

Katie Parsons  
Planning Manager  
Lioncourt Homes Limited  
(Via email)

13<sup>th</sup> March 2018

RT-MME-127728 Rev A

Dear Katie,

**Bat Enhancement Strategy – Land off Tatenhill Lane, Branston**

Middlemarch Environmental Ltd. was commissioned by Lioncourt Homes Limited to produce a Bat Enhancement Strategy for a proposed residential development of 50 homes with associated gardens, hard landscaping and access roads off Tatenhill Lane, Branston, Staffordshire (OS Grid Reference SK 2174 2113).

An updated Preliminary Roost Assessment of two buildings located in the north-west of the site (No. 78 and No. 80 Tatenhill Lane) was completed by Middlemarch Environmental Ltd in August 2017 (Report: RT-MME-125808-02). During the internal inspection, a small number (approximately 5) bat droppings were identified within the loft space of No. 80 Tatenhill Lane. Therefore, this building was considered to have high bat roost potential, and due to the identification of a small number of potential access/roosting features, No. 78 was considered to have low bat roost potential. In September 2017, a bat activity survey was completed by Middlemarch Environmental Ltd (Report: RT-MME-125936-01) which focussed on both of these buildings. During the surveys, no bats were seen to emerge from either of the buildings, and it was determined that neither of them currently supported bat roosts.

Due to the high value of the surrounding habitat, and as a small number of bat droppings were recorded onsite during the Preliminary Roost Assessment, it was recommended that bat enhancement measures be incorporated into the proposed works.

The proposed development site is located approximately 200 m south-west of the B5018/A38 road junction in Branston, to the south-west of Burton-upon-Trent, Staffordshire. The site includes the properties and gardens of No. 78 and No. 80 Tatenhill Lane at its northern end, extending to approximately 0.2 ha and comprising houses and outbuildings surrounded by areas of hardstanding, amenity grassland, ornamental planting and mixed formal boundaries of wooden fences, ornamental hedgerows and brick walls. To the south of this is a poor semi-improved grassland field with occasional scrub and tall ruderal vegetation extending to approximately 2.4 ha and bounded by fencing, hedgerows, scattered trees and a dry ditch. Further residential properties and Tatenhill Lane are located immediately adjacent to the northern and north-eastern boundary of the site, to the south-east is a narrow strip of woodland with adjacent area of light industrial usage, with the A38 and Branston beyond and to the south-west is Branston Water Park, a former area of gravel extraction now reinstated as a general amenity area for the public, whilst to the immediate west is the Trent & Mersey canal with farmland present beyond this. The River Trent is also located approximately 700 metres to the south-east at its closest point.

Enhancements for bats are proposed in the form of bat boxes to be installed in strategic locations within the site. This document details the bat boxes which should be installed and the appropriate locations for them, in order to inform the planning application. It is also recommended that one bird box be installed for each set of three bat boxes to provide further ecological enhancement and reduce the likelihood that birds such as blue tit will colonise the bat boxes.

The following measures will be implemented:

- **Bat Boxes** - 6 x 2F Schwegler Bat Boxes should be installed upon appropriate trees on the southern and eastern boundaries of the site (in two groups of 3). In addition, 3 x 2F Double Front Panel (DFP) Boxes should also be installed on a suitable tree towards the southern corner of the site.
- **Bird Boxes** – 3 x 1B Schwegler Nest Boxes should be installed onsite – one within close proximity to each collection of bat boxes.

Drawing C127728-01 illustrates the proposed locations of the bat boxes; the exact locations will be agreed with a suitably experienced ecologist when the features are installed. Further information associated with each option is provided below.

### **Bat Boxes**

Small numbers of common and soprano pipistrelle bats were found to use the north-western portion of the site for foraging and commuting purposes during the bat activity surveys. To enhance the site for these species, it is proposed that bat boxes, suitable for pipistrelle bats, be installed on trees along the southern and eastern boundaries of the site, as these boundaries are within close proximity to Branston Water Park which provides a high value foraging site. Three should be installed on each tree, to provide a variety of climatic conditions (i.e. sun and shade at different times of the day).

It is proposed that the following boxes be installed:

- 6 no. 2F Schwegler Bat Boxes: Suitable for a variety of species including pipistrelles and brown long-eared bats.
- 3 no. 2F Schwegler Bat Boxes with DFP: Suitable for crevice roosting bats such as Nathusius' pipistrelle (*Pipistrellus nathusii*), Daubenton's bat (*Myotis daubentonii*) and the common pipistrelle (*Pipistrellus pipistrellus*).

2F boxes can be sited in trees or on buildings and are best positioned at a height of between 3 to 6 metres.

### **Bird Boxes**

The bird boxes should be installed within close proximity to each group of three bat boxes, in order to discourage birds such as blue tit from taking up residence within the bat boxes.

It is proposed that the following boxes be installed:

- 3 no. 1B Schwegler Nest Boxes (26mm/32mm): The 1B nest box will attract a wide range of species and is available with different entrance hole sizes to prevent birds from competing with each other for the boxes. These should be installed between the north and east, avoiding strong sunlight and the wettest winds. To attract most tit species, the nest box should be hung at a height of 1.5 metres or higher

Bat and bird boxes should be included within the general site maintenance proposals. This will involve visually checking the boxes for damage and replacing any which are broken. Please note, that only licenced bat surveyors can undertake internal inspections of bat boxes.

I trust this report meets your requirements but if you have any queries please do not hesitate to contact me.

Yours sincerely,

**On Behalf of Middlemarch Environmental Ltd.**



Charlotte Richardson MSc  
**Ecological Consultant**

**Checked by:**



Ellie Rickman MCIEEM  
**Senior Ecological Consultant**

**Enc** Middlemarch Environmental Ltd Drawing Number C127728-01

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C127728-01

**Legend**

- 1B Schwegler nest box
- 3 x 2F DFP bat boxes
- ▲ 3 x 2F Schwegler bat boxes on each tree
- - - Site boundary

Project  
**Land off Tatenhill Lane, Branston**

Drawing  
**Bat Enhancement Strategy**

Client  
**Lioncourt Homes Ltd**

Drawing Number  
**C127728-01**

Revision  
**00**

Scale @ A4  
**1:1,500**

Date  
**March 2018**

Approved By  
**CR**

Drawn By  
**GP**

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