David Wilson Homes

Portsdown Hill, Havant

Ecological Mitigation and Enhancement Scheme

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1.0 Introduction

1.1 Background

WYG was commissioned by David Wilson Homes to prepare an Ecological Mitigation and Enhancement Scheme (EMES) for Portsdown Hill, Havant.

This EMES has been developed using information collected during a number of ecological surveys which were completed during 2013 and 2014 to inform the planning application for the development and to guide ecological mitigation, compensation and enhancement proposals.

1.2 Location

The site is located on the western periphery of Bedhampton, comprising the north east corner of a large arable field with horse paddocks in the northeast corner of the site. The proposed site is approximately 4.75 ha, located directly to the west of Glebe Park Avenue and junction 5 of the A3, Bedhampton (OS grid reference SU 693 062) and is designated as a SINC site. The eastern boundary comprises residential buildings with gardens, beyond which lies the major infrastructure associated with the A27 and A3M. The southern corner of the proposed site borders Havant Road (A2030), and the proposed western boundary intersects the middle of the arable field and hence arable land lies beyond the western boundary. To the northern boundary lies residential development beyond which lies Portsdown Hill Road. In the centre of the northern boundary within a residential garden which lies over the boundary, it is understood that a former chalk quarrying area is present which is now heavily vegetated.

The majority of the site is part of a large arable field, with an area of heavily grazed horse paddocks (improved grassland with scattered scrub) and associated run-down timber sheds occupying the north east corner of the site.

1.3 Development Proposals

The site is identified in the emerging Local Plan (Allocations) and David Wilson Homes is proposing to construct 47 new houses with associated access and recreational space within the proposed site boundary.

A Mitigation Area for Lapwing & Brent Geese will be located within the remainder of the arable field to the west of the proposed development as illustrated in Appendix A. This land will be secured through an

exchange of contracts with the landowner to ensure that it is managed as detailed in this report for both lapwing & Brent geese mitigation and where necessary to allow access for an appropriate management company to access the land to ensure the area is managed as per the agreed management plan. The use of this land for lapwing & Brent geese mitigation and its subsequent management will be secured via planning condition on any consent issued.

2.0 Ecological Baseline

Table 1 provides a summary of the baseline ecological work that was completed by WYG to support the planning application.

Table 1: Survey and Month Undertaken

Survey Type	Report Date	Summary of Results
Extended Phase 1 habitat survey	August 2013	The site is approximately 4.75 ha, comprising the north east corner of a large arable field with horse paddocks in the northeast corner of the site. The site is located on the western periphery of Bedhampton. The proposed site is approximately 4.75 ha, located directly to the west of Glebe Park Avenue and junction 5 of the A3, Bedhampton (OS grid reference SU 693 062) and is designated as a SINC site designated for dark-Bellied Brent geese (*Branta bernicla bernicla*) and dwarf spurge (*Euphorbia exigua*).
Reptile presence/likely absence survey	February 2014	One species of reptile, slow worm, was recorded at the site between 11th September and 20th October 2013. Slow worms were recorded during all survey visits, a maximum of 18 adult slow worms were recorded during any one survey visit Both adult and juvenile slow worms were recorded during the reptile presence / likely absence survey which indicates a breeding population on the site. In accordance with Herpetofauna Groups of Britain and Ireland (HGBI) (1998) guidance, the population of slow worms is considered to be 'Good' (WYG, 2013b).
Bat activity survey	Three bat activity survey visits between August and September 2013 In addition an automatic bat detector was left for 5 then 9 consecutive nights in August and September	Activity surveys were carried out on 22nd August, 10th September and 26th September 2013. Up to seven species of bat were recorded using the habitats across the site. Species recorded include common pipistrelle, soprano pipistrelle, noctule, serotine, long-eared bat (likely brown) and Myotis (likely whiskered/ Brandt's).

Survey Type	Report Date	Summary of Results
Wintering bird survey	Two high tide surveys and one low tide survey were completed each month between October 2013 to March 2014, and hence a total of 16 visits were made to the site.	A total of 22 species were recorded using the site; six of these species are Birds of Conservation Concern (BoCC) of which four are red listed and two are amber listed; one of the red listed species (lapwing) is also a BAP priority and a NERC S41 species as well as being one of an assemblage of wintering waterfowl that are a qualifying feature of the nearby Chichester and Langstone Harbour Special Protection Area. The data search and consultation revealed a single record of significant numbers of lapwing (>1% of the SPA population) using the wider site (development area and adjacent land) in 2013.

3.0 Relevant Wildlife Protection Legislation

3.1 Wildlife Legislation Relevant to the Site

3.1.1 Reptiles

All British reptiles receive protection under the *Wildlife and Countryside Act 1981 (as amended).* The four more common species of reptile; the common lizard, the grass snake, the slow worm and the adder receive protection from Section 9(1) and all of Section 9(5) of the *Wildlife and Countryside Act, 1981 (as amended*), which makes it an offence to intentionally kill or injure an animal, sold or traded in any way.

It is therefore a criminal offence to carry out works on site that may result in the death or injury of a native reptile species where these species are known to be present.

3.1.2 Bats

All 18 British bat species are listed in Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and under Schedule 2 of the *Conservation of Habitats and Species (Amended) Regulations 2012* as European protected species. Furthermore, the *Countryside and Rights of Way Act 2000* (Schedule 12, Paragraph 5) has amended Section 9 of the 1981 Act. They are, therefore, fully protected under Section 9 of the 1981 Act and under Regulation 41 of the *Conservation of Habitats and Species (Amended) Regulations 2012* which transposes the Habitats Directive into UK law.

This makes it an offence to:

- Deliberately capture, injure or kill any bat;
- Deliberately disturb bats, in particular where it is likely to:
    - Impair their ability to breed or reproduce, or to rear or nurture their young;
    - Impair their ability to hibernate or migrate; or
    - Affect significantly the local distribution or abundance of bats.
- Intentionally or recklessly damage, destroy or obstruct the access to the place of shelter or protection; and

- Damage or destroy a bats breeding site or resting place.

Unmitigated removal of linear corridors such as sections of hedgerows and increases in habitat disturbance (through lighting, noise and vibration impacts) during construction and operational phases of a proposed development could indirectly impact bats that use the site to forage and commute.

Furthermore direct impacts to bats may occur through road traffic mortalities in the operational phase of a proposed development. Such indirect and direct impacts could result in an offence being committed.

3.1.3 Breeding Birds

All birds, their nests and eggs are protected by the *Wildlife and Countryside Act 1981 (as amended),* Part 1. It is therefore an offence to intentionally:

- 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:
- (Intentionally or recklessly) disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

The presence of breeding birds should be considered a constraint to development if vegetation clearance is carried out during the bird breeding season, March – September. It is considered likely that if the site is successfully granted planning permission, site clearance will fall within the summer and hence within the breeding bird season. Therefore it is recommended that where scrub is to be removed, the area is to be inspected by a suitably qualified ecologist no more than 48 hours prior to work commencing. Should any active nests be found, they must be left in situ and not disturbed until all the young have fledged and cease to return to the nest. A buffer of approximately 5 metres (although the ecologist will confirm with regards to various species) should be enacted around each active nest and every effort must be made not to enter or disturb this area. If, once started, construction works cease for more than five days, it is recommended that an update check is undertaken before any clearance activities are resumed to confirm whether any nesting birds have taken up residence in the intervening period.

3.1.4 Wintering Birds

Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive, which came into force in April 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Ramsar sites are wetlands of international importance designated under the Ramsar Convention. The legal requirements relating to the designation, protection and management of SPAs in England are set out in the Conservation of Habitats and Species (amendment) Regulations 2012 (as amended), known as the Habitats Regulations. The Habitats Regulations require that any proposed plans, projects or activities in the absence of mitigation which may affect an SPA and require a consent or permission of some kind from a public body must be subject to special scrutiny and first require a detailed appropriate assessment.

3.1.5 Locally Designated Sites

The proposed development site lies within the locally designated wildlife site, 'Fields off Havant Road' Site of Importance for Nature Conservation (SINC). The SINC is designated under criteria 6A (Sites which support one or more notable species) and 6B (Sites which regularly support a significant population of a species which has a restricted distribution or has substantially declined in population or range. Such sites may be used seasonally or for only one part of a species life-cycle). The designation under these criteria is for the presence of dark bellied brent geese (*Branta bernicla bernicla*) and dwarf spurge (*Euphorbia exigua*). Dwarf spurge is 'Near Threatened' under the IUCN Red List of Threatened Species (IUCN 2001).

4.0 Roles and Responsibilities

4.1 Construction

The EMES will be distributed to all relevant personnel involved with the construction phase of the development including David Wilson Homes and any contractors who may be working on the site. It will be the responsibility of the main contractor) to distribute this document (where relevant) to all other (sub) contractors and visitors to the site as appropriate, who will in turn be bound by the terms therein.

It will be the responsibility of the Ecological Clerk of Works (to be appointed by David Wilson Homes) to provide advice to the construction teams during all phases of the scheme on all pertinent ecological issues and to check that the ecological protection and mitigation measures, as specified in this document, are implemented. Recommendations will be passed to David Wilson Homes who will be responsible for ensuring implementation.

The Ecological Clerk of Works will have specific responsibilities which will include:

- Provision of advice on the location of protected species e.g. reptiles and the type and location of protection or mitigation required;
- To supervise and monitor the implementation and maintenance of protective or mitigation measures in accordance with legal requirements or the terms set out in this document; and
- Liaison with the main contractor's site manager and others relevant stakeholders as appropriate;

Specific responsibilities of the client, David Wilson Homes, in relation to this EMES will include:

- adhering to the relevant provisions made within this document;
- complying with the advice of the Ecological Clerk of Works as appropriate;
- ensuring that this EMES is distributed to all relevant parties; and,
- ensuring that all persons working within the area covered by this Scheme are briefed on relevant aspects. Once the initial tool box talk has taken place (prior to works commencing on the site), briefing notes will be left on site for future visitors/contractors.

4.2 Post Construction

Post construction management will be the responsibility of David Wilson Homes.

5.0 Pre-Construction Mitigation

5.1 On-site Habitats

5.1.1 Retained Hedgerow

Within the development, it is proposed to create a native species hedgerow (using locally sourced plants) of no greater than 2m in height along the western boundary of the proposed development site, and to plant trees to screen the houses from the field, which will reduce the visual and noise disturbance to the remainder of the arable field.

5.1.2 Dwarf Spurge

Dwarf spurge plants were recorded in six separate locations along the northern boundary of the arable field, with most specimens recorded within the boundary of the proposed development site. As dwarf spurge is an annual species, associated with arable fields, it persists through annual disturbance associated with arable farming. As such, it is considered that even with the retention of the field boundaries, this species will not be able to persist within the proposed development. Thus, to mitigate for dwarf spurge it is proposed that that this species is sown and translocated to the boundaries of the arable field, to the west of the development site, which will be retained.

5.2 Reptiles

As slow worms have been recorded within the development site, measures are required to avoid killing/injuring these animals during construction activities and to maintain the population within the semi-improved grassland/scrub habitat on site in perpetuity. A reptile mitigation strategy has been prepared below.

This document will need to be approved by the Local Planning Authority, before any works commence at the site.

5.2.1 On Site Enhancement

The following measures will be carried out to maintain and enhance the habitats on site for reptiles:

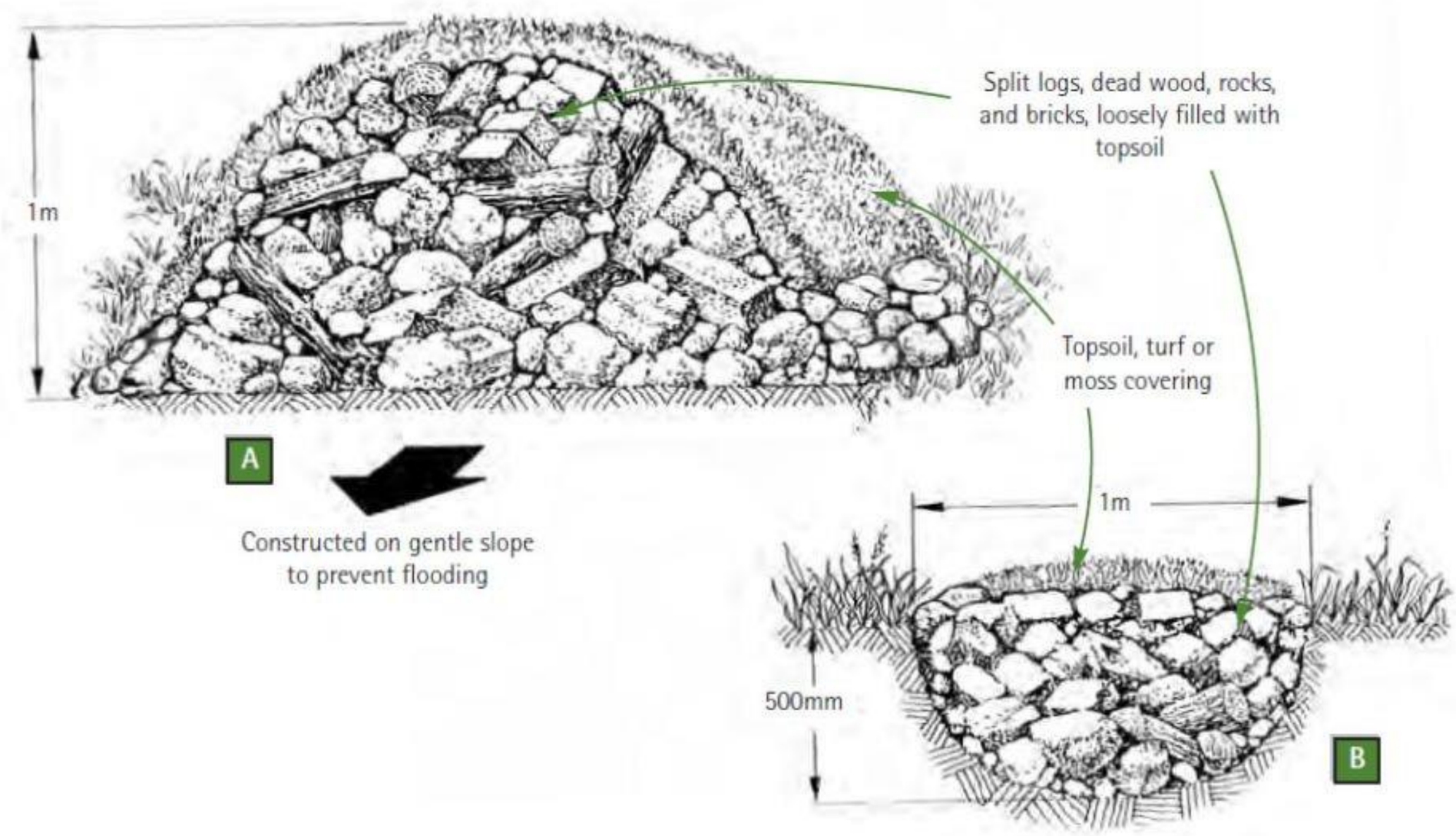
- Creation of three hibernacula;

- Planting up;
- Appropriate on-going habitat management.

Creation of a hibernacula

A hibernacula will be constructed to provide additional habitat to hibernating reptiles. It will be located close to the south-eastern boundary of the site. The design will follow that in Figure 1 below. The hibernaculum presented is suitable for great crested newt but the design is synonymous for overwintering reptiles.

Figure 1: Hibernacula design on (A) impermeable and (B) free-draining soils (taken from the Great Crested Newt Conservation Handbook, Froglife, 2001).



An Ecological Clerk of Works will be present to determine the final location of the hibernacula and will oversee works to create this feature. Works will be undertaken by hand and will take place when reptiles are active, between March and October.

Planting up

To provide screening for the arable field, which will form a mitigation area, the western boundary will be planted up with scrub to form a hedgerow to screen the site from the SPA. The species will include blackthorn, elder, hawthorn, hazel, rose and creeping willow. This habitat will over time provide refuge and hibernation habitat to reptiles. Planting will be carried out by hand when reptiles are active between March and October.

Sowing and translocation of dwarf spurge will aim to increase the number of plants present within the area. These processes will require:

- seed collection and appropriate storage;
- preparation of the donor site for translocation;
- preparation of the receptor site for translocation/ sowing;
- sowing;
- translocation;
- and post sowing/ translocation management and monitoring after a period of establishment.

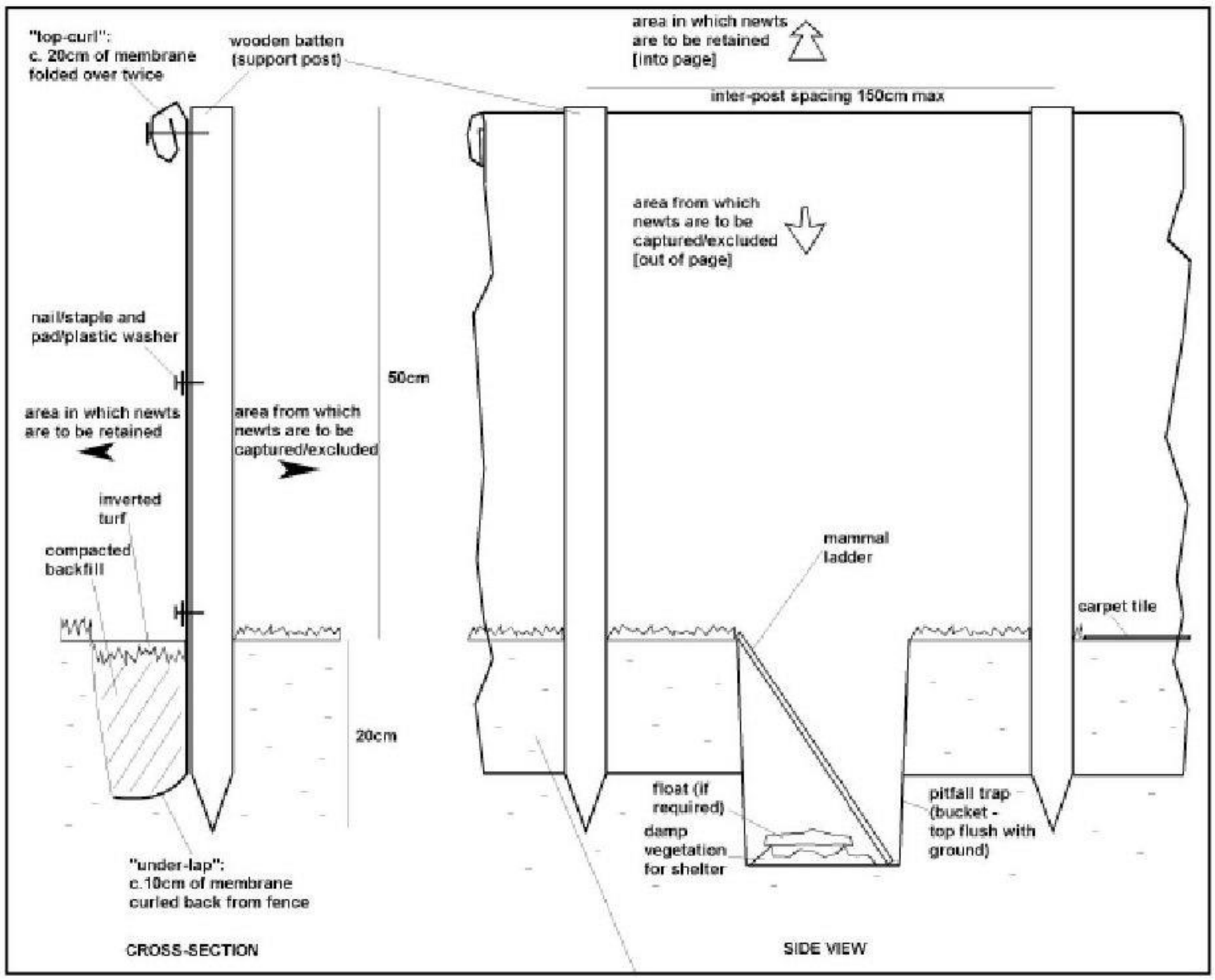
The continued management of the site for arable use will also be appropriate for the management of dwarf spurge which is present along the disturbed margins of this field and the dwarf spurge present on the development site will also be translocated to this field with future monitoring put in place.

5.2.2 Installation of Reptile Exclusion Fence

To protect reptiles from killing/injury, reptile exclusion fencing will be installed along the northern boundary of the semi-improved grassland/scrub habitat, where were found (refer to Figure 2). The fencing will help to prevent reptiles accessing the development footprint, including the footpath alignment, and thus prevent them from coming to harm as a result of construction activities. The fence will be installed between March and October under the supervision of an Ecological Clerk of Works and following confirmation from Hampshire County Council that the prescriptions within this document have been approved.

An Ecological Clerk of Works will be present to determine the final route of the fence which will need to take account of, for example, tree roots and scrub, and to supervise its installation. The fence will be a minimum of 500mm tall and extend 300mm below ground. The backfill will be placed vegetation side down to suppress re-growth. The fence will have a top curl to prevent reptiles from climbing over and posts will be placed on the development area side of the fence. Drawing 2 presents a schematic example of reptile fencing. Drawing 2 presents fencing for great crested newt but the design is synonymous with reptile fencing.

Figure 2: Fencing design (taken from the Great Crested Newt Mitigation Guidelines, 2001)



The areas where fencing is to be installed will be hand searched for reptiles by an Ecological Clerk of Works prior to installation of the fence to ensure that no reptiles are harmed during this operation.

The fencing will be checked daily by the Site Manager to ensure no damage is done to the reptile exclusion fencing and ensuring it is maintained throughout the construction phase of the development.

5.3 Breeding Birds

Removal of any trees and scrub on site will take place outside of the bird-breeding season (i.e. during October to February). In the event that removal takes place within the breeding season, an Ecological Clerk of Works will check the structure in advance. If any active nests are found these will be left *in situ* and an appropriate buffer around the nest established for that species until all the young have fledged. The Ecological Clerk of Works will advise on buffer size and the likely timescale of fledging.

5.4 Wintering Birds

5.4.1 On Site

Within the development, it is proposed to create a native species hedgerow (using locally sourced plants) of no greater than 2m in height along the western boundary of the proposed development site, and to plant trees to screen the houses from the field, which will reduce the visual and noise disturbance to the remainder of the arable field. There will be no permitted public access into the arable land that will be retained beyond the western boundary of the proposed development site. The planting (and subsequent protection) of the hedgerow should take place at as early a stage as possible, to allow the hedge to mature.

5.4.2 Off Site Mitigation area

The mitigation area has been designed to provide mitigation and enhancement for both lapwing and Brent geese. The mitigation that is proposed involves retaining the arable land to the west of the site as shown by the plan in Appendix A. It is proposed to manage the retained arable field to the west of the site for arable use. Consultation has been undertaken with both Hampshire County Council ecologist and Natural England who have agreed that adopting rotational farming practices in perpetuity for this site will be considered appropriate mitigation and enhancement. The rotational farming that will be implemented for the retained arable land to the west of the site will involve farming practice rotations over a four year period. This will include sowing winter wheat one in four years and spring wheat one in four years allowing the remaining two years to be sown with a crop of choice. Depending upon the season in which construction commences, one of these crops, or a different crop will be sown, commencing the agreed rotation.

5.5 Bats

No mitigation necessary as the site boundary will be retained.

6.0 Construction Phase Mitigation and Management

6.1 Tool Box Talks

A general talk relating to all the biodiversity issues on the site including nesting and wintering birds, reptiles and bats will be delivered to contractors working on site. This will include a plan showing all of the ecological features to be retained and created on the site.

6.2 Habitats and Vegetation

The Site Manager will be responsible for ensuring that the contractors are aware that the grassland buffer are retained as a receptor site for the reptiles and is not to be impacted by construction activities, including storing of materials.

Dwarf spurge will be transported and relocated along the northern boundary which will be retained. The western boundary will be enhanced for reptiles by planting a hedgerow of native species and seeding a 3 metre buffer with wildflower grassland, as shown in the soft landscape master plan.

6.3 Fauna

6.3.1 Reptiles

The reptile exclusion fence will remain intact for the duration of the construction activities and will be checked daily by the Site Manager. In the event that the fence becomes damaged, it will be repaired as soon as possible in order to continue excluding reptiles from the development footprint.

6.3.2 Bats

During the construction phase, security lighting will be positioned so as not to directly illuminate boundary habitats and the retained semi-improved grassland/scrub habitat to the south of the site. In addition, works on site will cease prior to sunset. This will help to avoid disturbing foraging and commuting bats that use these habitats.

6.3.3 Breeding Birds

If any further vegetation clearance is required during the construction phase within the breeding bird season (March to September inclusive) then suitable nesting habitat will be checked for nests by the appointed Ecological Clerk of Works, immediately prior to its removal. If nests are found, removal of the structure will be delayed until young have fledged and left the nest. A buffer zone will be established to prevent disturbance of the nest until the young have fledged. The size of buffer required will be species dependant.

6.3.4 Wintering Birds

- Operating machinery will be used following best practice guidelines to reduce unnecessary noise.

7.0 Post Construction Mitigation and Management

This section provides details of the ongoing mitigation and management post construction. It will be implemented by the management company appointed by David Wilson Homes. The management of the site will be undertaken in perpetuity.

7.1 Habitats and Vegetation

Following completion of development, ongoing habitat management will aim to promote structural and species diversity, in particular within the semi-natural retained habitats.

Waders (including lapwing) will also benefit if trees, scrub and hedgerows on site are managed to remain below 2m in height (Milsom *et al.*, 1998) as this will offer increased visibility, allowing birds to detect predators and prevent perches for predatory species such as magpies and carrion crows. This will be achieved through pruning/lopping of trees and flailing and cutting of scrub and hedgerow outside of the breeding season (March to September inclusive). Tree and scrub management should be undertaken every second year (ideally in the months of March and October) to avoid disturbance of the summer breeding or wintering bird seasons.

A summary of the management prescriptions for the reptile habitat within the grassland buffer habitat is provided below.

7.2 Fauna

7.2.1 Reptiles

Upon the completion of the construction phase, the exclusion fence will be removed during the reptile active season (March to October) under the supervision of the Ecological Clerk of Works. This will allow animals within the area to make use of grassland buffer areas.

The grassland edge habitat will be retained as an 'open space' within the development and the aim of the on-going habitat management will be to promote use of the area by reptiles. The following management objectives will aim to maintain:

- Retention of structural diversity – gradations from bare ground, ephemeral vegetation, tussocky grassland, tall ruderals, scrub to woodland;

- Prevention of sapling/scrub/tree encroachment into open habitat – patches of taller, shadier vegetation will occur at the fringes of the grassland;
- Promotion of floral diversity - vegetation cutting will be undertaken in autumn, once seed has set and all cuttings removed from site to prevent enrichment and loss of floral diversity;
- Promotion of sensitive management – works will be timed so that they do not negatively impact species lifecycles (i.e. clearance of scrub will be undertaken outside bird breeding season, in winter and subterranean roots will be left in situ);
- Promotion of organic management – pesticide use will be avoided, where possible;
- Habitat connectivity on and off site will be promoted.

In order to reduce operational impacts on the reptiles using the 'open space' habitat, signage will be erected along the footpath within the site to provide information to new residents and dog walkers regarding the importance of the area and the reptiles present.

7.2.2 Bats

Following construction of the buildings and in order to enhance the site for roosting bats, eight bat boxes will be installed on four mature trees along the northern boundary of the site. At least one bat box on each tree will face in a southerly direction as shown in, Appendix B. These boxes will help to enhance the site for roosting bats, in particular those which inhabit buildings such as common pipistrelle and soprano pipistrelle bats – both of which were recorded on site.

On-going management of the habitats on site, in particular the grassland buffer and hedgerow along the western boundary of the proposed development site, will help to create structurally diverse habitats.

7.2.3 Wintering and Breeding Birds

7.2.4 Winter wheat

The field will need to be prepared prior to sowing of winter wheat by ploughing the field and spraying of a natural manure to fertilize the field. The method to which the winter wheat is sown will be dependent upon the management companies and/or farmers available machinery but something such as a grain drill attached to a tractor would be appropriate. The winter wheat will be sown at the beginning of winter

between October and the end of November. The exact timing of the sowing depends upon the variety of winter wheat that is planted. Similarly the depth at which the crop is sown also depends upon the variety. Winter wheat needs a period after initial growth with consistent temperatures under 7°C in order for it to "vernalise" and become fertile.

Dependent upon weather condition, the winter wheat will be ready for harvesting between late July to early August, using either a combine harvester or a sythe. The harvesting of this crop will not impact the two target species and hence the harvesting of the crop i.e. timings and methods will be at the discretion of the farmer/management company.

7.2.5 Spring wheat

Again the timing and the depth at which the seed is sown is dependent upon the variety of spring wheat which is sown. The spring wheat will be sown in early spring around March time but generally once ground temperatures are above 8°C. Again, dependent upon the weather conditions the crop is usually ready for harvesting in July. This report will not dictate harvesting methods as these will not impact these two target species.

The continual soil disturbance both through sowing of winter and spring wheat will provide the necessary disturbance required for dwarf spurge to continue to grow. The grassland margins along the northern and western boundary of the Mitigation Area will be retained for reptile habitat and managed as per Section 7.2.1.

Any agricultural practices taking place in the wider site, should keep a precautionary watch for nests between mid-March and June.

An Ecological Management pack will also be provided to residents of the properties on the site, providing information on these sensitive ecological receptors.

7.3 On-going Habitat Management Prescriptions

The table below summarises the on-going management prescriptions, which aim to promote species and structural diversity within the habitats and taking into account the sensitive ecological receptors.

Table 1. Timetable of on-site Habitat Management

Month Management	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
Scrub and tree removal/pruning													Hand cut Leave roots in situ Remove arisings and place in habitat piles along eastern boundary
Cut semi-improved grassland													Strim to height of >10cm Remove arisings from site and compost

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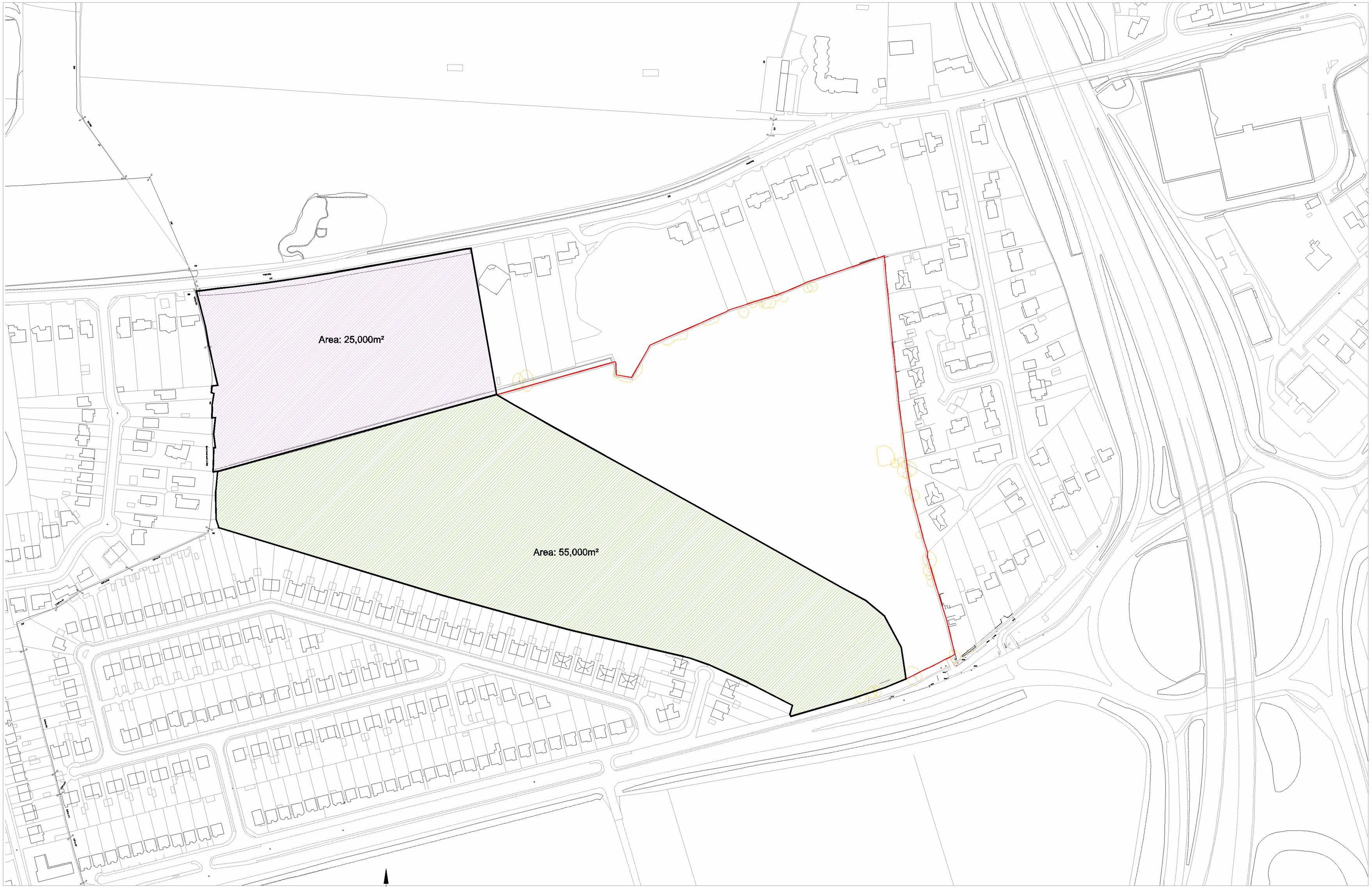
WYG (2014c). Portsdown Hil, Havant: Bat Activity Survey Report.

WYG (2014d). Portsdown Hil, Havant: Wintering Bird Survey Report.

WYG (2014c). Portsdown Hil, Havant: Dwarf Spurge Report.

Appendix A

Location of Lapwing & Brent Goose Mitigation Area



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TITLE: PORTSDOWN HILL, HAVANT

DETAIL: LOCATION PLAN

DATE: FEB 2014	SCALE: 1:1250 @ A1 1:2500 @ A3	
DRAWING No. 10774-P.01.001	REV -	AUTHOR / CHECKED AC/RS

DRAWING STATUS: PLANNING

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ALL FINISHED DIMENSIONS ARE TO BE FURNISHED FROM. DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. © COPYRIGHT RESERVED.

Appendix B – Bat Boxes

BAT BOXES FOR TREES

Woodcrete boxes have the highest rates of occupation of all box types. The 75% wood sawdust, concrete and clay mixture allows natural respiration, stable temperature, and durability. They are long lasting (approx. 25 years) and are rot- and predator-proof. Hang from a tree branch near the trunk, or fix to a trunk with the supplied 'tree-friendly' aluminium nail. This box is attractive to the smaller British bats.

Material: Woodcrete (75% wood sawdust, concrete and clay mixture)
Diameter: 16cm

Height: 33cm

Weight: 4kg

HIBERNATION BOX FOR CREVICE DWELLING SPECIES

This box is designed to provide a protected environment, particularly through the cold winter months when bats hibernate. It has three internal wooden panels imitating crevices.

Schwegler woodcrete boxes have the highest rates of occupation of all box types. The 75% wood sawdust, concrete and clay mixture allows natural respiration, stable temperature, and durability. They are extremely long lasting and rot- and predator-proof.

This very heavy box (30kg) is supplied complete with special fixing brackets. It is important to fit it very securely if mounting above the ground, and to site it well away from public areas.