Bird and Bat Box Specification (Condition 04)

November 2026

The Club at Cams Hall Estate, PO16 8UP



Document Status & Approval for Issue	
Document Version	Rev A – 12th November 2026 (FINAL)
Client	MAZE Planning Solutions 3 Piccadilly Place Manchester M1 3BN
Report Prepared By	Jay Allen BSc (Hons) ACIEEM
Report Approved By	Suzanne Melhuish BSc (Hons) ACIEEM

1. Introduction

Brief

1.1 BlueJay Ecology Ltd was commissioned by Andrew Watt of MAZE Planning Solutions to prepare a bird and bat box specification for the car park extension at The Club at Cams Hall Estate, PO16 8UP. It has been prepared to discharge Condition 04 of planning permission P/26/0226/FP, granted by Fareham Borough Council on 3 November 2026.

1.2 Condition 04 requires details of five bat boxes and five bird boxes, including their number and location, within the wooded areas of the wider golf club, to be submitted to and agreed in writing by the LPA before development commences. The boxes must be installed in accordance with the agreed details before the development is brought into use, and retained thereafter.

Scope

1.3 This document sets out the box types, numbers and locations, the installation method and timing, and the maintenance and monitoring arrangements. The box locations are shown on Figure 1.

1.4 It should be read alongside the Preliminary Ecological Appraisal (BlueJay Ecology Ltd, 2026) and the PRF Aerial Inspection Survey #2 (BlueJay Ecology Ltd, 2026), which are secured under Condition 03.

Competence

1.5 This document has been prepared by Jay Allen, Principal Ecologist at BlueJay Ecology Ltd, and reviewed by Suzanne Melhuish of BlueJay Ecology Ltd.

2. Box Specification

Bat Boxes

2.1 Five woodcrete bat boxes will be installed on mature trees, comprising three general purpose boxes and two flat crevice boxes. The mix provides a choice of roosting conditions for crevice-dwelling species such as common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*.

2.2 The first-choice models are the Schwegler 2F with double front panel and the Schwegler 1FF. The 1FF is open at the base, so droppings do not accumulate and it does not need cleaning.

Bird Boxes

2.3 Five woodcrete bird boxes will be installed. Two small-hole boxes with a 26 mm entrance will provide for blue tit *Cyanistes caeruleus* and coal tit *Periparus ater*, and two with a 32 mm entrance for great tit *Parus major* and nuthatch *Sitta europaea*. One open-fronted box will provide for robin *Erithacus rubecula* and wren *Troglodytes troglodytes*.

2.4 The first-choice models are the Schwegler 1B, with 26 mm and 32 mm entrances, and the Schwegler 2H.

Availability

2.5 Schwegler boxes are subject to periodic supply shortages. Where the first-choice model is not available at the time of ordering, the alternative listed in Table 2.1 will be used, or an equivalent or similar woodcrete box of the same type and entrance size, depending on stock availability.

Table 2.1 – Bird and bat box schedule

Ref	Box type	First choice	Alternative	Target species
BT1, BT3, BT5	General purpose	Schwegler 2F with double front panel	Vivara Pro WoodStone Bat Box	Pipistrelles and other crevice-dwelling bats
BT2, BT4	Flat crevice	Schwegler 1FF	Large Multi Chamber WoodStone Bat Box	Pipistrelles and other crevice-dwelling bats
BD1, BD3	26 mm hole	Schwegler 1B (26 mm)	Vivara Pro Seville WoodStone (28 mm)	Blue tit, coal tit

BD2, BD4	32 mm hole	Schwegler 1B (32 mm)	Vivara Pro Seville WoodStone (32 mm)	Great tit, nuthatch
BD5	Open-fronted	Schwegler 2H	Vivara Pro Barcelona WoodStone	Robin, wren

3. Locations

3.1 The ten boxes will be installed within the wooded areas of the wider golf club, at the locations shown on Figure 1. Bat boxes BT1 and BT2 are within the woodland belt along the northern shoreline, and BT3 to BT5 within the woodland around the pond in the east of the course. Bird boxes BD1 and BD2 are within the northern shoreline woodland, BD3 beside the eastern pond, BD4 within the woodland belt on the south-eastern boundary and BD5 within the woodland at the southern end of the course.

3.2 The positions shown are indicative. The tree for each box will be selected on the day of installation by the ecologist, within the same wooded area, and the as-installed positions will be recorded with a photograph and grid reference.

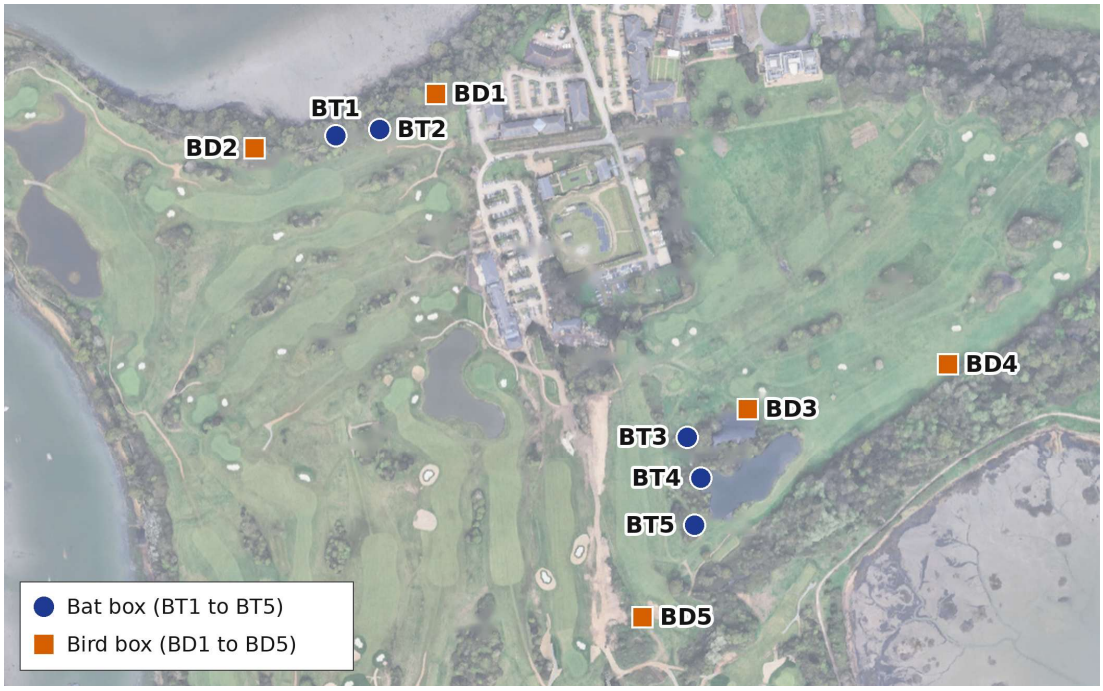

Figure 1 – Bird and bat box locations

4. Installation

Bat Boxes

4.1 Bat boxes will be fixed to mature trees at a height of 4 m to 6 m, with a clear flight path to the entrance and no branches or foliage obstructing it.

4.2 The boxes will face a range of aspects between south-east and south-west, so that they receive sun for part of the day, and will be positioned away from external lighting.

4.3 Where more than one box is installed in the same wooded area, the boxes will be placed on different trees or on different aspects, to provide a choice of conditions.

Bird Boxes

4.4 Small-hole bird boxes will be fixed at a height of 2 m to 4 m, facing between north and east to avoid strong sunlight and the prevailing wind, and tilted slightly forward so that rain runs clear of the entrance.

4.5 The open-fronted box will be fixed lower, at 1.5 m to 2 m, within dense cover such as ivy or shrub growth.

4.6 Bird boxes will not be fixed to a tree holding a bat box.

Fixings

4.7 Boxes will be hung using the manufacturer's hanger and aluminium nails, or adjustable straps, so that the tree is not damaged and future tree work is not put at risk. Boxes will not be fixed over or beside any potential roost feature.

Timing

4.8 The boxes will be installed before the car park extension is first brought into use, as required by Condition 04. Installation will be carried out by, or under the direction of, a BlueJay Ecology ecologist.

4.9 Where the programme allows, the bird boxes will be in place by the end of February so that they are available for the first nesting season.

5. Maintenance and Monitoring

5.1 The boxes will be retained for the lifetime of the development.

5.2 Each box will be checked from the ground once a year by the estate grounds team to confirm that it is present, secure and undamaged, and any signs of use will be noted. A box that is lost or damaged will be replaced like for like, or with an equivalent or similar box, before the following spring.

5.3 Bird boxes will be cleaned out between September and January, outside the nesting season, and old nest material removed.

5.4 Bat boxes will not be opened or handled other than by a licensed bat ecologist. All bat species and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

6. References

BlueJay Ecology Ltd (2026) The Club at Cams Hall Estate, PO16 8UP: Preliminary Ecological Appraisal. Rev D. 9 February 2026.

BlueJay Ecology Ltd (2026) The Club at Cams Hall Estate, PO16 8UP: PRF Aerial Inspection Survey #2. Rev A. August 2026.

Fareham Borough Council (2026) Planning Decision Notice P/26/0226/FP. 3 November 2026.

HM Government (1981) Wildlife and Countryside Act 1981 (as amended).

HM Government (2017) The Conservation of Habitats and Species Regulations 2017 (as amended).

APPENDIX 1 – Legal and Technical Limitations

- This report has been prepared by BlueJay Ecology Ltd with all reasonable skill, care, and diligence as required by the terms of the contract agreed with the Client. It is based upon the information provided to us by the Client and other relevant sources made available at the time of its preparation. BlueJay Ecology Ltd makes no further warranty, expressed or implied, regarding the completeness or accuracy of the professional advice provided within this report, or any other associated services we may have delivered.
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- This report shall not be relied upon by any party other than the Client without the express written agreement of BlueJay Ecology Ltd.
- The assessments and conclusions set out in this report are based upon the understanding that the sites and facilities evaluated will continue to be used for their current, stated purpose without significant alteration. Should any material change to the use or development of the site occur, BlueJay Ecology Ltd reserves the right to review and potentially revise the findings of this report considering such changes.
- It should be noted that while BlueJay Ecology Ltd strives to provide accurate and reliable advice, this report does not constitute legal advice, and as such, the Client is advised to seek independent legal counsel where matters of law are concerned. Professional legal advice may be necessary to fully understand the legal implications of the ecological findings and recommendations set out herein.
- The ecological assessments within this report are founded on field surveys and data that were accurate at the time of collection. These findings, however, should not be considered reliable beyond a maximum period of two years from the date of the original surveys. The dynamic nature of ecological systems means that changes can occur rapidly, including the colonization of the site by species that were absent during the initial survey period.
- The findings and recommendations in this report have been derived using factual information from third-party maps, databases, and documents. BlueJay Ecology Ltd disclaims any liability for inaccuracies or errors contained in these external sources of information and assumes no responsibility for the consequences of relying on this data.
- While considerable effort has been made to represent the location of ecological features with precision, BlueJay Ecology Ltd advises that the exact position of mapped features

should not be solely relied upon for design or decision-making purposes without ground verification.

- It is important to recognize that the distribution and presence of flora and fauna are inherently variable. A single survey visit provides only a snapshot in time and may not capture all species present on the site. Survey results can be influenced by numerous factors, including the time of year, prevailing weather conditions, and specific survey methodologies. Although thorough efforts were undertaken to document indicators of protected, rare, and notable species within and around the site, there remains the possibility that some species went undetected.
- Any activities or interventions recommended within this report should be undertaken in compliance with applicable health and safety regulations. BlueJay Ecology Ltd recommends that a comprehensive risk assessment is carried out prior to the initiation of any works to ensure that they meet all required safety standards and procedures.
- All conclusions, recommendations, and opinions expressed in this report are based on BlueJay Ecology Ltd.'s current professional knowledge, as well as our interpretation of existing UK ecological standards, codes of practice, and legislation at the time of writing. We emphasize that changes in relevant legislation, policy, or best practice guidelines could potentially impact the validity of the findings herein. BlueJay Ecology Ltd assumes no responsibility to update or revise the content of this report in response to such changes unless specifically instructed to do so by the Client.