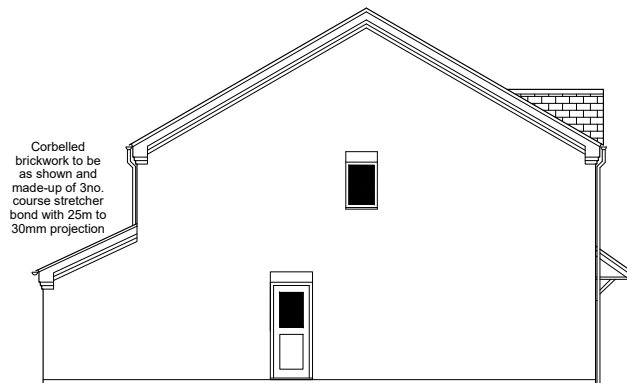
Scale
NOT TO SCALE

Date
JANUARY 2022

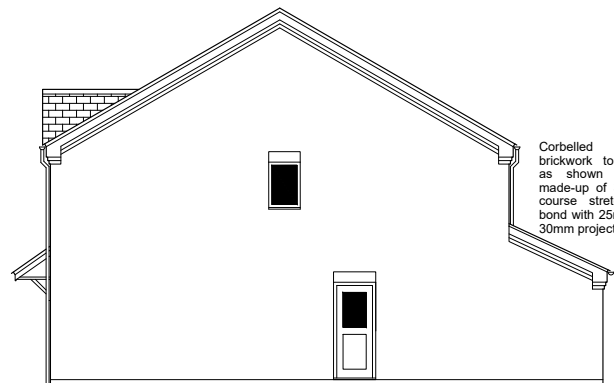


Front
Elevation

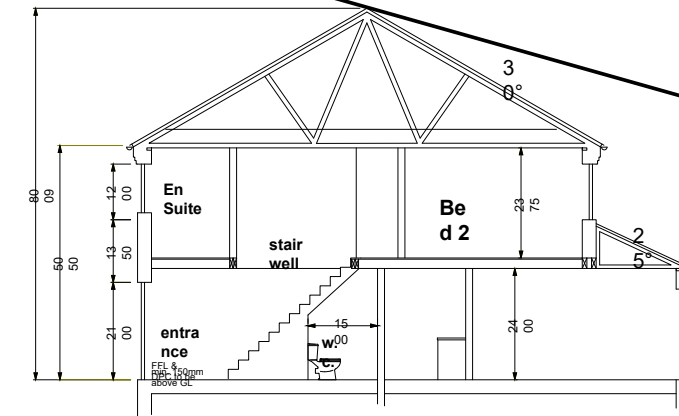
Rear
Elevation



End
Elevation

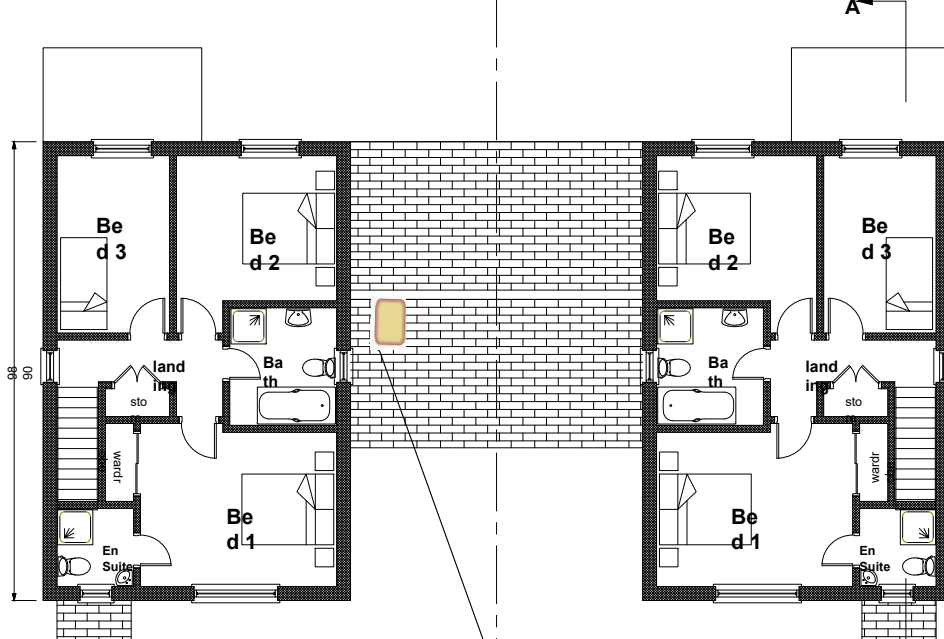


End
Elevation

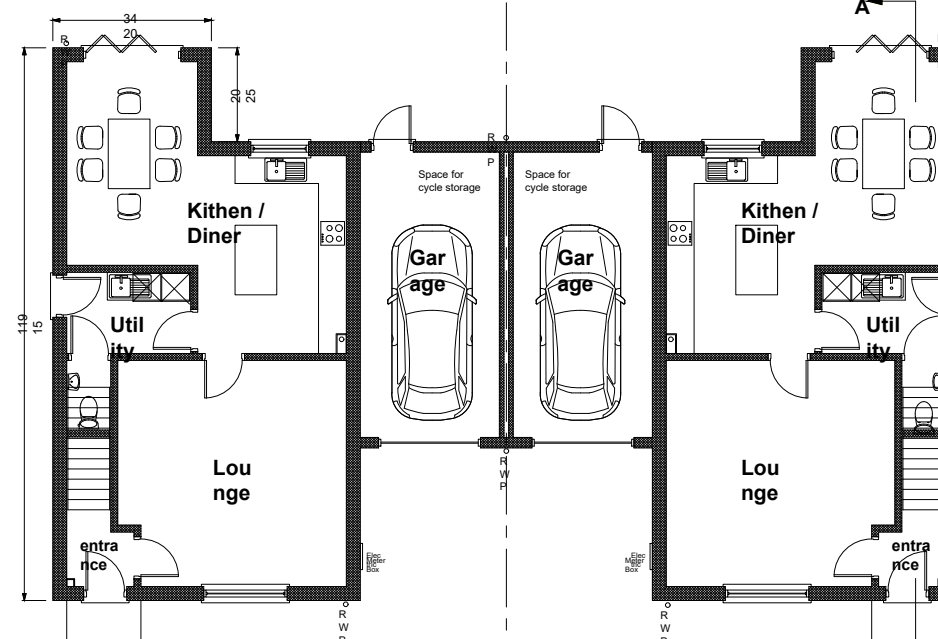


Section
A-A

Total Floor Area
= 117.7sqM



First
Floor
Plan



Ground
Floor Plan

PLOT 7 (yellow brick)
IBSTOCK SWIFT
ECO HABITAT
(Located in brickwork
below eaves above
garage)

PLOT 7 (yellow brick)
1 x IBSTOCK SWIFT
ECO HABITAT
(Located in brickwork
below eaves above
garage)



Note: Box not to scale
Locations indicative, please note that
these boxes are incorporated in to
the brickwork with entrances facing
down

Brown and Co



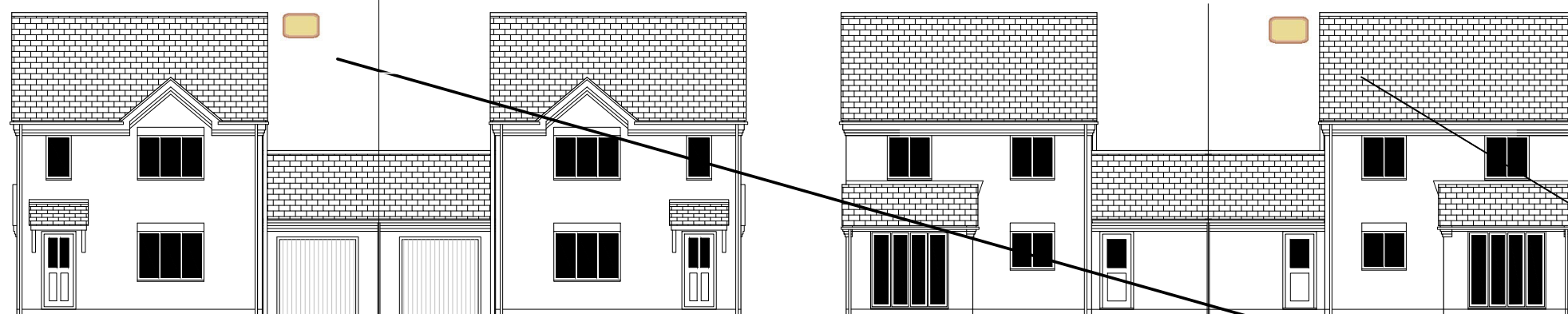
2 NEWTON BUSINESS CENTRE
THORNCLEFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

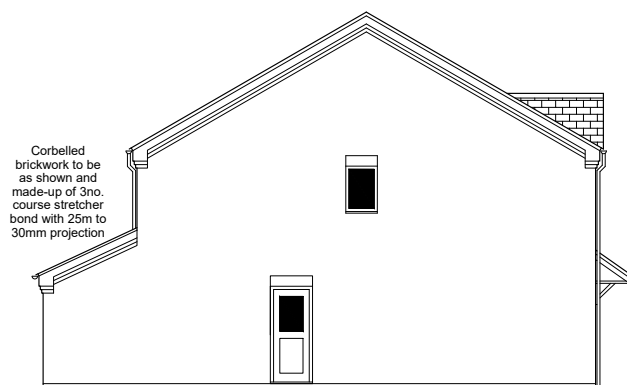
Scale
NOT TO SCALE

Date
JANUARY 2022

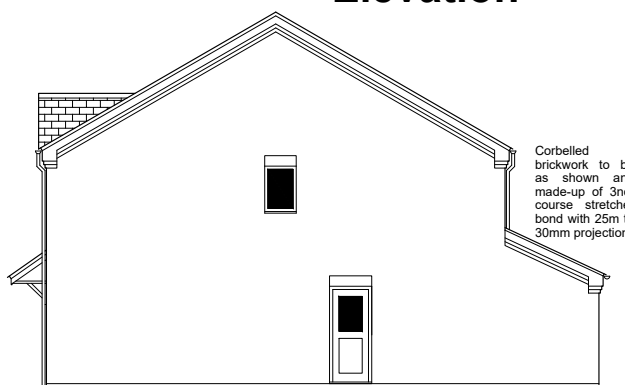


**Front
Elevation**

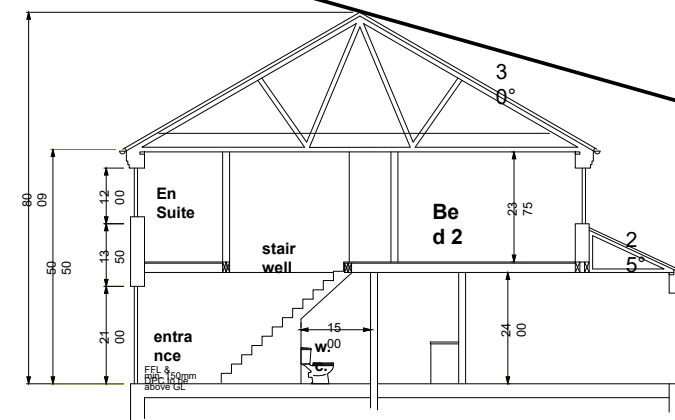
**Rear
Elevation**



**End
Elevation**

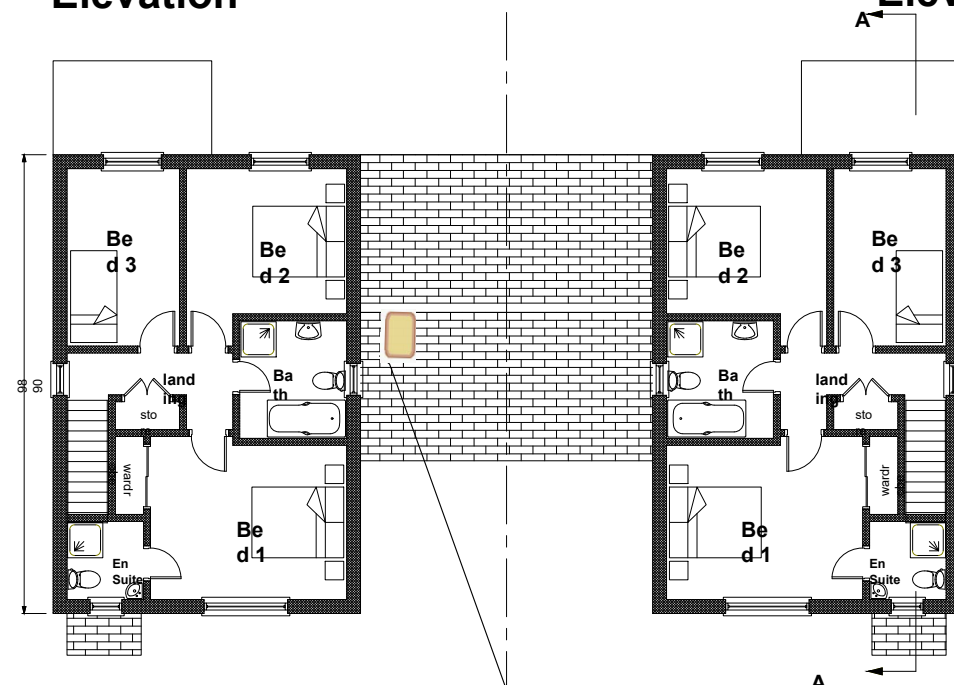


**End
Elevation**

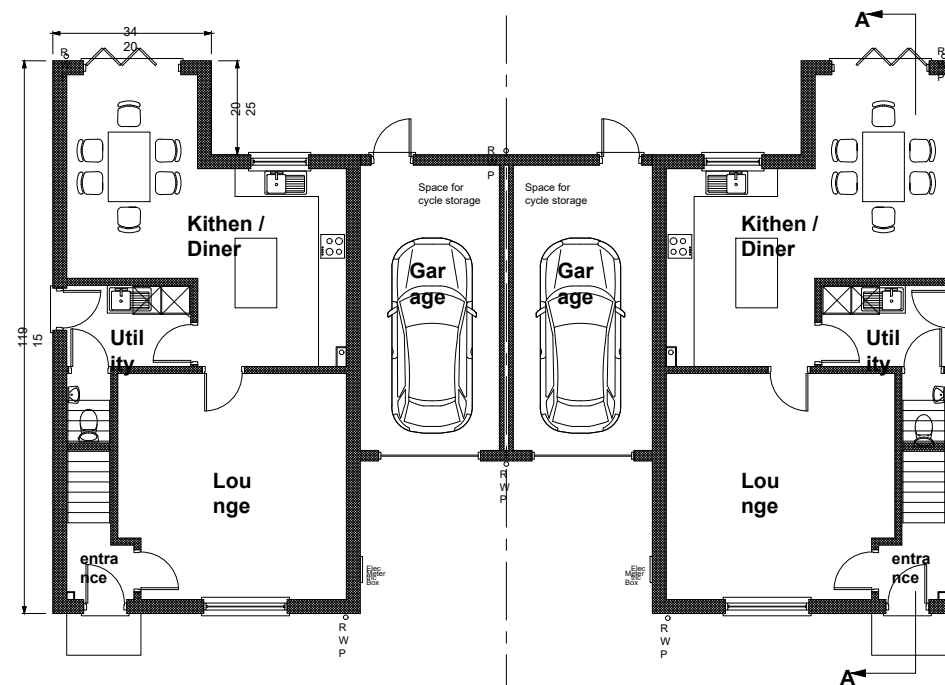


**Section
A-A**

Total Floor Area
= 117.7sqM



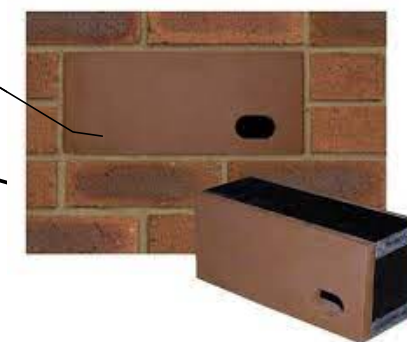
**First
Floor
Plan**



**Ground
Floor Plan**

PLOT 9 (yellow
brick) IBSTOCK
SWIFT ECO
HABITAT
(Located in brickwork
below eaves above
garage)

PLOT 9 (yellow
brick) 1 x IBSTOCK
SWIFT ECO
HABITAT
(Located in brickwork
below eaves above
garage)



Note: Box not to scale
Locations indicative, please note that
these boxes are incorporated in to
the brickwork with entrances facing
down

Brown and Co



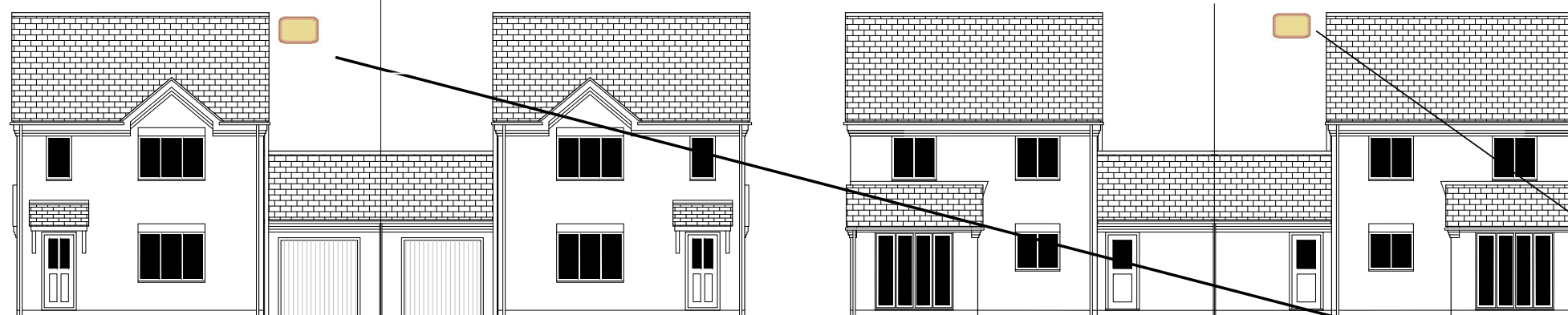
2 NEWTON BUSINESS CENTRE
THORNCLEIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

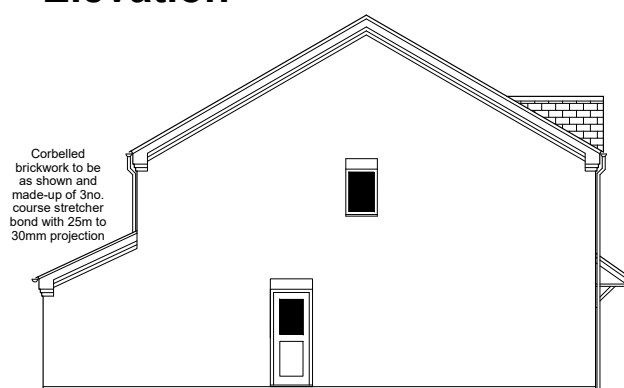
Scale
NOT TO SCALE

Date
JANUARY 2022

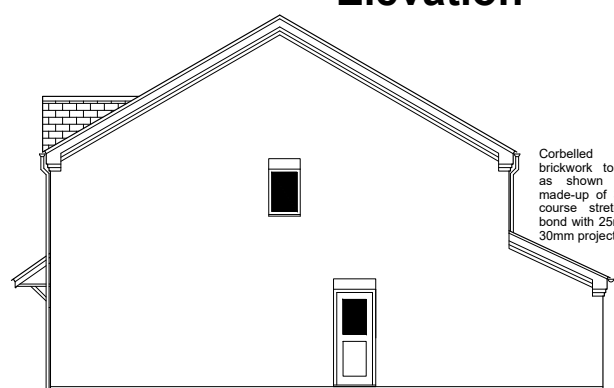


Front Elevation

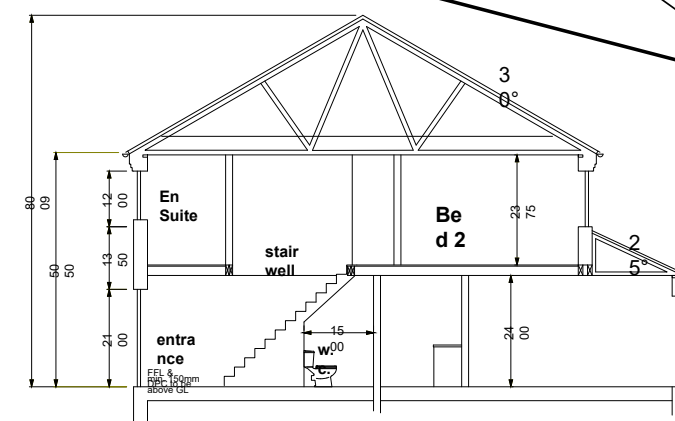
Rear Elevation



End Elevation

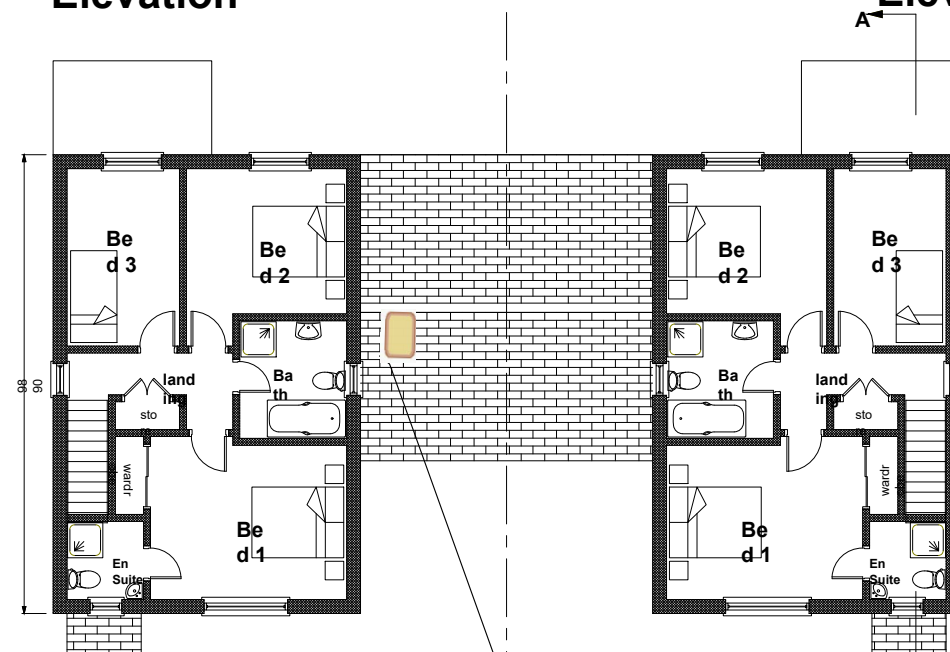


End Elevation

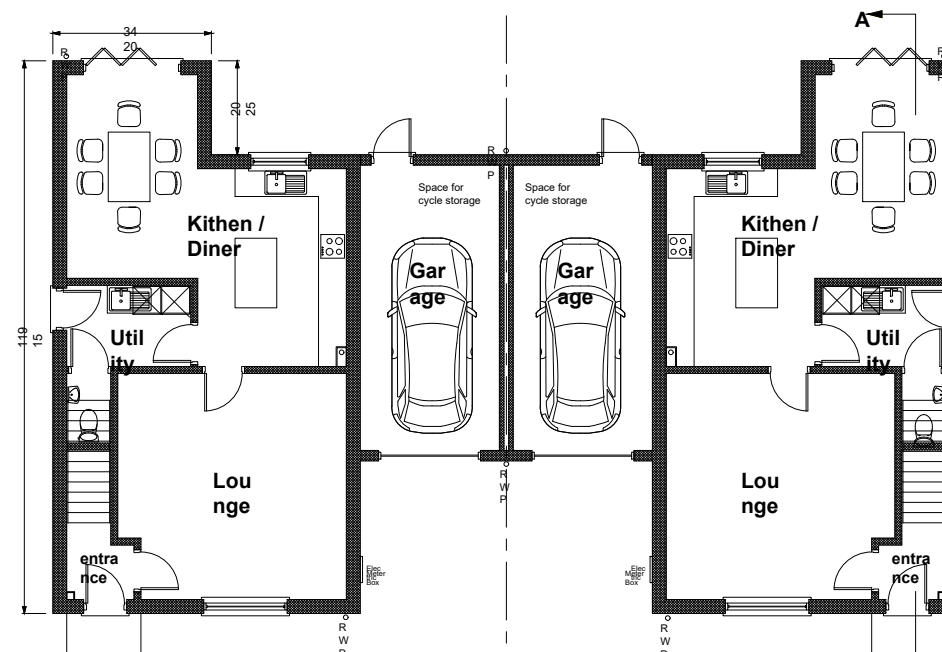


Section A-A

Total Floor Area
= 117.7sqM



First Floor Plan



Ground Floor Plan

PLOT 19 (yellow brick) IBSTOCK SWIFT ECO HABITAT
(Located in brickwork below eaves above garage)



Note: Box not to scale
Locations indicative, please note that these boxes are incorporated in to the brickwork with entrances facing down

Brown and Co



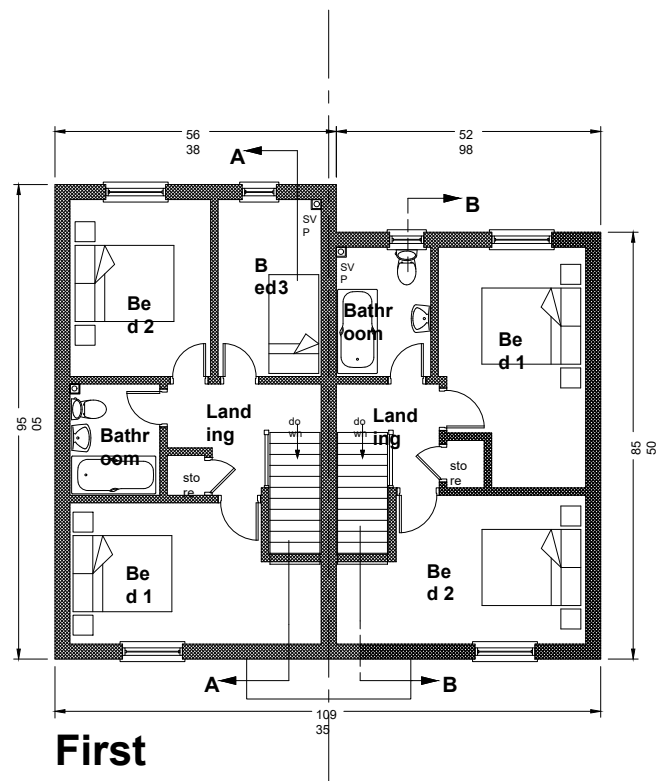
2 NEWTON BUSINESS CENTRE
THORNCLEIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

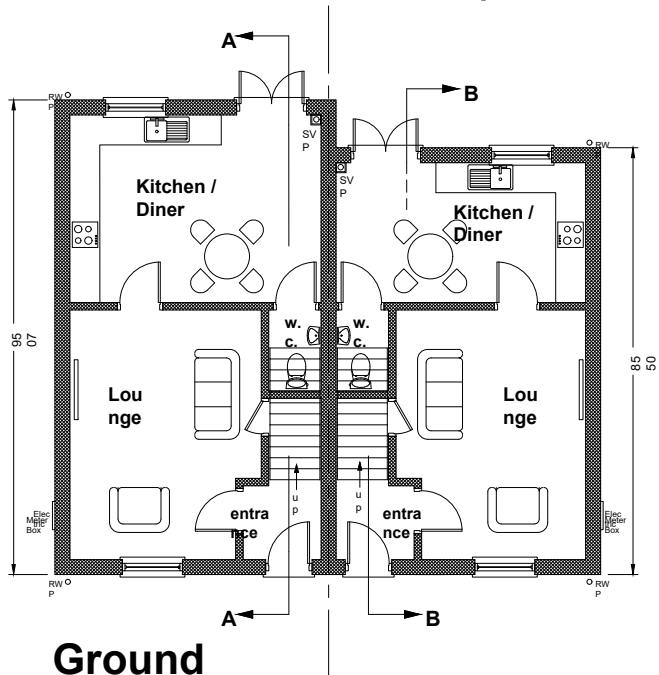
Scale
NOT TO SCALE

Date
JANUARY 2022



First Floor Plan

2 Bed Total Floor Area
= 79.4 sqM 3 Bed Total
Floor Area = 89.64 sqM



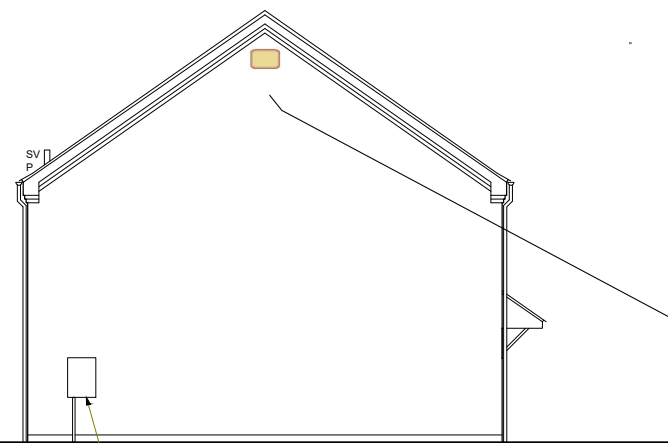
Ground Floor Plan



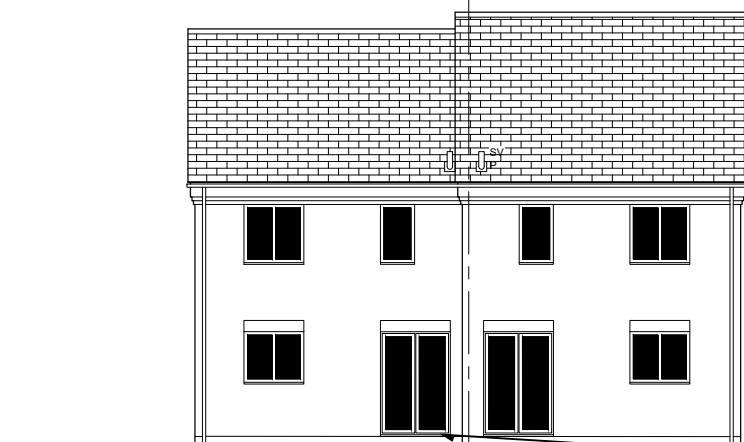
Front Elevation

Refer to Plot Schedule for full details of external materials

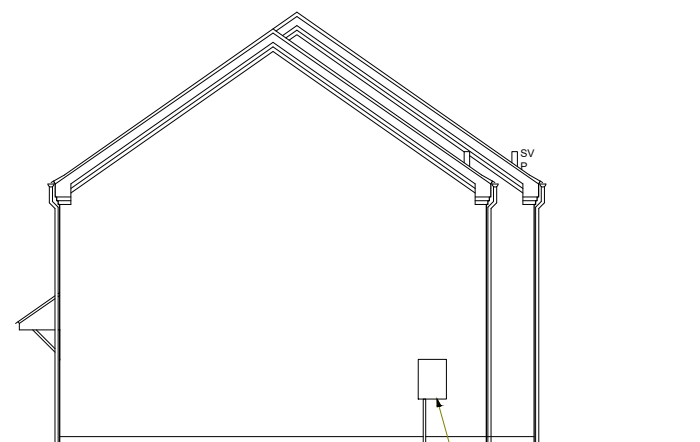
Corbelled brickwork to be as shown and made-up of 3no. course stretcher bond with 25mm to 30mm projection



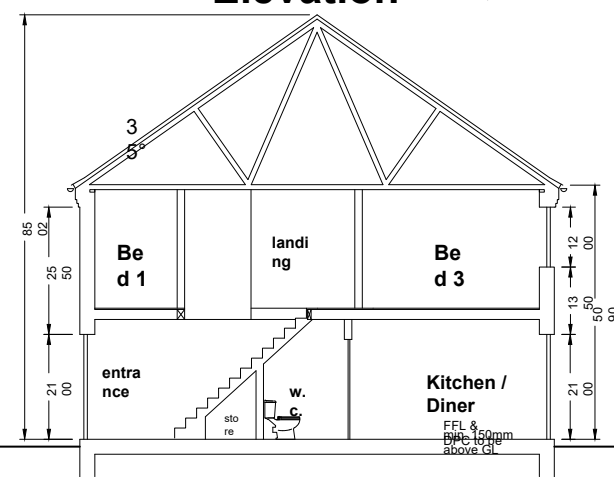
Side Elevation



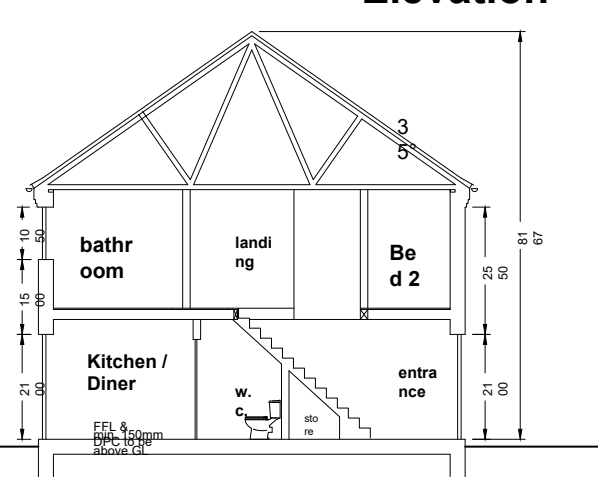
Rear Elevation



Side Elevation



Section A-A



Section A-A

0 5
Scale
1:100

L-WOO-074-HT-A2+A3

NOTES

PLOT 28 (yellow brick)
IBSTOCK SWIFT ECO
HABITAT BOX



Note: Box not to scale

Brown and Co



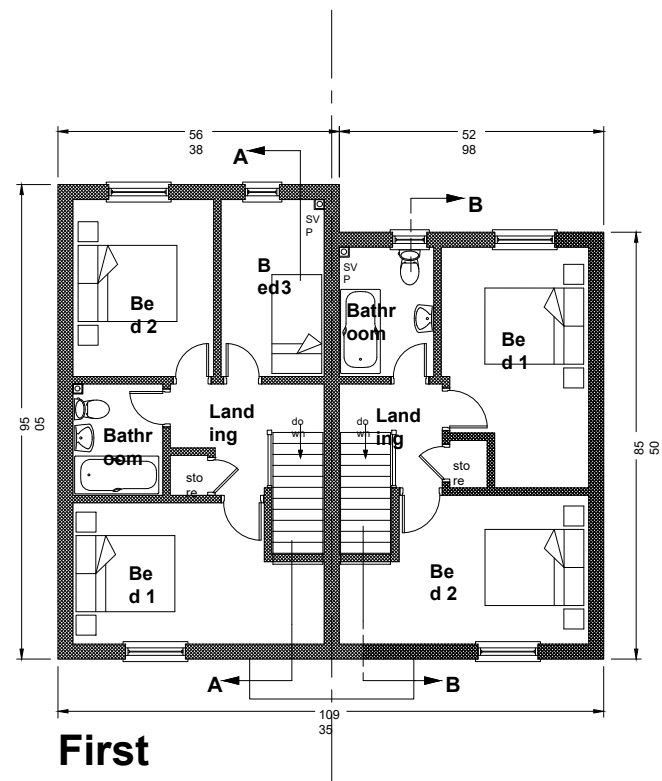
2 NEWTON BUSINESS CENTRE
THORNCLIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

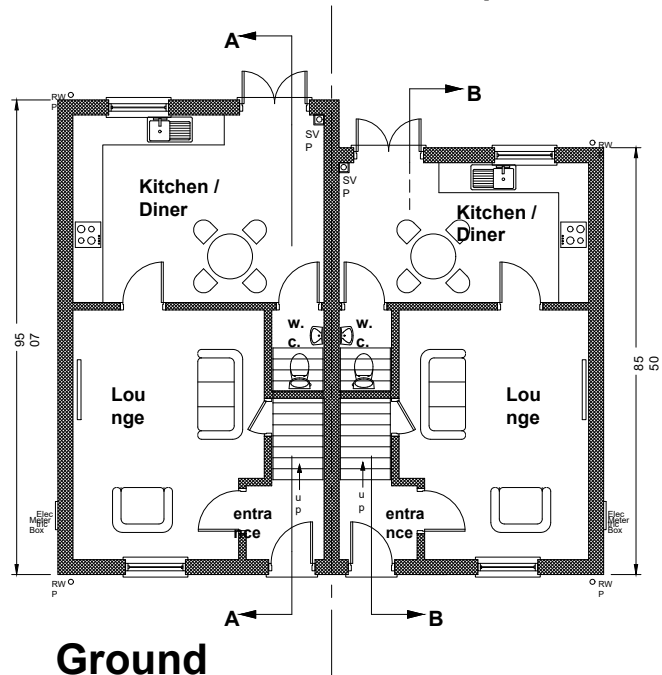
Scale
NOT TO SCALE

Date
JANUARY 2022



First Floor Plan

2 Bed Total Floor Area
= 79.4 sqM 3 Bed Total
Floor Area = 89.64 sqM



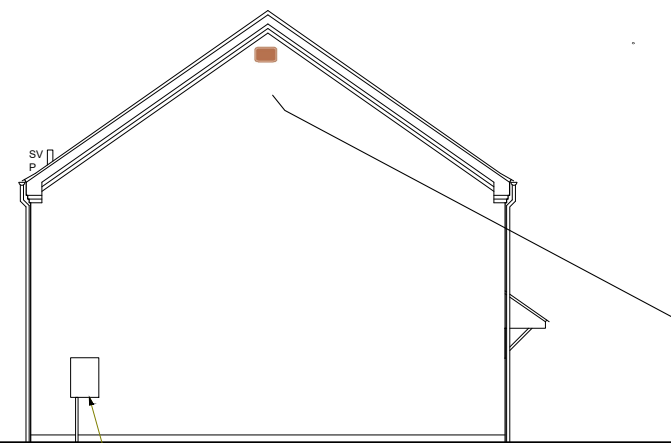
Ground Floor Plan



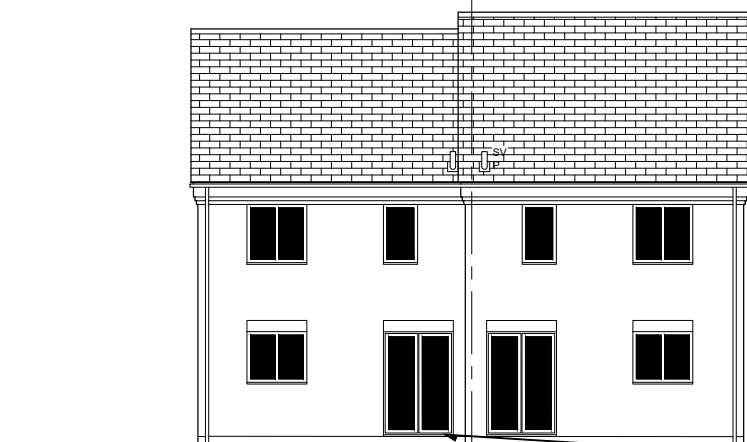
Front Elevation

Refer to Plot Schedule for full details of external materials

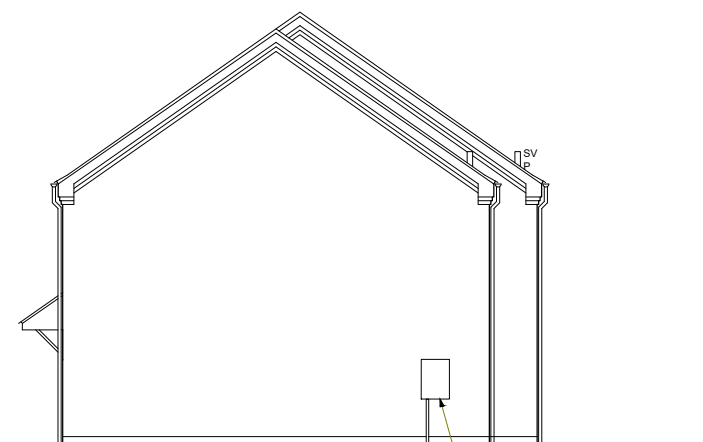
Corbelled brickwork to be as shown and made-up of 3no. course stretcher bond with 25mm to 30mm projection



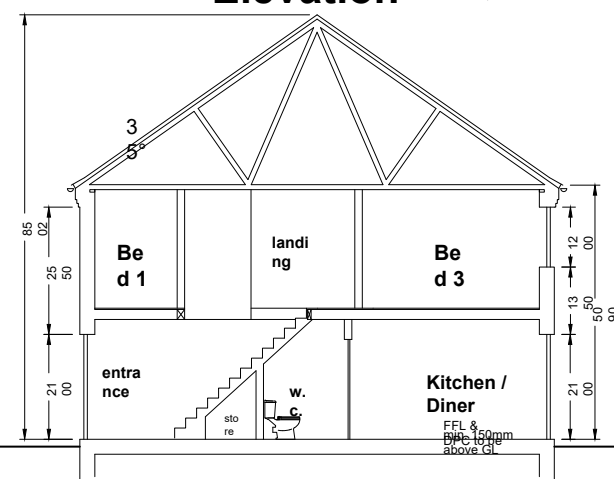
Side Elevation



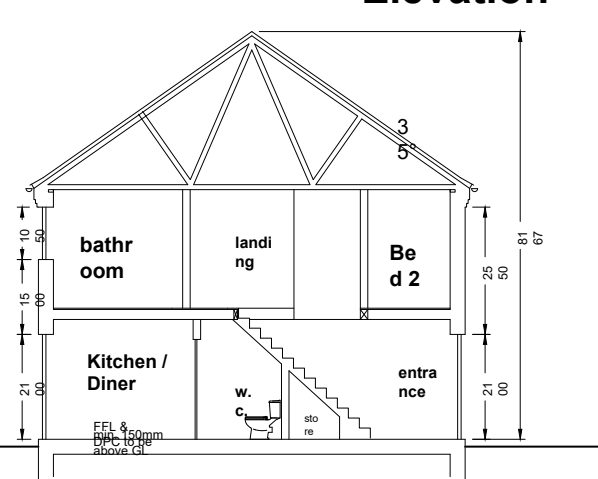
Rear Elevation



Side Elevation



Section A-A



Section A-A

0 5
Scale
1:100

L-WOO-074-HT-A2+A3

NOTES

PLOT 32 (red brick)
IBSTOCK SWIFT ECO
HABITAT BOX



Note: Box not to scale

Brown and Co

SLR 2 NEWTON BUSINESS CENTRE
THORNCLIFFE PARK ESTATE
NEWTON CHAMBERS ROAD
CHAPELTOWN
SHEFFIELD, S35 2PH
T: +44 (0)114 2455153
www.slrconsulting.com

BOSTON ROAD GOSBERTON

Proposed Locations
for Bird and Bat
Boxes on Dwellings

Scale
NOT TO SCALE

Date
JANUARY 2022

EUROPEAN OFFICES

AYLESBURY

T: +44 (0)1844 337380

BELFAST

belfast@slrconsulting.com

BIRMINGHAM

T: +44 (0)121 2895610

BONN

T: +49 (0)176 60374618

BRADFORD-ON-AVON

T: +44 (0)1225 309400

BRISTOL

T: +44 (0)117 9064280

CARDIFF

T: +44 (0)2920 491010

CHELMSFORD

T: +44 (0)1245 392170

DUBLIN

T: +353 (0)1 296 4667

EDINBURGH

T: +44 (0)131 335 6830

EXETER

T: +44 (0)1392 490152

FRANKFURT

frankfurt@slrconsulting.com

GRENOBLE

T: +33 (0)6 23 37 14 14

LEEDS

T: +44 (0)113 5120293

LONDON

T: +44 (0)203 8056418

MAIDSTONE

T: +44 (0)1622 609242

MANCHESTER

T: +44 (0)161 8727564

NEWCASTLE UPON TYNE

newcastle@slrconsulting.com

NOTTINGHAM

T: +44 (0)115 9647280

SHEFFIELD

T: +44 (0)114 2455153

SHREWSBURY

T: +44 (0)1743 239250

STIRLING

T: +44 (0)1786 239900

WORCESTER

T: +44 (0)1905 751310