

Land North of Barkham Road
Langley Common Road
Barkham
Wokingham
Berkshire

Ground Level Tree Assessment

Report ref.: R2354_GLTA_c

Report Quality Control Information	
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CONTENTS PAGE

1	EXECUTIVE SUMMARY	3
2	INTRODUCTION	5
2.1	Project Background.....	5
2.2	Site Location and Context.....	5
2.3	Report Objectives	5
3	LEGISLATIVE AND POLICY BACKGROUND	6
3.1	Relevant Legislation.....	6
3.2	Planning Policy	6
3.3	Mitigation Licensing	7
4	SURVEY METHODOLOGY	8
4.1	Desk Study	8
4.2	Ground Level Tree Assessment	8
5	SURVEY RESULTS	11
5.1	Desk Study	11
5.2	Ground Level Tree Assessment	12
6	DISCUSSION	40
6.1	Assessment of Roosting Resource	40
6.2	Impact Assessment.....	40
7	RECOMMENDATIONS.....	42
7.1	Risk Assess, Monitor and Manage (Avoidance)	42
7.2	Further Survey Approach for T41 (PRF-M).....	42
7.3	Roost Resource Approach for T32, T46, T81, T122, T125, T142, and G150 (PRF-I tree)	42
7.4	Further Survey Approach for T82 and T91 (PRF).....	44
8	REFERENCES	45
	APPENDIX 1 – PROPOSED WOODLAND MANAGEMENT	46

1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Alfred Draggon to undertake a Ground Level Tree Assessment for bats (GLTA) of numerous trees on the land north of Barkham Road in Barkham. The GLTA was commissioned in relation to proposed construction of a single dwelling onsite and associated landscaping. In preparation for the works, the GLTA will ensure that the operations comply with the Conservation of Habitats and Species Regulations 2017 (as amended) relating to European Protected Species (EPS).
- 1.1.2** The aim of the GLTA is to determine the presence or absence of potential roost features, i.e. roost resource, and establish whether further survey and/or mitigation would be required. A ground level inspection of the trees that were highlighted in the Landscape Sketchbook (PAD Landscapes) as needing to be removed due to disease or non-native, as part of the woodland management or to allow for the building of the new dwelling. The survey was undertaken on the 10th, 17th and 18th February 2026 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 and Lauren Hayward.
- 1.1.3** The trees identified that require removal to allow for the building of the new dwelling include T66, T67, T68, T69, G148 and G149. These had no features suitable for use by bats and no further surveys are required.
- 1.1.4** Within the woodland one tree (T41) supported extensive potential roost features classified as PRF-M suitability and seven trees (T32, T46, T81, T122, T125, T142, and G150) supported potential roost features classified as PRF-I suitability. Tree T122 is to be retained. Two trees (T82 and T91) supported potential features which need further assessment and were classified as PRF. In the absence of precautionary measures, the proposed works to the trees could lead to the disturbance, injury or death of any roosting bats in occupancy at the time of the operations.
- 1.1.5** The first action recommended is to assess whether the arboricultural operations are essential for all trees and whether impacts on PRFs can be avoided. If there removal cannot be avoided for trees classified as PRF-I (T32, T46, T81, T125, T142, and G150), if they must be removed or have limbs removed, they will require soft-felling following a Precautionary Working Method Statement (PWMS). A roost resource approach to mitigation and compensation for the arboricultural operations to PRF-I will be appropriate.

- 1.1.6** Before any arboricultural operations to T41, further investigation is required due to the presence of potential PRF-M features and this will be in the form of two visits between May and September to undertake an updated endoscopic inspection in the optimal season and supplemented with an emergence survey in the optimal season. Any works that will result in the loss and/or disturbance of confirmed roosts will need to be undertaken under a mitigation licence.
- 1.1.7** Before any arboricultural works to the trees classified as PRF (T82 & T91) further assessments are required to determine their suitability for bats and further surveys may be required.
- 1.1.8** In the long-term, the removal of features classified as PRF-I suitability will result in the reduction of the available roosting resource for bats and the loss of PRF-M suitability may result in a loss of roosts of higher conservation importance and have a more significant impact on the local bat population.
- 1.1.9** It is considered unlikely that the selective loss of the remaining trees which had no bat roost potential will not have a significant impact on the local bat population.
- 1.1.10** All of the trees are covered by two TPOs covering the woodland on the site and will need permission from the LPA if they are to be removed.
- 1.1.11** This report contains information regarding a mobile species so it will likely be valid for 12 months only (CIEEM 2019b).

2 INTRODUCTION

2.1 Project Background

2.1.1 John Wenman Ecological Consultancy LLP was instructed by Alfred Draggon to undertake a Ground Level Tree Assessment for bats (GLTA) of numerous trees on the land north of Barkham Road in Barkham (G12, G30, T8, T13, T18, T19, T22, T23, T27, T32, T34 – T37, T41, T44 - T47, T50, T54, T57, T66, T67, T68, T69, T81, T82, T86, T91, T93, T96, T98, T104, T109 -T111, T116, T122, T125, T142, G148, G149 and G150). The GLTA was commissioned in relation to proposed construction of a single dwelling onsite and associated landscaping, and the survey includes the trees that need to be removed to allow for the building of the new dwelling and the trees proposed for removal as part of the management of the woodland, and T122 was a mature apple tree on the edge of the development so was also included in the survey (Refer to plans in **Appendix 1** – Landscape Sketchbook 06 PAD Landscapes).

2.1.2 In preparation for the works, the GLTA will ensure that the operations comply with the Conservation of Habitats and Species Regulations 2017 (as amended) relating to European Protected Species (EPS).

2.1.3 In preparation for the works, the GLTA will ensure that the operations comply with the Conservation of Habitats and Species Regulations 2017 relating to European Protected Species (EPS).

2.2 Site Location and Context

2.2.1 The land to the north of Barkham Road (henceforth referred to as the 'site'), comprises unmanaged grassland and woodland covering an area of just over 1.14 hectares. The site is situated on the northern side of Barkham Road in Barkham, Berkshire (OS Grid reference for approximate centre of the development site OS grid reference: SU 77529 66940). The site is in a semi-rural setting surrounded by a continuation of the woodland to the northwest, a brook on the northern boundary which connects to grazed paddocks, arable fields to the south and a few residential properties to the east and one residential property to the west. In the wider area more extensive woodland (The Coombes) is situated 200 metres to the north east of the site.

2.3 Report Objectives

2.3.1 The aim of the GLTA is to determine the presence or absence of potential roost features, i.e. roost resource, and establish whether further survey and/or mitigation would be required.

3 LEGISLATIVE AND POLICY BACKGROUND

3.1 Relevant Legislation

3.1.1 In England and Wales, all bat species found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and all species of bats in the United Kingdom (UK) are EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild bat;
- Deliberately, intentionally or recklessly disturb bats; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a bat for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a bat for shelter or protection.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'* This policy means that in instances where there is a reasonable likelihood of bats being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The Bat Mitigation Class Licence (BMCL) scheme allows ecologists to apply to become Registered Consultants to use this licence for low conservation status roosts, i.e. roosts comprising small numbers of seven commonly occurring species. A site registration form must be completed as a condition of the licence and submitted to Natural England at least three weeks before the licensable activities are due to start; Natural England aims to register sites within two weeks of submission.

3.3.4 Baseline survey information supporting EPS mitigation licence applications or BMCL site registrations must be up-to-date and have been completed within the current or most recent optimal season. A suitably experienced ecologist will be required to undertake a site walkover/check within three months prior to application/registration submission to confirm that conditions have not changed since the most recent survey.

4 SURVEY METHODOLOGY

4.1 Desk Study

4.1.1 A desk-based study for bats was undertaken to collate and review existing information about Barkham Road and the surrounding land. The study utilised the following open access resources:

- Google Earth – satellite imagery was used to identify potential flight paths and foraging habitats for bats;
- MAGIC – examined to locate granted European Protected Species licences; and
- Pre-existing bat survey reports – any available reports were obtained from the client to provide background information for the site.

4.2 Ground Level Tree Assessment

Survey Details

4.2.1 A ground level inspection of the trees identified in the Landscape Sketchbook 06 by PAD Landscapes that require removal or arboricultural works as part of the management of the woodland or for the building of the new dwelling, and in addition T122 on the edge of the proposed development was also included in the survey. The survey was undertaken on the 10th, 17th and 18th February 2026 by Vicky Potts MCIEEM registered under Natural England Bat Survey Class Licence CL18 (Licence reference number: 2025-85632-CL18-BAT) and assisted by Lauren Hayward, in accordance with good practice guidance (Collins 2023). The equipment used during the inspection comprised binoculars, a high-power (1 million candlepower) LED torch, a headtorch, ladder, PPE (facemask, gloves etc.) and a Teslong NTS500 Digital Endoscope. The inspection involved a systematic search around all aspects of each tree for potential roost features (PRFs) during daylight hours. An investigation of accessible PRFs on some trees for evidence of bat presence was undertaken with a torch and Teslong endoscope; all other features were too high to access.

Types of PRFs

4.2.2 The types of PRFs that can be exploited by bats are derived from Bat Roosts in Trees BTHK (2018) and include:

- PRFs formed by disease and decay such as woodpecker holes, squirrel holes, knot holes, pruning cuts, tear-outs, wounds, cankers, compression forks and butt-rotts;

- PRFs formed by damage such as lighting strikes, hazard beams, subsidence cracks, shearing cracks, transverse snaps, welds, lifting bark, desiccation fissures and frost cracks; and
- PRFs formed by association such as fluting and ivy.

Signs of Bats

4.2.3 The only conclusive evidence of a bat roost in a tree is the presence of actual bats (live or dead) or their droppings. However, it is important to note that bat droppings are less likely to persist in tree roosts compared to roosts in buildings so their absence inside a PRF does not necessarily equate to evidence of bat absence. Other signs of bats inside PRFs include:

- Bat fly puparia (pupal cases);
- Odour (ammonia-type smell);
- Staining below or inside an entrance;
- Smoothing of an entrance; and
- Audible squeaking at dusk or in warm weather.

4.2.4 These signs are not conclusive in isolation or combination because they can be caused by other animals (i.e. birds and squirrels) or as a result of wet rot for staining. However, it should be noted that bat roosts can exist in trees whilst exhibiting no signs externally.

PRF Categorisation

4.2.5 The trees have been assessed for their suitability to possess bat roosts using the categories detailed in **Table 1** below:

Table 1. Categories for suitability of tree for roosting bats (Source: Collins 2023).

Suitability	Description
None	There are no PRFs present in the tree or it is highly unlikely that any PRFs are present.
FAR	Further assessment is required to establish whether PRFs are present in the tree.
PRF	A tree with at least one PRF where further assessment is required to determine the potential suitability of the tree for roosting bats.
PRF-I	A PRF that is only suitable for individual bats or very small numbers of bats either due to its size or the lack of suitable surrounding habitats.
PRF-M	A PRF that is suitable for multiple bats and could therefore be used by a maternity colony.

Survey Limitations and Validity

- 4.2.6** There were no significant survey limitations because the GLTA was carried out in February so the canopy was not in leaf and visible. The GLTA was carried out in dry and calm weather.
- 4.2.7** This report contains information regarding a mobile species so it will likely be valid for less than 12 months (CIEEM 2019b).

5 SURVEY RESULTS

5.1 Desk Study

5.1.1 The trees are located within a woodland with a brook to the north and a busy road to the south. The site connects to high quality foraging and commuting habitat for bats in close proximity to the site with hedgerow lined fields connecting to extensive woodland to the north at the Coombes.

5.1.2 Bat mitigation licences that have been granted within the last 10 years inside a 2km radius of the site are detailed in **Table 2** below.

Table 2. Bat mitigation licences granted within a 2km radius (Source: MAGIC).

Case Reference of Granted Licence	Species on the Licence	Licensabl e Period	Licensable Works	Distance (m) from centre of site
2017-31502-EPS-MIT	Common pipistrelle	29/09/2017 - 30/04/2023	Destruction of a resting place	1230 NE
2016-26319-EPS-MIT-2	Brown long-eared, Common pipistrelle, Soprano pipistrelle	26/02/2019 - 31/12/2021	Destruction of a resting place	1142 SW
2016-24999-EPS-MIT-1	Common pipistrelle, Soprano pipistrelle	16/02/2017 - 16/02/2027	Destruction of a breeding place and resting place	1143 SE
2017-31454-EPS-MIT	Common pipistrelle, Soprano pipistrelle	16/10/2017 - 30/10/2022	Destruction of a resting place	1532 SW
2017-31865-EPS-MIT-2	Brown long-eared, Common pipistrelle, Natterer's, Soprano pipistrelle	06/09/2018 - 30/09/2023	Destruction of a resting place	1712 SW
2015-16599-EPS-MIT-2	Common pipistrelle	04/10/2016 - 04/10/2021	Destruction of a resting place	1795 SW
2016-22331-EPS-MIT	Brown long-eared, Common pipistrelle, Natterer's,	21/04/2016 - 30/04/2026	Destruction of a resting place	1808 SW

	Soprano pipistrelle			
2019-38952-EPS-MIT	Common pipistrelle	01/02/2019 - 31/12/2024	Destruction of a resting place	1842 SW

- 5.1.3** There was no known bat roost information for the trees being assessed provided by Wokingham Borough Council.

5.2 Ground Level Tree Assessment

Overview

- 5.2.1** The findings from the Ground Level Tree Assessment (GLTA) carried out for the two trees that require arboricultural works are detailed in **Table 3** with photographs and annotated in a plan in **Figures 1 & 2**, as follows:

Survey Findings

Table 3. GLTA survey findings.

Tree ref.:	T8	Species:	Ash
Proposed arb works:	Tree Identified with ash dieback – proposed removal		
Contextual photographs:			
			

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations		No further surveys required.			

Tree ref.:	G12	Species:	Ash x 3		
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations		No further surveys required.			

Tree ref.:	T13	Species:	Ash		
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T18	Species:	Ash		
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	RF direction:	RF height (m):	RF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T19		Species:	Wild Cherry	
Proposed arb works:	Dead tree – proposed removal				
Contextual photographs:					
					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations		Some ivy cover but tight to tree. No further surveys required.			

Tree ref.:	T22		Species:	Ash	
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations		No further surveys required.			

Tree ref.:	T23	Species:	Ash		
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None

Recommendations	No features identified and no further surveys required.
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Tree ref.:	T27	Species:	Ash
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Proposed arb works:	Tree Identified with ash dieback – proposed removal
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Contextual photographs:

PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None

Recommendations	Some ivy cover but did not offer bat roost potential. No further surveys required.
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Tree ref.:	G30	Species:	Ash x 3
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Proposed arb works:	Tree Identified with ash dieback – proposed removal
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Contextual photographs:

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations		Some light ivy cover but no PRF. No further surveys required.			

Tree ref.:	T32	Species:	Goat willow
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed		
Contextual photographs:			
			
			
		RF 1 P	

					
PRF 2			PRF 3		
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Trunk	Wound	E	0.20	None - Superficial at ground level. Didn't lead into crevice.
2	Trunk	Wound	S	0.5	PRF-I (checked with endoscope)
3	Trunk	Dead wood	S	0.5	None - Superficial and didn't lead into crevice.
Recommendations		Further endoscopic check prior to removal and soft fell under a PWMS.			

Tree ref.:	T34, T35, T36, T37, T44, T45, T47	Species:	Ash x 7
Proposed arb works:	Tree Identified with ash dieback – proposed removal		

Contextual photographs:



PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None

Recommendations	No further surveys required.
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Tree ref.:	T41	Species:	Ash
Proposed arb works:	Tree Identified with ash dieback – proposed removal		

Contextual photographs:

PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Branch	Large hole, dead wood and several wounds	S	14 +	PRF-M
2	Branch	Large wound	N	16 +	PRF-M

Recommendations	Further endoscopic or emergence surveys required to determine the extent of the features for bat evidence. The western side of the tree could not be seen as it was against the boundary. Retain feature if possible. Further survey may be required.
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Tree ref.:	T46	Species:	Goat willow
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed		

Contextual photographs:

PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Trunk and branch	Splits all over tree	All	All	PRF-I
Recommendations	Splits all over the trunk but didn't appear into lead into any crevices, one towards the top of the tree looked like it had potential to lead to a crevice. Retain if possible or soft fell under a PWMS and after an endoscope check.				

Tree ref.:	T50	Species:	Turkey oak
Proposed arb works:	None native – proposed removal		
Contextual photographs:			

					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	Dead branch present on south western side at 11m but not suitable for use by bats as only superficial gaps. No further surveys required.				
Tree ref.:	T54		Species:	Goat willow	
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed				
Contextual photographs:					

					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	Gaps in bark superficial. No further surveys required.				
Tree ref.:	T57		Species:	Turkey oak	
Proposed arb works:	Non-native – proposed removal				
Contextual photographs:					

					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No features. No further surveys required.				
Tree ref.:	T66, T67, T68, T69		Species:	Hawthorn, Oak, Hawthorn, Oak	
Proposed arb works:	Dead tree – proposed removal				
Contextual photographs:					

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations		Group of trees in scrub. No further surveys required.			

Tree ref.:	T81	Species:	Goat willow
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed		
Contextual photographs:			



					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Stem	Spilt on collapsed stem	N	N	PRF-I
Recommendations	Gap present where the tree had collapsed was checked with an endoscope and didn't lead into any crevices. Retain if possible. Soft fell under a PWMS.				
Tree ref.:	T82		Species:	Oak	
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed				
Contextual photographs:					
					
			PRF1		

					
PRF-1			PRF-1		
					
PRF-2					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Branch	Dead wood and peeling bark.	NE	2.5	None
2	Trunk and Branch	Wound and dead wood at junction of trunk and branch, obscured by ivy.	E	4	PRF
Recommendations		Leaning stem to the north. Check features to confirm the extent of the features and if suitable for use by bats. PRF 1 was checked with an endoscope and didn't lead into any crevices. Not suitable to check PRF 2 from a ladder as the features were on a leaning branch. Retain feature if possible. Further survey may be required.			
Tree ref.:	T86		Species:	Ash	
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T91	Species:	Ash
Proposed arb works:	Tree Identified with ash dieback – proposed removal		

Contextual photographs:

 					
					PRF-1
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Branch	Wound	SE	14	PRF
Recommendations	Some light ivy cover with no BRF. Further endoscope survey required to determine the extent of the feature and confirm if feature is suitable for use by bats. Retain if possible. Further surveys may be required.				

Tree ref.:	T93	Species:	Ash
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Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T96	Species:	Ash		
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:

N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T98	Species:	Ash
Proposed arb works:	Tree Identified with ash dieback – proposed removal		
Contextual photographs:			



PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T104	Species:	Turkey oak
Proposed arb works:	Non native – proposed removal		
Contextual photographs:			

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Trunk	Light ivy cover	S	2	None
2	Branch	Dead branch	W	2	None
Recommendations		No further surveys required.			

Tree ref.:	T109	Species:	Goat willow
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed		
Contextual photographs:			
			

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Branch	Peeling bark on dead branch	W	2	None – superficial
Recommendations		No further surveys required.			

Tree ref.:	T110	Species:	Oak		
Proposed arb works:	Coppicing or selective removal - tree collapsing, overmature, or poorly formed				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None

Recommendations	No further surveys required.
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Tree ref.:	T111	Species:	Alder
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Proposed arb works:	Dead tree – proposed removal
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Contextual photographs:

PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Trunk	Thin ivy cover on dead branch.	E	2	None
2	Stem	Dead wood	S	1	None – superficial

Recommendations	No further surveys required.
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Tree ref.:	T116	Species:	Ash
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Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					
					
+6 bn					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None
Recommendations	No further surveys required.				

Tree ref.:	T122	Species:	Apple
Proposed arb works:	Tree Identified on edge of the development – to be retained		
Contextual photographs:			
			
		PRF1 & 2	

					
PRF3					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Branch	Small holes	N	2	PRF-I
2	Branch	Hole	S	1.75	PRF-I
3	Branch	Silt wound	W	1.5	PRF-I
4	Branch	Wound	E	1.5	None
5	Branch	Wound	NW	1.5	PRF-I
Recommendations		No further surveys required as its being retained			
Tree ref.:		T125	Species:		Ash
Proposed arb works:		Tree Identified with ash dieback – proposed removal			
Contextual photographs:					

					
PRF-2			PRF-1		
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Trunk	Ivy cover	S	5 +	PRF-I
2	Branch	Spilt	S	7	PRF-I
Recommendations	Further endoscope prior to removal and soft fell under PWMS.				
Tree ref.:	T142		Species:	Ash	
Proposed arb works:	Tree Identified with ash dieback – proposed removal				
Contextual photographs:					

					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Stem	Thick ivy cover	N – leaning branch over stream	All	PRF-I
Recommendations		Further endoscope prior to removal and soft fell under PWMS.			

Tree ref.:	G148 & G149	Species:	Blackthorn and hazel
Proposed arb works:	Removal of scrub for development of new dwelling		

Contextual photographs:

PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
N/A	-	-	-	-	None

Recommendations	No further surveys required.				
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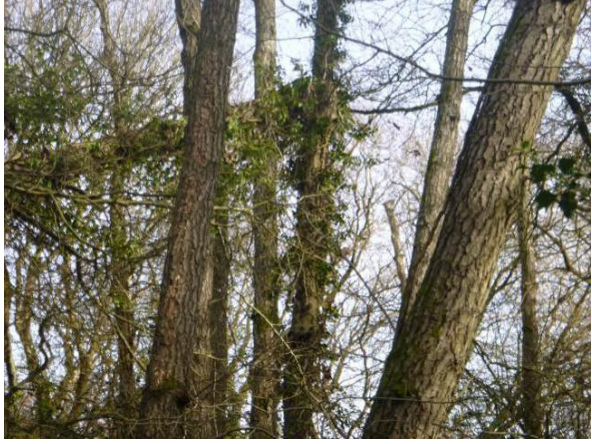
Tree ref.:	G150	Species:	Alders etc		
Proposed arb works:	Coppicing or selective removal - tree collapsing.				
Contextual photographs:					
					
PRF ref.:	PRF location:	PRF type:	PRF direction:	PRF height (m):	PRF suitability / signs:
1	Trunk	Light ivy cover	S	All	PRF-I
2	Trunk	Two wounds on the end of a branch that had snapped on a leaning trunk	S	6-7	PRF-I
Recommendations	Retain if possible if not soft fell under PWMS.				



Figure 1 – GLTA Survey Results

6 DISCUSSION

6.1 Assessment of Roosting Resource

6.1.1 The site has high-quality habitat for foraging and roosting bats comprising unmanaged grassland and woodland, with a brook on the northern boundary connecting to grazed paddocks to the north with hedgerows which link to more extensive patches of woodlands 200m to the north. Furthermore, bat mitigation licences granted within the last 10 years identified at least four species inside a 2km radius of the site: brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), natterers (*Myotis nattereri*.) and soprano pipistrelle (*Pipistrellus pygmaeus*).

6.1.2 The two trees had potential roost features summarised as follows:

- **Tree T82 and T91** – supported potential features which need further assessment to determine if the features are suitable for use by bats and were classified as PRF suitability.
- **Tree T32, T46, T81, T122, T125, T142**, and one tree within group **G150** – One or two PRFs that had potential to be used on an occasional basis by individual bats and therefore has potential PRF-I suitability. The features could not be inspected with an endoscope due to the features being too high to survey from ground level. The features on T122 could be inspected with an endoscope and no evidence of use by roosting bats was found.
- **Tree 41** – Several PRF at the top of the tree and potentially extending at length into the main trunk with potential PRF-M suitability.
- **Trees G12, G30, T8, T13, T18, T19, T22, T23, T27, T34 – T37, T44 - T47, T54, T57, T66, T67, T68, T69, T86, T93, T96, T98, T104, T109 -T111, T116, T125, G148 and G149** - had no features suitable for use by bats and no further surveys are required.

6.2 Impact Assessment

Overview

6.2.1 The trees identified that require removal or arboricultural works to allow for the building of the new dwelling include T66, T67, T68, T69, G148 and G149. These had no features suitable for use by bats and no further surveys are required.

6.2.2 The arboricultural works proposed for the remaining trees within the woodland is

fellings by dismantling or coppicing and selective removal for trees that have been identified as being diseased, non-native or collapsing, over mature or poorly formed, and will result in the loss of any PRFs and associated roosts if present. These works have been assessed in accordance with the mitigation hierarchy during the operational period and post-operational, as follows:

Operational Period

- 6.2.1** In the absence of precautions and further investigations, the proposed works could lead to the disturbance, injury or death of any roosting bats in occupancy at the time of the operations.

Post-Operational Period

- 6.2.2** The works to the tree classified as potential PRF-M suitability in the absence of further surveys could result in the loss of a breeding roost of high conservation significance and could result in an adverse impact on local bat populations.
- 6.2.3** The works to the trees classified as potential PRF-I in the absence of mitigation measures will result in the reduction of the available roosting resource for bats in this area.
- 6.2.4** The works to the trees classified as potential PRF had at least one feature that requires further assessment to determine the potential suitability of the tree for roosting bats.

7 RECOMMENDATIONS

7.1 Risk Assess, Monitor and Manage (Avoidance)

- 7.1.1** Wherever possible, all PRFs should be retained unaffected, i.e. consideration of avoidance as per the mitigation hierarchy. If the trees are not removed then no further surveys are required, and the avoidance of their removal is recommended where possible. If the trees do need to be removed the following further survey or precautionary roost resource approach is required for **T32, T41, T46, T81, T82, T91, T125, T142, G150** (refer to **Sections 7.2, 7.3 & 7.4**). Permission will need to be granted from the council prior to removal of any of the trees as the site is covered by two TPOs covering the woodland onsite.

7.2 Further Survey Approach for T41 (PRF-M)

Endoscopic Inspection Survey and Emergence Survey

- 7.2.1** As per good practice guidelines, for any PRF-M trees, this further survey approach should involve three visits between May and September with at least two in the period May to August and separated by at least three weeks (Collins 2023). The internal cavity can be inspected with an endoscopic camera during each of the first two visits. Due to the extent of the internal cavity, two separate endoscopic inspections should be supported by an emergence survey with night vision aids at least three weeks after the second endoscopic inspection.
- 7.2.2** If a maternity roost is found and the roost will be impacted by the proposed tree works, a European Protected Species mitigation licence will need to be obtained for the works to proceed lawfully. Appropriate compensation for the loss of a maternity roost would be a tree-mounted large cavity bat box on a nearby mature tree in the same orientation to the roost loss. Bats do hibernate in suitable tree roosts, particularly if bats are found to be using the tree in the summer months and the initial assessment included an endoscopic inspection in January, the optimum time for recording hibernating bats and no evidence was found.

7.3 Roost Resource Approach for T32, T46, T81, T122, T125, T142, and G150 (PRF-I tree)

Precautionary Working Method Statement

- 7.3.1** A precautionary method of working during tree works is recommended to mitigate

for the potential use of the PRFs by roosting bats for the trees classified as PRF-I. This approach will ensure that the tree works will not 'deliberately' or 'intentionally/recklessly' disturb, injure or kill any bats that may be in occupancy at the time. The precautionary measures to be adopted include:

- A toolbox talk delivered to the arborists before the tree works by a suitably licensed ecologist detailing how bats use trees, legal protections, working methods (i.e. section-felling), potential roost features, actions to be taken if a bat is found and personal safety procedures;
- A repeat inspection of the potential roost feature (PRF) by a suitably licensed ecologist, immediately before the works. If bats are found to be present during the inspection and/or there is evidence of roosting bats and they will be impacted by the works, a mitigation licence will be required for the works to proceed;
- A section-felling approach, taking care when exposing PRF (i.e. peeling bark, splits, wounds and holes), under the direct supervision of a suitably licensed ecologist. Each section should be carefully lowered to the ground and checked for bats by a licensed ecologist; and
- During the soft-felling process, if any roosting bats are found, work must stop immediately and advice sought from the licensed ecologist; a mitigation licence will likely be required for the felling of the tree (if it has not been felled to the ground at this point).

7.3.2 If these precautionary measures are adhered to, the work to the tree is considered highly unlikely to contravene legislation protecting bats. Therefore, a European Protected Species mitigation licence is not required at this stage to allow these works to go ahead lawfully.

Compensation

7.3.3 Due to the roost switching behaviour exhibited by tree-roosting bats and the quick decay of evidence inside PRFs, it is arguable that all trees with suitable PRFs should be considered part of an available roosting resource that will be used at one time or another by bats. To prevent the reduction in the roosting resource following the tree works, a Schwegler 2FN Bat Box (or an approved functional equivalent) will be fixed onto a suitable neighbouring mature trees for every tree that is removed that had PRFs.

7.4 Further Survey Approach for T82 and T91 (PRF)

Endoscopic Inspection Survey

- 7.4.1** As per good practice guidelines, for any PRF trees, this further survey approach should involve a check of the cavities identified with an endoscopic camera from a MEWP to determine if they offer bat roosting features. Depending on the findings and the classification of the trees additional surveys may be required.

8 REFERENCES

Bat Tree Habitat Key (2018). *Bat roosts in trees – A guide to the identification and assessment for tree-care and ecology professionals*. Pelagic Publishing, Exeter.

CIEEM (2019b). *Advice Note on the Lifespan of Ecological Reports and Surveys*. CIEEM, Winchester.

Collins, J (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.

Mathews F., Kubasiewicz L.M., Gurnell J., Harrower C.A., McDonald R.A., Shore R.F. (2018). *A Review of the Population and Conservation Status of British Mammals*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.

Mitchell-Jones, A. J. & McLeish, A. P. (2004). *Bat Workers' Manual (3rd edition)*. JNCC, Peterborough.

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2 CIEEM, Ampfield.

APPENDIX 1 – PROPOSED WOODLAND MANAGEMENT

House of the wood

Step #1- Removal of Diseased and Non-Native Species



This page illustrates the distribution of ash trees affected by dieback across the site. The mapping helps identify the extent of disease impact and informs subsequent management actions, including selective removal and habitat restoration.

Trees Identified with Ash Dieback:

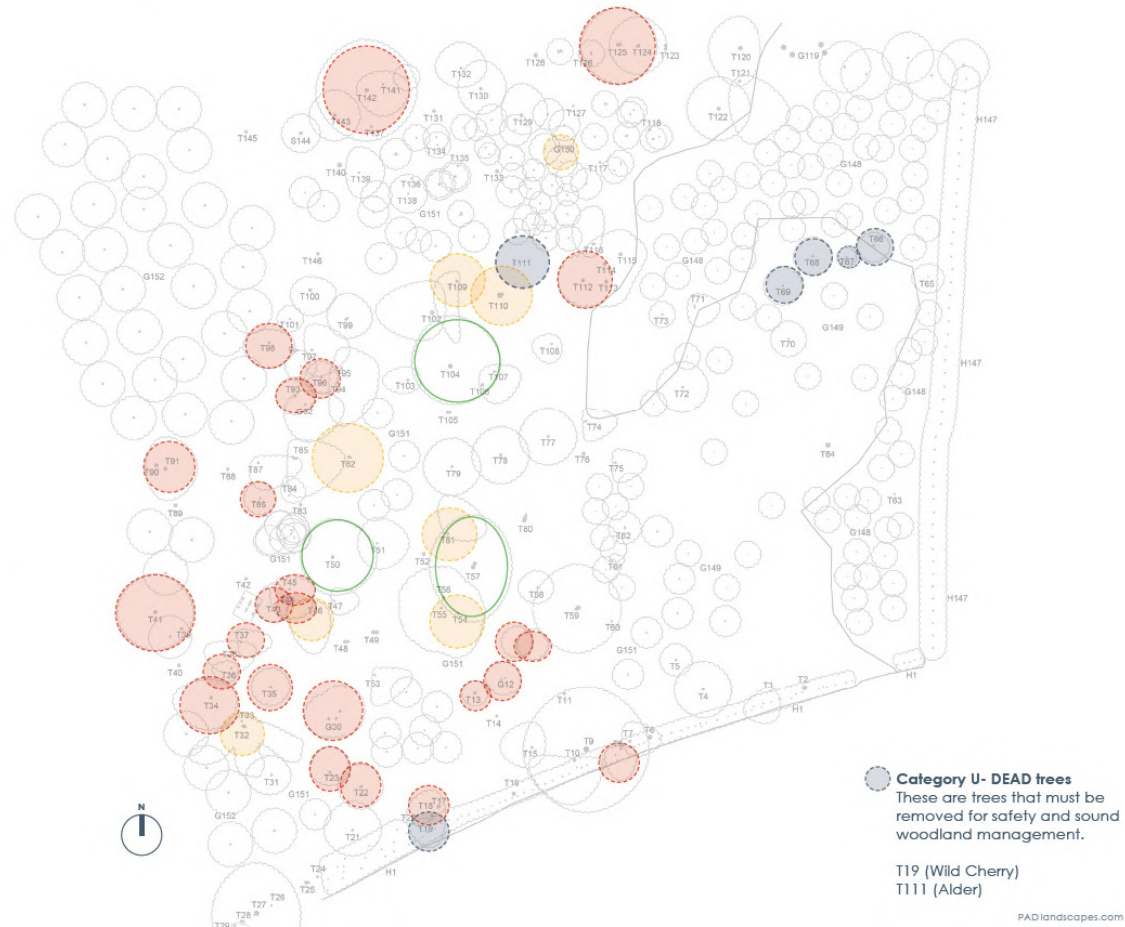
T8 (Ash)
G12 (Ash x 3)
T13 (Ash)
T18 (Ash)
T22 (Ash)
T23 (Ash)
T27 (Ash)
G30 (Ash x 3)
T34 (Ash)
T35 (Ash)
T36 (Ash)
T37 (Ash)
T41 (Ash)
T44, T45 (Ash x 2)
T47 (Ash)
T86 (Ash)
T91 (Ash)
T93 (Ash)
T96 (Ash)
T98 (Ash)
T114 (Ash)
T125 (Ash)
T142 (Ash)

Coppicing or Selective Removal

These are mostly collapsing, over-mature, or poorly formed Goat Willows and Alders.
T32 (Goat willow)
T46 (Goat willow)
T54 (Goat willow)
T81 (Goat willow)
T109 (Goat willow)
G150 (Alders etc)
T82 (Oak)
T110 (Oak)

None native Turkey Oak

T50 (Turkey oak)
T57 (Turkey oak)
T104 (Turkey oak)

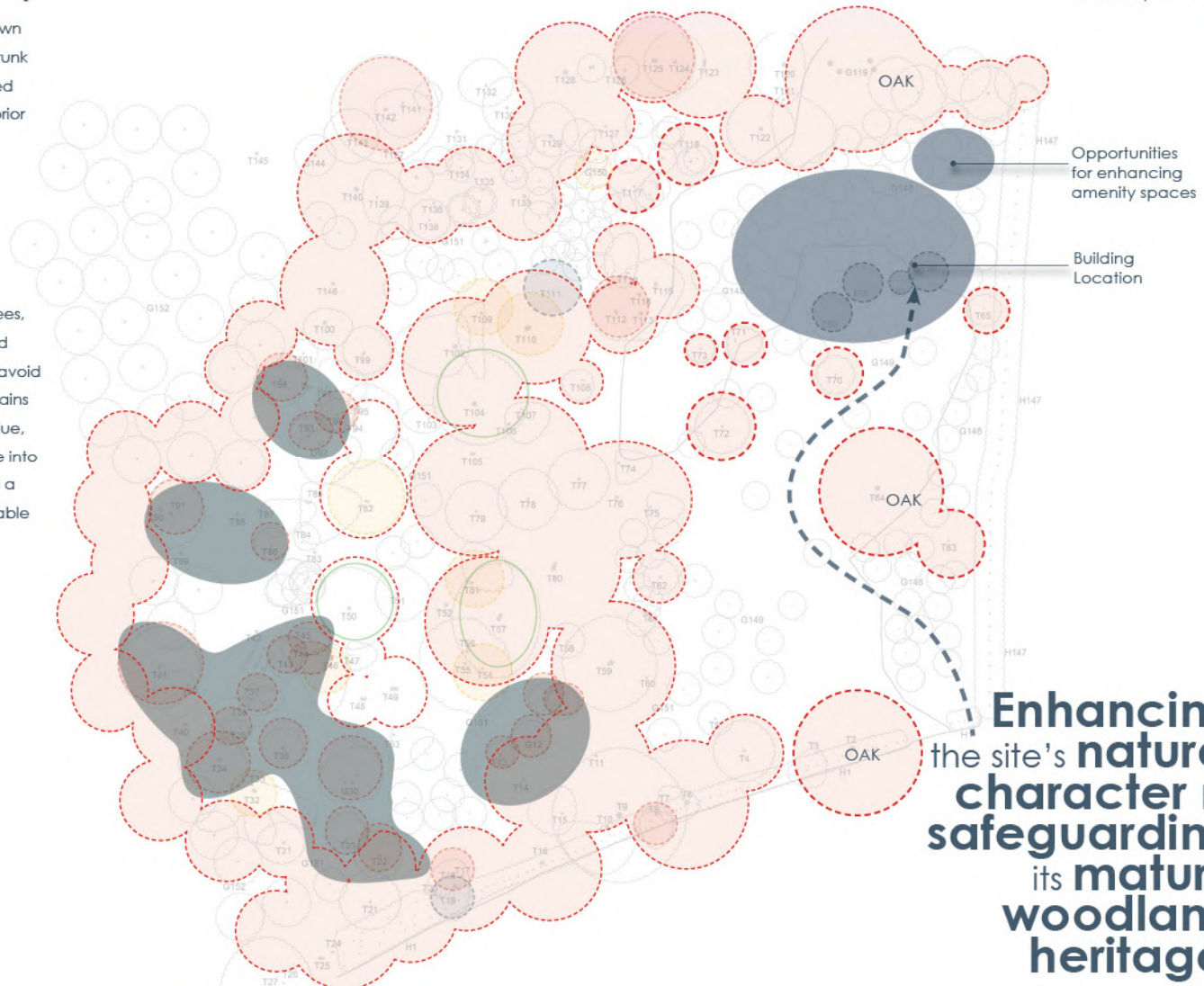


Root Protection Area (RPA)

The Root Protection Areas (RPAs) shown are indicative, based on estimated trunk diameters. Final RPAs will be confirmed following a full Arboricultural Survey prior to planning submission.

The proposed building layout and surrounding amenity spaces have been carefully arranged to respect these RPAs. The landscape design prioritises the protection of existing trees, ensuring that planting, pathways, and recreational areas are positioned to avoid encroachment. This approach maintains tree health, enhances ecological value, and integrates the natural landscape into the overall site layout, demonstrating a commitment to sensitive and sustainable design.

Legend



Enhancing
 the site's **natural**
character by
 safeguarding
 its **mature**
woodland
heritage.