Glaven Ecology

Land adjacent to Holly Cottage, Old Fen Dike Sutton St James

Biodiversity Enhancement Strategy Conditions 9 and 10

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October 2026

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CIEEM
REGISTERED
PRACTICE 2026-2027

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1 Background

1.1.1 This document relates to the development on land adjacent to Holly Cottage, Old Fen Dike, Sutton St James, PE12 0HE.

1.1.2 Planning has been granted by South Holland District Council – H20-0645-26 – for a new dwelling with associated garage.

1.1.3 This report has been compiled to provide further information on the enhancements to fulfil conditions 9 and 10 of the planning approval:

9) Three swift nest bricks shall be incorporated within the north or east external walls of the dwelling hereby permitted. The swift nest brick shall be installed prior to the first occupation of the dwelling hereby permitted and shall be installed in accordance with details, including location and specification, which shall first be submitted to and approved in writing by the Local Planning Authority.

10) One integrated bat box shall be incorporated on site. The bat box shall be installed prior to the first occupation of the dwelling hereby permitted and shall be installed in accordance with details, including location and specification, which shall first be submitted to and approved in writing by the Local Planning Authority.

1.1.4 The content of this Biodiversity Enhancement Strategy includes the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

2 Biodiversity strategy

2.1 Bats

2.1.1 To enhance the site's biodiversity it is recommended that one integrated bat tube be installed within the new dwelling.

2.1.2 The Schwegler 1FR bat tube (or similar) would be suitable (Appendix 1).

2.1.3 Boxes will be mounted as high as possible, at least 4m, off the ground with a clear flight path to and from the box.

2.1.4 The southwestern aspect of the new property would be appropriate in this instance as per site layout drawing (PP1000 Rev B – see Appendix 2).

2.2 Birds

2.2.1 Three integrated swift box style bird nest boxes into the new dwelling. The Manthorpe swift brick or Schwegler 1A swift box would be suitable (Appendix 1).

2.2.2 Suggested location for this site as per site layout drawing (PP1000 Rev B) is the northeastern aspect (Appendix 2).

2.2.3 The bird boxes will be sited as close to the eaves as possible with a clear/unobstructed flight line for easier access and egress.

2.3 Persons Responsible

2.3.1 It is the landowner/developer's responsibility (and their contractor as instructed) to implement, install and maintain the agreed enhancements as listed in this report.

2.4 Timing and Management

2.4.1 Bat boxes can be checked to ensure they remain secure, with cobwebs removed from the outside, but should not otherwise be disturbed.

Appendix 1 - Specification of bat and bird boxes

Schwegler 1FR bat tube



- The 1FR is specifically designed to meet the characteristic behavioural requirements of the types of bats that inhabit buildings.
- It has an integrated wooden panel onto which bats can cling and a ridged entrance slope which makes it easy for them to enter and leave the box safely.
- The design maintains excellent climatic conditions inside providing bats with a safe and stable environment in which to roost and it requires no maintenance because droppings fall out of the entrance ramp.
- Unit dimensions: 20 x 12.5 47.5 cm (L X W x H)
- Entrance dimensions: 9 x 2 x 15 cm (L X W x H)
- Weight: 9.8 kg
- Material: Woodcrete with integrated wooden panel

Manthorpe Swift brick



- Available in six different colours, the box is designed to blend into the brickwork and so provides an aesthetically pleasing addition to any new build or development.
- The visible part of the nest box takes the space of a single brick and is designed to blend into the surrounding masonry.
- Very simple to install, it can be fitted quickly and easily during the bricklaying process
- Dimensions: 22.7 x 15.3 x 20 cm (L x H x D); Dimensions of protruding "brick" section: 22.7 x 8 x 10.1 cm (L x H x D); Entrance hole: Obround; 2.9 x 6.5 cm; Weight: 710 g

Schwegler 1A swift box



- The box can be mounted with the entrance hole on the left or right.
- There is no cleaning aperture on this box as cleaning of swift nest recesses is not required.
- When installing please ensure free access below the entrance hole for birds entering or leaving the box.
- Swifts nest in colonies so several boxes can be sited together to encourage occupancy.
- External Dimensions: (H) 135 x (W) 340 x (D) 150mm (plus 17mm for the entrance ring)
- Material: wood-concrete
- Weight: approximately 2.7kg

Appendix 2 – Enhancement Locations

These are the indicative locations of the enhancements listed within this report.

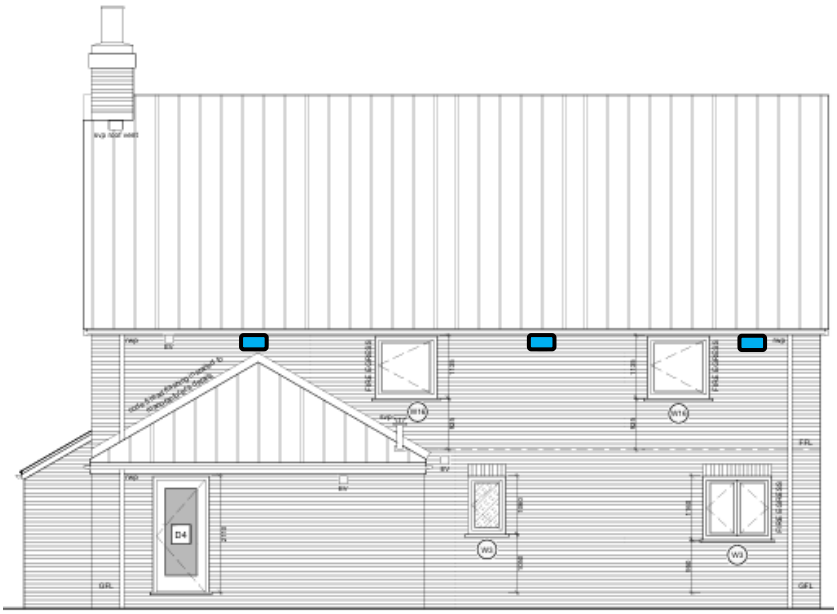
KEY:

Bat box x 1

Swift brick x 3



Front Elevation (SW)



Rear Elevation (NE)