



Bat Survey Report

Harefield Grove

On behalf of Comer Homes Group

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1 Introduction

1.1 Background

Comer Homes Group (“the client”) instructed Harper Environmental Ltd to carry out bat surveys for Harefield Grove, Rickmansworth Road, Harefield, UB9 6FJ (hereafter called ‘the Site’). The central Ordnance grid reference for the Site is TQ 05775 91569. See Figure 1.1 below.



Figure 1.1 Red line boundary

1.2 Development proposals

The buildings onsite will be redeveloped for residential purposes, with some buildings demolished and some renovated and refurbished, with external works including roof repairs, re-roofing and repairs to facades and windows. Within the grounds, new walkways will be created and old overgrown walkways re-established, and access roads cleared of overhanging tree growth.

Bat roosts occur in buildings and in trees. Bats are European Protected Species. The protection given to roosts means that their presence or absence in buildings and trees within the zone of influence of proposed development needs to be understood.

The proposed works may cause disturbance, damage or destruction to bat roosts and there is a risk of death of bats. Therefore the surveys were required to determine the location of bat roosts and to inform a Natural England Protected Species Licence application.

The development proposals were reviewed using the following plans:

- James Blake Associates. Arboricultural Impact Assessment. Harefield Grove. On behalf of Comer Homes. Dated 1st November 2023 ref JBA 20/027 AR01 Issue D.

1.3 Previous building surveys

A preliminary roost appraisal (PRA) was completed in 2026, as detailed in the following report:

- Arbtech (January 2026). Preliminary Ecological Appraisal and Roost Assessment.

The survey comprised an initial appraisal with external and internal inspections of the 7 buildings which will be impacted by the development (demolished/extended). A summary of the findings is found below in Table 1.1.

Table 1.1 Summary of findings from PRA carried out in January 2026.

Building	Building potential or presence of confirmed roost(s)	No. emergence surveys required
B1 Stable building	B1 is a rectangular two-storey brick building. B1 is a confirmed roost. A large number of droppings (confirmed by DNA analysis as brown long-eared bats) were found on the insulation across the whole loft space. B1 is assessed to have high habitat value for roosting bats due to a number of suitable roosting features on its exterior, and presence of optimal foraging and commuting habitat in the immediate surroundings.	3
B2 Office extension	B2 is a U-shaped, two-storey brick building, split into an east and west wing. B2 is a confirmed roost and is assessed to have moderate habitat value for roosting bats due to the presence of suitable roosting features on its exterior, and optimal foraging and commuting habitat in the immediate surroundings. A small number of droppings (confirmed by DNA analysis as brown long-eared bats) were found on the insulation across the whole loft space of the west wing.	3
B3 Main house	B3 is a three-storey building constructed of brick, connected to the northern end of B2. B3 is assessed to have moderate habitat value for roosting bats due to the presence of suitable roosting features on its exterior, and optimal foraging and commuting habitat in the immediate surroundings.	2
B4 Conservatory	B4 is a glass conservatory that has been disused for a long period of time. Negligible habitat value for roosting bats due to the lack of suitable roosting features.	0
B5 Shed	B5 is a square, brick garage. Negligible habitat value for roosting bats due to the lack of suitable roosting features.	0

B6 Cottage house	B6 is a derelict two-storey house in the most southeast corner of the site. B6 is assessed to have high habitat value for roosting bats due to the presence of suitable roosting features on its exterior, lack of access into the loft space, and optimal foraging and commuting habitat in the immediate surroundings.	3
B7 Garage	B7 is a brick garage on the western edge of the car park. B7 is a confirmed roost and is assessed to have moderate habitat value for roosting bats due to the lack of suitable roosting features but presence of one dropping, ivy-covered roof, and optimal foraging and commuting habitat in the immediate surroundings.	3

1.4 Previous Tree Surveys

A Ground Level Tree Assessment (GLTA) was undertaken by Harper Environmental Ltd in April 2026. All trees were assessed and those trees with potential to support PRFS were identified. Following this assessment, the development proposals were reviewed to determine where works would occur in close proximity or require tree felling.

This review identified 20 trees within the zone of influence of potential development impacts (felling or development). As such these trees were recommended for further assessment during the summer months. Additionally, one tree was not assessed during the GLTA and so this tree required an initial assessment with further survey requirements to be determined following this survey.

Further assessment is defined as three surveys to determine if the tree supports bat roosts – this can either be through:

- further tree climbs to endoscopically inspect the PRFs; or
- through emergence surveys (surveyors watching the tree from the ground from 15mins before sunset to 1.5h after sunset, using night vision aids and bat detectors).



Figure 1.1 Building numbers and the potential for each building to support bat roosts

2 Methodology

2.1 Ground Level Tree Assessment

A ground level tree assessment (GLTA) is a detailed inspection of the exterior of a tree from the ground to look for Potential Roost Features (PRFs) which could be used by bats for roosting. A GLTA is a preliminary assessment used to determine the available roosting resource and need for further survey or mitigation.

The standard Ground Level Tree Assessment (GLTA) methodology for trees¹ was followed. All trees which were considered likely to be directly impacted (e.g. felled, limb/deadwood removal or crown reduction) or indirectly impacted (e.g. construction works or development leading to vibration, noise or illumination in proximity) were assessed, with particular attention given to older and mature trees.

A thorough and systematic inspection was undertaken, allowing adequate time in daylight hours for survey. Close-focusing binoculars (10 x 32) were carried to inspect trees from the ground to the canopy, from all sides, and from close to the trunk and further away. A high-power torch (LED 20,000 lumens) was carried to inspect cavities and shaded areas of the branch structure if necessary. Features were inspected from the ground only and an endoscope was not utilised.

The location of trees was recorded by GPS and their physiological attributes and PRFs were recorded. During the assessment the following signs and features indicative of bat roosts was searched for:

- woodpecker holes;
- rot holes;
- hazard beams;
- other vertical or horizontal cracks and splits, such as frost cracks in stems or branches;
- partially detached bark plates;
- knot holes arising from naturally shed branches, or branches previously pruned back to the branch collar;
- artificial holes (such as cavities that have developed from flush cuts) or cavities created by branches tearing out from parent stems;
- cankers, caused by localised bark death, in which cavities have developed;
- other hollows or cavities including butt-rots at the base of the tree;
- potential cavities in the fork between double trunks (“compression forks”), where the wood has grown around sections of bark (“included bark”);
- gaps between overlapping stems or branches;
- partially detached ivy with stem diameters in excess of 50mm;
- bat, bird or dormouse boxes.

Signs of a bat roost, in addition to the visible presence of bats, include:

¹ Collins, J. (ed.) (2023) *Bat surveys for professional ecologists: good practice guidelines*, Fourth Edition, Bat Conservation Trust.

- bat droppings in or around a potential roost feature (PRF);
- odour coming from a PRF;
- audible bat squeaks at dusk or during the day in warm weather;
- staining below the PRF.

Some signs, such as staining, odour or squeaking, may originate from other species, and staining may arise from wet rot which would preclude bat use. Bats or bat droppings are the only conclusive evidence of bat use, but many bat roosts have no external signs.

All identified features were categorised using professional judgement using the suitability criteria set out in Table 2.1 below.

Table 2.1 Suitability criteria of PRFs

Suitability	Description
PRF-I	A PRF only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	A PRF which is suitable for multiple bats and may therefore be used by a maternity colony
FAR	Further assessment required, used where features could not be fully characterised from the ground or where features may be present at height but not visible from the ground.

2.1.1 Limitations to ground level tree assessment

The identification of bat tree roosts is acknowledged within guidelines as challenging. For example, surveys may be limited by the physical difficulties in viewing and assessing PRFs in larger or more complex trees from the ground and some features may be missed or their significance under or overestimated. Species which use trees for roosting may also exhibit 'roost-switching' behaviour and certain species breeding colonies may rely on over 50 trees. It is therefore inevitable that not all PRFs will be in constant or even regular use and so physical signs of presence may not remain or be visible. Trees are dynamic and constantly subject to physical and situational changes beyond the surveyed area and so the assessment may be considered a snap-shot in time only. Existing features may be lost and new ones created in a short space of time.

A GLTA alone cannot therefore be used to determine with any confidence whether or not bats or bat roosts are present or absent and categorisation at this stage is an estimate of suitability only, intended to inform the need for further detailed survey.

GLTAs may be carried out at any time of the year however PRFs may be obscured or hidden by foliage in summer or lost in high contrast between a bright sky and canopy shade. The optimal period for GLTAs is between November and March when trees are not in leaf.

2.2 Aerial inspections using an endoscope

Where trees have been identified as PRF-m or FAR following a ground level assessment, where possible, aerial inspections are used to confirm the assessment. Aerial or climbed tree bat surveys

are where a tree is climbed either using ropes or a ladder, and is fully inspected at height by a suitably trained licenced or accredited ecologist, using an endoscope and torch to search for bats.

The climber ascended the tree using a rope access system or other safe climbing techniques. All movements were controlled, and climbers ensured that anchor points and change over positions were suitable. Surveyors inspected the entirety of the tree for ecological features using a torch and endoscope.

Climbers were careful to ensure that they did not cause unnecessary damage to the tree (e.g. spikes were not to be used in this scope of works). The climber checked their own equipment and environment for safety at regular intervals. A grounds person was positioned on the ground to observe for potential hazards such as members of public and moving vehicles.

All data was captured using the Epicollect app, using a bespoke proforma based on the Bat Tree Habitat Key². Access to view the data within the app is freely available upon request.

If endoscope surveys are not possible, as trees are not safe to climb or it would be impossible to thoroughly check the tree using the aerial inspection methodology, those trees are surveyed using the standard dusk emergence survey technique.

2.3 Emergence surveys

The survey methodology followed the recommendations by the Bat Conservation Trust best practice guidelines³. Surveys commenced 15 mins before sunset and continued for 1.5h after sunset, or 2h after sunset where brown long-eared droppings had been found, or where brown long-eared bat was recorded during the survey. Common pipistrelles typically emerge 20 minutes after sunset, while brown long-eared bats typically emerge 1hr 10mins after sunset. Weather conditions were suitable for surveying (calm, dry and warm) during all the surveys (see Table 2.1 below for details).

Night vision aids (NVA) were used on all surveys, including Nightfox Whisker and Nightfox Nova infrared binoculars, Guide TK612 thermal scopes and DJI Matrice 4T thermal drones. Each surveyor had an NVA to use to view the building once light levels had dropped after dusk. All footage was recorded. The equipment was monitored by the lead ecologist at intervals during the survey.

Bat detectors to record bat echolocation calls included Batloggers and Echometer Touch 2.

Any bat signs were noted during the surveys. Footage was subsequently reviewed, in particular where bats were seen/heard and an emergence was suspected.

Emergence surveys of trees and buildings were completed between May and July 2026. All trees were surveyed on three occasions. Buildings classed as roosts or high potential to support roosts were each surveyed 3 times, a minimum of three weeks apart. Building 3 was classified as having moderate potential to support bat roosts and was therefore only to be surveyed twice. However, after bats emerged from B3 on the second survey, a third survey was planned to ensure accurate numbers and species of bat could be assessed. In each case, the surveys were focussed on the previously identified potential roost features, plus any other access points identified from the external inspection.

² <http://battreehabitatkey.co.uk/>

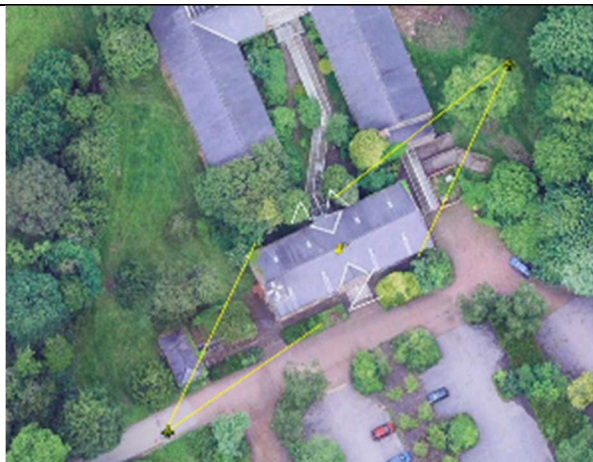
³ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

The dates of survey, buildings/trees surveyed and weather conditions are detailed below in Table 2.2.

Table 2.2 Details of dates of surveys and weather conditions for each survey

Date	Building/ tree surveyed	Start time	Sunset time	End time	Rain	Temperature (start / end)	Cloud (oktas) / wind (km/h)
07/05/26	7	20:20	20:35	22:05	None	13°C/ 13 °C	6/3
26/05/26	1 & 6	20:47	21:02	23:02	None	27°C/ 17 °C	0/6
28/05/26	2	20:50	21:05	23:05	None	24 °C/ 21 °C	1/9
02/06/26	3	20:56	21:11	22:41	None	16°C/ 14 °C	4/13
05/06/26	7 & trees: 2572, 2565, 2554, 2553	20:59	21:14	23:14	A little at the end	14°C/ 14 °C	8/3
09/06/26	Tree: 2560	21:02	21:17	22:47	None	14°C/ 9 °C	0/10
17/06/26	1	21:07	21:22	23:22	None	21°C/ 19 °C	1/13
22/06/26	6	21:08	21:23	23:23	Some rain for first 20 mins	21°C/ 20 °C	4/15
23/06/26	3	21:08	21:23	23:23	None	30°C/ 26 °C	0/8
24/06/26	2	21:08	21:23	23:23	None	26°C/ 23 °C	0/9
30/06/26	Trees: 2565, 2554, 2553	21:07	21:22	22:52	A little rain for a short period	22°C/ 20 °C	7/15
01/07/26	Tree: 2560	21:07	21:22	22:52	None	22°C/ 19 °C	3/8
06/07/26	1 & 7	21:05	21:20	23:20	None	26°C/ 22°C	7/16
20/07/26	2	20:52	21:07	23:07	None	21°C/ 18 °C	0/5
21/07/26	3, 6 Trees: 2565, 2554, 2553	20:51	21:06	22:36	None	22°C/ 19 °C	1/6
22/07/26	Tree: 2560	20:50	21:05	22:35	None	22°C/ 19 °C	0/6

See images below for vantage points for each of the emergence surveys completed. Also included in Appendix C for reference, the end of survey NVA vantage point images.

	
<i>B1 stable building</i>	<i>B2 office extension</i>
	
<i>B3 main house</i>	<i>B6 cottage</i>
	
<i>B7 garage</i>	<i>T2553</i>

	
T2554	T2560
	
T2565 – thermal drone aerial vantage point	

2.4 Bat sound analysis

Following the emergence surveys, recorded bat sound data was analysed to determine the species observed during the surveys, and to attempt to identify the species of any bats observed emerging.

The data recorded was analysed using the BTO Pipeline⁴: where an emergence was noted, the analysis was double-checked using Bat Explorer software.

2.5 Surveyors

Dr Stephanie Harper who designed and managed the surveys has been working in ecological consultancy since 2007 and holds a Natural England Level 1 Class licence for bats.

The emergence surveys were undertaken by Dr Harper along with the following surveyors:

- Oliver Huxley is a consultant ecologist and holds a Master's degree from the University of Leeds in Environmental Science. He has four seasons of experience in bat surveys and ecological consultancy with over 100 hours of bat contact time including bat handling experience and

⁴ <https://www.bto.org/our-work/science/research-areas/acoustic-monitoring>

experience of hibernating bats including cave environments. He holds a pilot's licence for operating the thermal drone.

- Suzanne Thompson is a consultant ecologist and has three seasons of bat survey experience. She has a BSc in Biological Sciences from Birmingham University. She is a member of Richard Crompton's Team Bat, a dedicated bat ecologist group, and attends monthly calls to learn about bats, she has completed bat sound analysis training, and is a member of the Warwickshire Bat Group. She also holds a pilot's licence for operating the thermal drone.
- Jon Baker is a consultant ecologist with two seasons of experience in bat surveys, and has undertaken a range of courses in British Bats including a hibernation course. He holds a pilot's licence for operating the thermal drone.
- Ricky Hibbert is a consultant ecologist and has three seasons of experience in bat surveys including preliminary roost assessments of trees and buildings, emergence and re-entry surveys, and the use of specialist bat survey equipment. Ricky has undertaken a range of bat-related training courses delivered by Sue Searle, Richard Green, Richard Crompton and Rich Flight. These have covered British bat ecology, bat handling, harp trapping, hibernation roost visits (including cave environments), and bat sound analysis. His practical experience has been further developed through participation in bat box checks organised by the Berkshire and South Buckinghamshire Bat Group, providing additional experience in bat handling and the use of endoscopes for roost inspection.
- Mathew O'Connell, Lorelei Norman, Anita Perry, Dave Taylor, Keith Hibbert and Ray Hibbert all assisted with surveys; they all have two seasons of experience in bat surveys, including preliminary roost appraisal for trees and buildings, emergence/re-entry surveys, and the use of specialist bat survey equipment including Batloggers, Echometer Touch Pro and NVAs including infrared (Nightfox Whisker, Nightfox Nova, Canon XA11), and thermal (Guide TK612) devices. Lorelei and Keith have undertaken UK bat ecology and survey training with Sue Searle. Lorelei, Matthew and Ray are trained and licenced drone pilots and have experience of undertaking thermal drone bat surveys.

Suzanne Thompson authored this report and Stephanie Harper reviewed it.

3 Results

3.1 Ground level tree assessments

The majority of the area within the red line boundary was subject to GLTA, focussing on the areas where tree removals and development works are proposed to occur. Figures 3.1 – 3.3 below shows the trees that were assessed.

Appendix D provides the detailed GLTA tree data. 211 trees were recorded during the GLTA survey after being assessed to have potential to support roosting bats or requiring further assessment to determine their potential. A summary of the survey results is provided in Table 3.1 below.

Table 3.1 Summary of tree suitability to support bat roosts after GLTA

Total	Confirmed	PRF-m	FAR	PRF-i	Negligible
211	0	23	4	3	181
Confirmed: a confirmed bat roost. PRF-m: PRFs with suitability as bat roosts for multiple bats - further assessment required. PRF-i: PRFs with limited suitability for single bats only - no further assessment required (low potential under the previous survey categorisation system). FAR: Further Assessment Required (could not be climbed or fully inspected). Negligible: no features present that may comprise PRFs.					

Following the GLTA, only trees classified as PRF-m or FAR required further assessment. After the GLTA there were 23 PRF-m trees and 4 FAR trees.

Figure 3.1 Trees assessed during GLTA – map 1



Figure 3.2 Trees assessed during GLTA – map 1

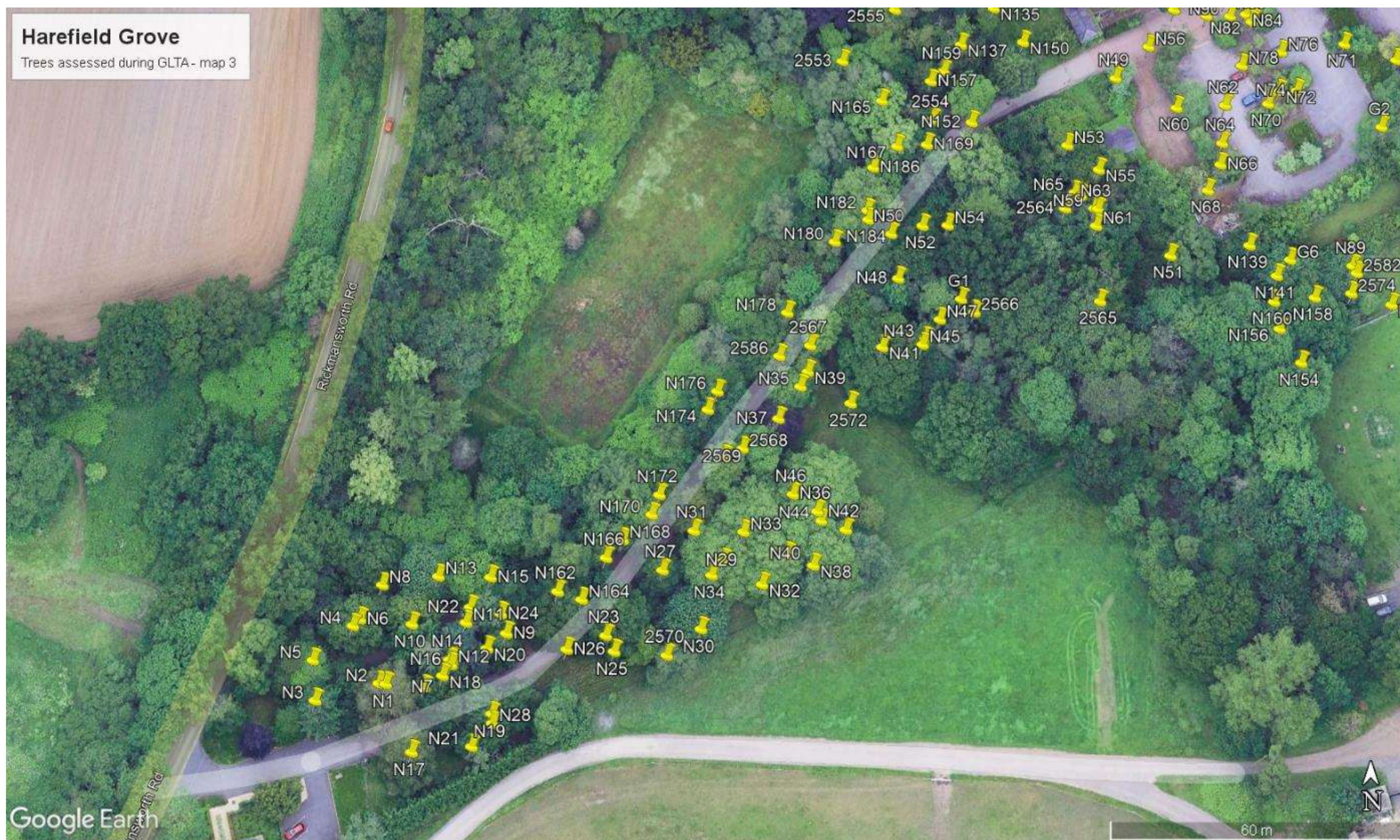


Figure 3.3 Trees assessed during GLTA – map 1

3.2 Veteran tree: irreplaceable feature

During the GLTA a veteran tree was identified in close proximity to planned works. Details provided below.

Tree ID	2565
Overall Categorisation	FAR
Further survey recommendations	Summer aerial inspections
Surveyor	Aaron McTernan
Date of survey	10/03/2026
Latitude	51.61256
Longitude	-0.4743
GR Accuracy (m)	5
Tree Species	Oak
DBH (cm)	140
Tree Height (m)	16
Tree life stage	Veteran
PRFs present	Yes
Summary of PRFs	Veteran oak with significant amount of deadwood. View of crown obscured by understory.
	
	
<i>Photo from ground</i>	<i>Aerial photo from drone survey</i>

To reduce the scope as much as possible, the arboricultural tree assessment report⁵ and tree removal plan within the report were scrutinised in depth to identify those trees which may be affected by development proposals and where impacts to bat roosts may occur:

- This review removed 6 trees from scope, leaving 21 trees requiring further survey. These trees are shown in Figure 3.4 below. Four trees within the white shaded area along the driveway were removed from scope as no tree works are expected in this area.



Of the 21 trees taken forwards for further survey, 17 trees were suitable for endoscopic inspection, see section 3.4. The other 4 trees could only be assessed via emergence survey, see section 3.6.

⁵ James Blake Associates (November 2023). Arboricultural Impact Assessment. Harefield Grove. Ref: JBA 20/027 AR01 Issue D

N.B. The review of the arboricultural survey found one tree reported (Lombardy Poplar T126) to have a possible internal crack up the east side. This tree was inspected on 23rd June 2026 by the tree climbing ecologists. The tree has large folds/fluting of the bark, which could look like a crack in wet weather / under certain lights. No PRF were found from a detailed inspection.

3.4 Endoscope inspections – initial inspection

Following the GLTA, the initial endoscope survey determines the true potential of the PRFs on a tree. 17 trees were suitable for endoscopic inspection.

After this initial endoscope survey, the results for the 17 trees assessed are set out in Table 3.2 below.

Table 3.2 Initial tree inspection results

Tree Tag / ID	Assessment method	Overall categorisation	Further survey recommendation
2552	Aerial inspection	PRF-i	No further survey required
2555	Aerial inspection	PRF-i	No further survey required
2556	Aerial inspection	PRF-m	Summer aerial inspections
2557	Aerial inspection	PRF-m	Summer aerial inspections
2563	Aerial inspection	PRF-m	Summer aerial inspections
2564	Ground level inspection	PRF-m	Summer aerial inspections
2566	Aerial inspection	PRF-i	No further survey required
2571	Ground level inspection	PRF-i	No further survey required
2572	Aerial inspection	PRF-i	No further survey required
2574	Ground level inspection	PRF-i	No further survey required
2578	Aerial inspection	Negligible	No further survey required
2582	Ground level inspection	Negligible	No further survey required
2587	Aerial inspection	PRF-m	Summer aerial inspections
2591	Aerial inspection	PRF-i	No further survey required
2596	Aerial inspection	Negligible	No further survey required
2599	Aerial inspection	Negligible	No further survey required
0421	Aerial inspection	PRF-m	Summer aerial inspections

Only 6 PRF-m trees were carried forward for additional surveys, these are highlighted in green in the table. Photos of these trees are provided in Appendix B.

3.5 Endoscope inspections – second and third surveys

Second and third endoscope surveys were carried out for 6 trees confirmed as PRF-m following the initial endoscope inspection. This is because these trees have a high potential to support bat roosts. Figure 3.5 shows the trees assessed. Table 3.3 provides the results.



Figure 3.5: PRF-m trees given two additional endoscope surveys

Table 3.3 Summer inspections of trees classified as PRF-m after the initial inspection and possible to climb

Tree ID/ tag	Initial survey date	Second survey date	Third survey date	Result
2556	28/05/2026	23/06/2026	20/07/2026	No bats or evidence of bats
2557	28/05/2026	23/06/2026	20/07/2026	No bats or evidence of bats
2563	28/05/2026	23/06/2026	20/07/2026	No bats or evidence of bats
2564	02/06/2026	23/06/2026	20/07/2026	No bats or evidence of bats
2587	28/05/2026	23/06/2026	20/07/2026	No bats or evidence of bats
0421	28/05/2026	23/06/2026	20/07/2026	No bats or evidence of bats

None of the trees inspected via endoscope were confirmed as bat roosts.

3.6 Tree emergence surveys

PRF-m trees that could not be surveyed via endoscope were: 2553, 2554, 2560 and 2565. These trees were taken forward for survey using the bat emergence survey technique. See Figure 3.6 below. Photos of these trees, taken during the GLTA, are provided in Appendix B. The end of survey vantage points are provided in Appendix C.

The tree emergence survey results are set out in Table 3.4 below.

Table 3.4 Emergence survey results for trees

Tree ID/ tag	First survey date	Second survey date	Third survey date	Result
2553	05/06/26	30/06/26	21/7/26	No bats or evidence of bats
2554	05/06/26	30/06/26	21/7/26	No bats or evidence of bats
2560	09/06/26	01/07/26	22/7/26	No bats or evidence of bats
2565	05/06/26	30/06/26	21/7/26	No bats or evidence of bats

No bat roosts were positively identified.



Figure 3.6: Trees with PRF-m or FAR classification which were subject to emergence surveys.

3.7 Emergence surveys

The survey results per building or tree are described below. Appendix C presents the end of survey vantage points using the night vision aids. A summary of the bat roosts identified across the site is presented at the end of this section.

3.7.1 B1

26/05/2026 - Common and soprano pipistrelles were recorded commuting and foraging throughout the survey. Occasional noctule and myotis sp. activity was also recorded. Eight bats were observed emerging from the building. Sound analysis confirms that both common and soprano pipistrelle echolocated at the times of the emergences. **8 emergences (soprano and common pipistrelle)**

17/06/2026 - There were 2 emergences from a small dormer vent beside the clock tower at 21:56 and 22:03. Sound analysis has identified these emergences as soprano pipistrelle. In the opposite corner of B1, 1 bat emerged at 22:19 from a small dormer vent at the back of the building. A *Myotis* sp. was recorded echolocating at 22:19 and no other species were recorded for the next 6 minutes. **3 emergences (2 soprano pipistrelle and a single *Myotis* sp. bat)**

06/07/2026 - There were 3 emergences from a small dormer vent beside the clock tower and the clocktower itself at 21:16, 21:38 and 21:55. The first 2 bats did not echolocate as they emerged. Common pipistrelle were recorded echolocating during the time of the final emergence, although a single brown long-eared bat was also recorded at the exact emergence time too. **3 emergences (common pipistrelle/ brown long-eared)**



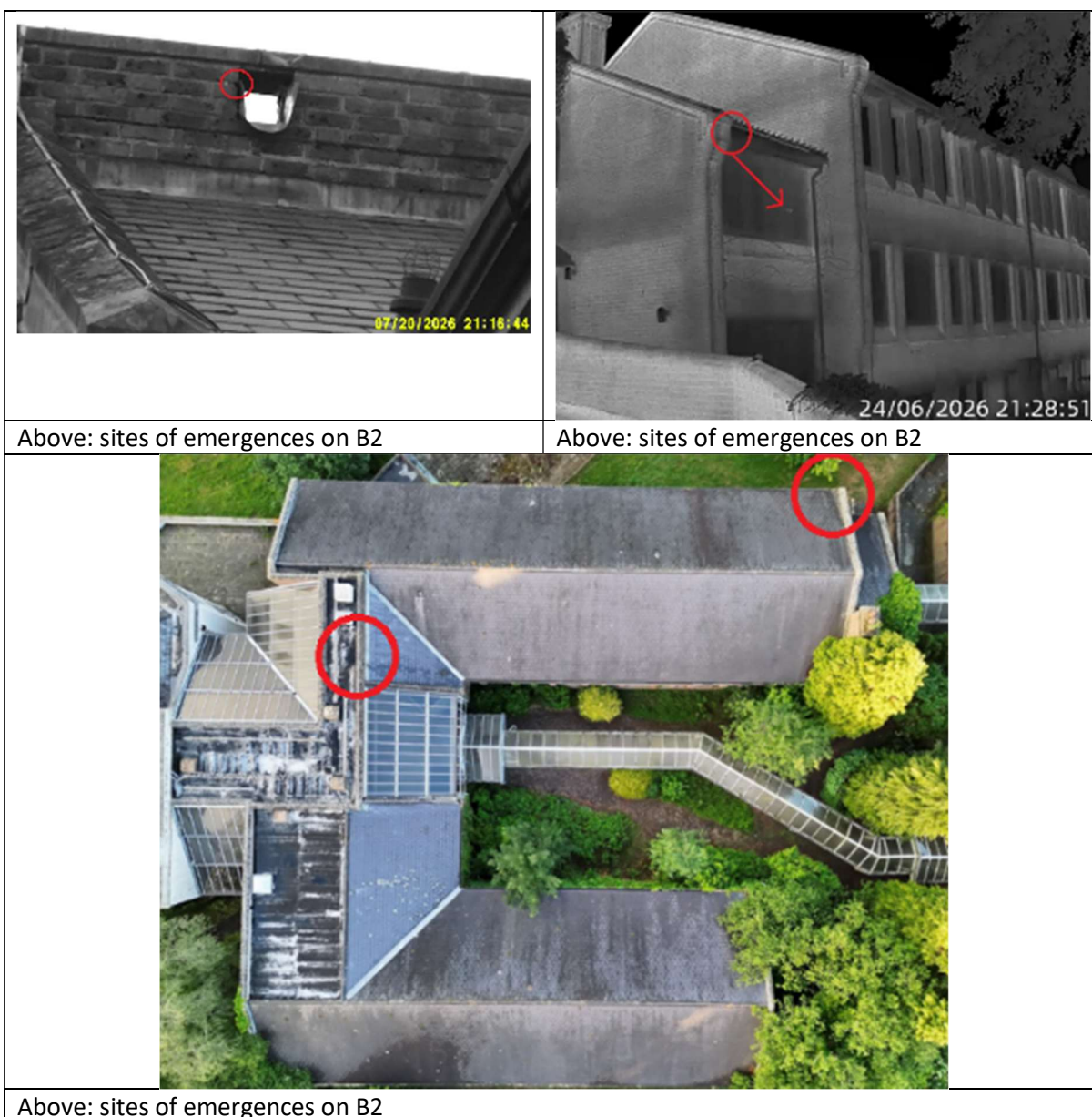
Above: Sites of emergences on B1 on 26/05/2026, 17/06/2026 and 06/07/2026

3.7.2 B2

28/05/2026 - Common and soprano pipistrelles were recorded commuting and foraging throughout the survey. Occasional brown long-eared, noctule and myotis were heard, but were not seen. One soprano pipistrelle emerged from the roof from an area of loose mortar at 21:28. **One soprano pipistrelle emergence**

24/06/2026 - 3 soprano pipistrelle emerged from the roof from the same area of loose mortar at 21:39, 21:43 and 22:06. A further soprano pipistrelle emerged from a large gap in the soffit at the south-eastern corner of B2 (see second photo below). **Four soprano pipistrelle emergences**

20/07/2026 - 1 bat emerged from the roof from the same area of loose mortar at 21:16 (see the first photo below). This bat was not recorded echolocating as it emerged, however soprano pipistrelle were recorded on the south-western corner of B2 at exactly 21:16. 2 further soprano pipistrelle emerged from the same large gap in the soffit at the south-eastern corner of B2 at 21:17 and 21:22. **Three soprano pipistrelle emergences**



3.7.3 B3

02/06/2026 – no emergences.

23/06/2026 – 2 bats emerged from under the corner of the porch on the side of B3 at 21:55 and 22:36. The first bat was not recorded echolocating. Both soprano and common pipistrelle were recorded during the time of the second emergence. **2 soprano/common pipistrelle emergences.**

21/07/2026 – 2 soprano pipistrelle bats chased each other around the west side of B3 and into the junction area between B2 and B3 for 45 minutes shortly after sunset. 1 bat emerged from under the corner of the porch on the side of B3 at 21:35. This is confirmed as soprano pipistrelle. **One soprano pipistrelle emergence.**



Above: sites of emergences on B3



Above: sites of emergences on B3



Above: sites of emergences on B3

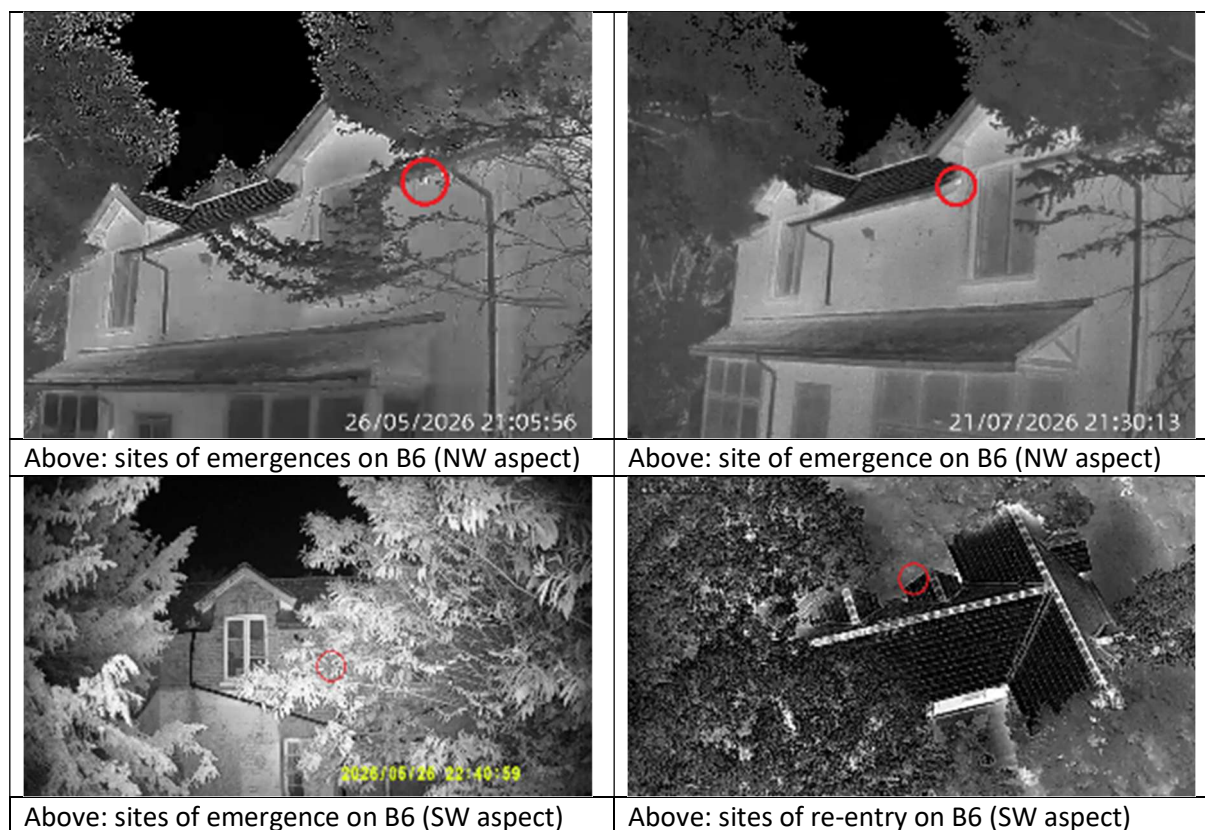
3.7.4 B6

A small number of droppings were found around window frames and drain-pipes during an inspection of the building prior to an emergence survey. A further inspection of the attic confirmed this building to be a roost due to the presence of more droppings and moth wing remains. The droppings have been identified as soprano pipistrelle by DNA analysis. The test certificate is provided in Appendix E.

26/05/2026 - Common and soprano pipistrelles, Daubenton's and brown long-eared bats were recorded commuting and foraging throughout the survey. Occasional noctule activity was also recorded. Between 20:57 and 23:02, 13 bats emerged from one feature on the front of the building (NW aspect). At 21:59, a bat was seen entering the building on the south-western side, after which it could be seen flying around the inside of the building. At 22:05 and 22:40, 2 bats emerged from the same area on the south-western side of the building. **15 soprano pipistrelle emergences and 1 re-entry.**

22/06/2026 - Common and soprano pipistrelles were recorded commuting and foraging throughout the survey. Occasional noctule activity was also recorded. At 21:46 a soprano pipistrelle emerged from the front of the building (NW side) and at 21:50 a soprano pipistrelle emerged from the SW aspect of B6. **2 soprano pipistrelle emergences.**

21/07/2026 - Common and soprano pipistrelles were recorded commuting and foraging throughout the survey. Occasional noctule activity was also recorded. At 21:30, 1 bat emerged from one feature on the front of the building (NW aspect). Between 21:25 and 22:36, 4 bats emerged from the south-western side of the building. At 22:04 and 22:05, 2 bats re-entered the south-western side of the building. **5 soprano pipistrelle emergences and 2 re-entry.**





Above: sites of re-entry on B6 (SW aspect)



Above: sites of emergence on B6

3.7.5 B7

07/05/2026 - No emergences.

05/06/2026 – A single bat emerged at 21:01. A noctule echolocated at this time. Noctules often emerge earlier than other species: this was 13 minutes before sunset.

06/07/2026 - No emergences.



3.8 Discussion

The roosts identified during the summer 2026 surveys are classified as follows:

- B1 Day roosts for up to 8 common or soprano pipistrelle, a single *Myotis* bat, a single brown long-eared bat;
- B2: Day roost for 4 soprano pipistrelle;
- B3: Day roost for 2 soprano pipistrelle/common pipistrelle;
- B6: Maternity roost for soprano pipistrelle; and
- B7: Day roost for noctule.

No roosts were found in trees.

Additionally, the previous PRA survey by Arbtech found the following evidence of roosts:

- B1: A large number of droppings (confirmed by DNA analysis as brown long-eared bats) were found on the insulation across the whole loft space. There was one concentrated pile of ~300+ droppings beneath the timber ridge board at the most western end of the loft. Approximately 500+ more droppings were scattered on the mineral wool insulation across the entire loft space. Droppings in the low hundreds can be evidence of a single bat;
- B2: A small number of droppings (~50) (confirmed by DNA analysis as brown long-eared bats) were found on the insulation scattered across the whole loft space of the west wing. This is indicative of occasional use by an individual bat;
- B7: 1 dropping (confirmed by DNA analysis as brown long-eared bats). This suggests the garage was explored by a brown long-eared on one occasion, or that droppings have been cleaned up.

Overall the emergence surveys did not find evidence of a large population of brown long-eared in B1 – a single individual was observed emerging. The large number of droppings within B1 may have accumulated over a long time from an individual bat. On a precautionary basis, a brown-long eared day / summer roost supporting 2-3 bats is considered to be appropriate.

No evidence for brown long-eared bat roosts was found for B2 through the emergence surveys. Due to the evidence of small numbers of droppings, B2 is assessed as a day roost for an individual brown long-eared bat.

B7 is not considered to support roosting brown long-eared bats.

Therefore the consolidated tally of roosts and their classifications is as follows in Table 3.6:

Table 3.6 Identified roosts within buildings with species, numbers of bats for licensing and assessment of sensitivity.

Building	Roost ID*	Highest value roost identified	Species	No. of bats (max for licensing)	Sensitivity
B1	Cpip1	Day / summer roost	Common pipistrelle	8	Site
B1	Spip1	Day / summer roost	Soprano pipistrelle	8	Site
B1	Msp1	Day / summer roost	<i>Myotis</i> bat	1	Site
B1	BLE1	Day / summer roost	Brown long-eared	3	Site
B2	Spip2	Day / summer roost	Soprano pipistrelle	4	Site
B2	BLE2	Day / summer roost	Brown long-eared	1	Site
B3	Spip3	Day / summer roost	Soprano pipistrelle	2	Site
B3	Cpip2	Day / summer roost	Common pipistrelle	2	Site
B6	Spip4	Maternity roost	Soprano pipistrelle	30	Local
B7	Noc1	Day / summer roost	Noctule	1	Site
* For licensing purposes only					

3.9 Hibernation potential

All the roosts have a low potential for use by hibernating bats.

However B6 has slightly higher potential to be used for hibernation given that bats have access to the full interior of the building and have been recorded throughout the building. Any features inside the building may be used as roost sites and will be more thermally stable, suitable for hibernation.

3.10 Further survey recommendations

Due to B6 being used as a maternity roost, and with low potential as a hibernation roost, to inform a protected species licence application it is recommended that acoustic monitoring is undertaken during the winter months.

This survey is required to inform as to the best time of year to undertake works to the cottage including reroofing, complete refurbishment and possible partial demolition.

The survey would not affect the ecological baseline presented here and should not delay a planning decision, it is purely to inform licensing once planning permission is granted, and to verify and provide confidence in the proposed mitigation, mainly timing of works.

4 Mitigation and Enhancement

4.1 Licencing

All UK bat species are protected by UK legislation, under which it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time); and
- Intentionally or recklessly obstruct access to a bat roost.

A licence from Natural England is required to undertake works that would otherwise result in an offence.

The Named Ecologist for the development will be Richard Crompton and a license for the proposed development will be gained using the Bat Earned Recognition Licensing (BERL) process.

Mitigation actions will be secured through the BERL and the planning process, to minimise direct impact upon individual bats with provision of compensatory roost space, compensatory foraging resources and a sensitive lighting scheme. These measures will ensure the conservation status of bats at the site is not impacted.

Further details relating to the proposed mitigation approach are detailed below and will be included within the BERL where appropriate.

With respect to planning, it is recommended that further details relating to the mitigation approach are secured through condition.

4.2 Predicted impacts in absence of mitigation and compensation

4.2.1 Initial impacts

The roosts identified are set out in Table 4.1 below. The assessment has been made with regard to the Bat Mitigation Guidelines Table 3.2 and Table 3.3 and by entering roost details into the Mammal Society Count Bat app⁶.

Table 3.6 Identified roosts within buildings with species, numbers of bats for licensing and assessment of sensitivity.

Building	Roost ID*	Highest value roost identified	Species	No. of bats (max for licensing)	Sensitivity
B1	Cpip1	Day / summer roost	Common pipistrelle	8	Site
B1	Spip1	Day / summer roost	Soprano pipistrelle	8	Site
B1	Msp1	Day / summer roost	<i>Myotis</i> bat	1	Site
B1	BLE1	Day / summer roost	Brown long-eared	3	Site

⁶ <https://mammal.org.uk/countbat/?hilite=2021>

Building	Roost ID*	Highest value roost identified	Species	No. of bats (max for licensing)	Sensitivity
B2	Spip2	Day / summer roost	Soprano pipistrelle	4	Site
B2	BLE2	Day / summer roost	Brown long-eared	1	Site
B3	Spip3	Day / summer roost	Soprano pipistrelle	2	Site
B3	Cpip2	Day / summer roost	Common pipistrelle	2	Site
B6	Spip4	Maternity roost	Soprano pipistrelle	30	Local
B7	Noc1	Day / summer roost	Noctule	1	Site
* For licensing purposes only					

Trees that have been identified as PRF-m and should be treated as bat roosts are listed below in Table 5.2.

Table 5. Trees categorised as PRF-m within the zone of influence of felling / pruning works and or construction works.

Tree Tag / ID	Overall categorisation	Approach for felling or pruning works
2553	PRF-m	Bat emergence survey the night before; soft felling techniques
2554	PRF-m	Bat emergence survey the night before; soft felling techniques
2560	PRF-m	Bat emergence survey the night before; soft felling techniques
2565	PRF-m	Veteran tree. Irreplaceable habitat. This tree should be protected and no works undertaken to it, and works within 20m to be supervised by an ECoW.
2556	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2557	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2563	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2564	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2587	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
0421	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)

The roosts will form part of a network of many similar roosts in the area, which individual bats move between relatively frequently, thereby limiting the impact of the loss of individual roosts.

The likely impacts to the roosts as a result of refurbishment, demolition and construction activities are:

- Day roosts: Destruction and disturbance of resting places of bats
- Maternity roost within B6: disturbance and destruction of a breeding site for bats.

Without consideration, demolition and construction works may directly disturb the roosts onsite through human presence, noise from internal and external construction works, vibration from internal works and external works such as piling, dust creation, lighting or obstruction through scaffolding, all resulting in moderate negative impacts at a site level.

Without mitigation, individual bats may also be harmed or killed through crushing during demolition. This would result in the death of bats, considered a major negative impact at the site to local level.

4.2.2 Long term impacts

Without consideration, proposals may prevent continued use of the buildings at the site for roosting by the identified assemblage of bats. This would be a permanent low to medium negative impact at the local scale.

Proposals are not predicted to result in significant fragmentation or isolation impacts, although there is a low potential that increased lighting may reduce the value of the site for foraging and commuting bats, resulting in minor to moderate negative impacts at a local scale.

4.3 Proposed mitigation strategy

Actions taken at the site should follow the mitigation hierarchy:

- Proposals should first avoid impacts through design and approach;
- If not possible then proposals should seek to minimise impacts;
- Next, proposals should incorporate on-site compensatory actions; and
- Failing this, proposals should provide off site compensation for unavoidable residual impacts (offsetting).

Actions for this scheme will therefore first seek to mitigate impacts directly through avoidance (e.g. through changing designs or specifying timing) then compensate for unavoidable impacts (e.g. through the provision of alternative roosting space where it is not possible to directly mitigate through avoidance) before seeking to provide enhancements which result in residual net gains.

Due to the nature of the proposed works, it may not be possible to retain all the existing roosts (avoiding impacts), which is the preferred option detailed in the Bat Mitigation Guidelines. Mitigation actions will therefore be required during demolition, construction and refurbishment works, and compensatory roost space must be provided in the fabric of newly constructed buildings.

The overall objectives of the actions outlined below are to minimise disruption to bats during works and to provide new roosting sites through the incorporation of bat boxes, thus avoiding impacts on existing bat individuals and increasing the value of the site for local bat populations.

4.3.1 Timing

As set out in the Bat Mitigation Guidelines, the most common and effective way of avoiding adverse impacts is to complete works outside of the time or season when bats are likely to be using the roosts. This varies between species and roost types.

Timing of demolition of buildings and structures onsite should be carefully planned to avoid impacts to the roost types identified (day / summer, maternity / hibernation) within different buildings. At

the initial stages such works will need to be supervised by the Named Ecologist or an accredited agent, acting as an Ecological Clerk of Works (EcOW).

Buildings likely to be used by hibernating bats should not be subject to disturbance between December and end of February, and outside these periods when temperatures are lower than 5 °C overnight for more than three consecutive nights. All the buildings have low potential for hibernation.

For buildings hosting small numbers of summer day roosts, cautionary work during the summer months during the bat active season is likely to be most appropriate.

Tree works should be undertaken during the bat active season (March – October inclusive) when temperatures are above 5°C overnight for at least three consecutive nights prior to the works being undertaken. If temperatures drop below 5°C overnight no works should take place.

Constraints and timing of works to specific buildings should be set out within the CEMP.

4.3.2 Ecological Clerk of Works

Prior to any work commencing, on-site workers should be briefed by an experienced ecologist (accredited agent under the BERL) in an Ecological Clerk of Works (ECOW) role during a 'tool box talk' on the mitigation strategy and legislation relating to bats. The ECoW should advise on the appropriate locations of the tree mounted 'rescue' bat boxes described above.

The ECoW or accredited agent should be present during sensitive activities (i.e. works around identified roosts) and if bats are encountered during any works, the licence holder should be contacted and a licenced bat handler should capture the bat with thin gloved hands or a hand net, place the bat in a drawn-string cloth bag and then place into one of the bat boxes hung on adjacent trees.

Injured bats should be immediately taken into care. Details of a local 'bat hospital' should be known by the bat handler and provided to site managers.

A copy of this document (or subsequent update survey reports), and the licence, should remain available on site at all times. A summary sheet of guidance should be given to each of the builders and contractors working on the structures.

4.3.3 Destruction of the existing roosts

The proposed development works will result in the disturbance and / or destruction of the roosts identified at the site, and there is a risk of harm or killing of individual bats.

At least two 'rescue' bat boxes should be installed in an appropriate place in trees onsite so that these can be used for shelter in the event that a bat is found while works are being undertaken. The exact location would be specified by the Named Ecologist, however a general recommendation is that boxes should be placed approximately 5m from the ground facing between south and west.

For buildings, the removal of roof tiles, fascias and other potential roost features from the majority of buildings (for demolition or renovation works) should be undertaken by hand, under the supervision of a licenced ecologist.

For trees, a precautionary approach is advised as bats will use a range of PRFs and although roosts were not identified through the surveys for this report, those features may be used by bats at any

time. The assessment of trees was based on a tree loss plan provided by the arboricultural consultant. The trees were not all tagged at that time. As such, works affecting trees cannot be accurately geolocated to specific trees. Therefore, prior to works to trees a site walkover should be undertaken by the works site manager, the arborist and the ECoW to identify each tree where felling or pruning works are required. The ECoW can then inform as to which trees are PRF-m and require an endoscope inspection prior to the works being undertaken. This is to check for presence of bats and ensure no bats are harmed. If trees cannot be inspected, a soft felling approach will be used whereby branches are felled individually and lowered to the ground carefully, then inspected and left for 24h with any PRFs exposed, to allow bats to safely exit the features and fly away. The felling works should be supervised by the ECoW. This approach should also be used for trees identified as PRF-I whereby individual bats may occasionally use the features.

Any bats found during works to trees or buildings should be removed by the licenced ecologist and placed in the rescue bat box(es).



Example of hanging or mounted bat box (Schwegler 2F Bat Box or similar) - suitable for crevice dwelling bats

4.3.4 Roost compensation

To compensate for the loss of the maternity roost within B6, a maternity bat box should be provided in fairly close proximity to B6, mounted on a mature retained tree or on a pole within a clearing amongst retained trees and shrubs.

Where possible, roost features should be retained. The site manager for the renovation works should work with the ECoW during a walkover prior to works commencing to identify those features that may be retained through the works, and determine the best methods for their protection and retention.

For the loss of day roosts from various buildings, replacement roosts should be incorporated into the fabric of new and renovated buildings, as follows:

- four bat tiles or bat access slates should be provided on each building (new and renovated);
- two bat bricks should be built into each new building, and larger weep holes created within brick work giving bats access to the wall cavity.

At least 10 bat boxes should be placed on retained mature trees within the grounds. The sites of the bat boxes should be 3 – 5m above ground, facing onto an uncluttered space with no branches or shrubs (some pruning of branches and removal of scrub may be required). The bat boxes should be a mixture of cavity and crevice boxes, and with one hibernation bat box provided.



Example of hibernation bat box (Schwegler 1FW Bat Box or similar)

The above measures will be included in the BERL. An EMP should be produced detailing all the measures to create new bat roosts. Key details should also be included in a CEMP to ensure site managers are aware of the need for a bat licence and for careful staging of works, and presence of the Named Ecologist or accredited agent at key stages of works.

4.3.5 Additional Actions

Bats were recorded foraging and commuting across the site during the emergence surveys. As such, the following best practice recommendations are made to minimise impacts upon local bat populations, in line with local policy drivers:

- Bat-sensitive lighting incorporated into the scheme to minimise any potential impacts of increased lighting levels on foraging and commuting bats observed as present;
- The avoidance of timber treatments toxic to mammals. Pre-treated timber must only use the CCA (copper, chrome, arsenic) treatment and chemicals used for timber treatment must be based on permethrin and cypermethrin compounds;
- Retention of trees, vegetation and habitats of value to local bat populations, where possible; and
- Use of wildlife-friendly landscaping to enhance the site as a foraging and commuting resource.

Bat Sensitive Lighting

Artificial lighting can cause disturbance to bat species' roosting, foraging and commuting activity.

Ideally there would be no external lighting to retain the dark conditions through this semi-rural area, due to the presence of nearby woodland. However, the abundance of remaining habitat in the surrounds means that any lighting onto grassland or new garden habitat would not cause a severance effect to any bats or habitat within the surrounds, with impacts expected to be limited to within 30m of new properties.

It is recommended that any planned exterior lighting should follow recommendations by BCT and ILP (2023). A lighting plan for the development should be developed by an expert lighting consultant and submitted to the LPA as part of a planning condition; the lighting plan should be reviewed by an ecologist to ensure compliance with best practice.

These measures will enable the continued use of the site as a roosting, foraging and commuting resource.

Landscaping

For foraging bats, night flowering plants such as evening primrose and honeysuckle may be planted in formal garden areas; honeysuckle may be included in new hedges. Plants on the RHS Plants for Pollinators list should be included within landscaping.

Monitoring

The requirement for monitoring will be confirmed within the BERL. Day roosts for low numbers of common species do not typically require monitoring however there is a maternity roost, for which some monitoring will be required.

4.4 Residual Impact

With implementation of the above recommendations, there will be no significant residual impacts to local bat populations.

5 Summary

A range of surveys for trees and buildings have been undertaken.

A veteran tree was identified onsite within the zone of influence of proposed works, tree 2565, see section 3.2 for details. This tree should be retained and not disturbed and protected throughout the proposed development.

The following roosts have been identified through the surveys:

- B1: Day roosts for up to 8 common or soprano pipistrelle, a single *Myotis* bat, up to 3 brown long-eared bat;
- B2: Day roosts for 4 soprano pipistrelle and one brown long-eared bat;
- B3: Day roost for 2 soprano pipistrelle and 2 common pipistrelle;
- B6: Maternity roost for soprano pipistrelle (15 observed, allow up to 30 for licensing); and
- B7: Day roost for one individual noctule.

For trees, no bat roosts were positively identified. The following PRF-m trees may however host bat roosts at any time and should be considered to support bat roosts under a precautionary approach. Any works to trees with PRF-M must be included on a European Protected Species Licence (EPSL) for bats. In addition, any PRF-I trees requiring tree works should be assessed by an ecologist prior to works commencing, and use of soft felling techniques should be adopted.

Tree Tag / ID	Status	Approach for felling or pruning works
2553	PRF-m	Bat emergence survey the night before; soft felling techniques
2554	PRF-m	Bat emergence survey the night before; soft felling techniques
2560	PRF-m	Bat emergence survey the night before; soft felling techniques
2565	PRF-m	Veteran tree. Irreplaceable habitat. This tree should be protected and no works undertaken to it, and works within 20m to be supervised by an ECoW.
2556	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2557	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2563	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2564	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
2587	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)
0421	PRF-m	Immediately (same day) prior to works being undertaken: Endoscope inspection (tree suitable for climbing)

Although no specific assessment has been made, all the roosts are assumed to have a low potential for use by hibernating bats. However B6 has slightly higher potential to be used for hibernation given

that bats have access to the full interior of the building and have been recorded throughout the building. Any features inside the building may be used as roost sites and will be more thermally stable, suitable for hibernation. A winter acoustic monitoring survey has been recommended to inform licensing. This does not materially affect the ecological baseline and should not prevent a planning decision to be made, as appropriate mitigation will be secured through an EPSL.

As a result of the proposals, works to PRF-m trees and to buildings identified as bat roosts may result in disturbance and destruction of breeding and resting places of bats. As such, an EPSL will be required in order for the development to proceed lawfully.

Mitigation, compensation and enhancement measures will be secured through this licence, to ensure there are no impacts to bats as a result of the proposed development. Suggested measures have been set out within this report.

Appendix A Building Photos



Buildings 1-3



B1 Stable building



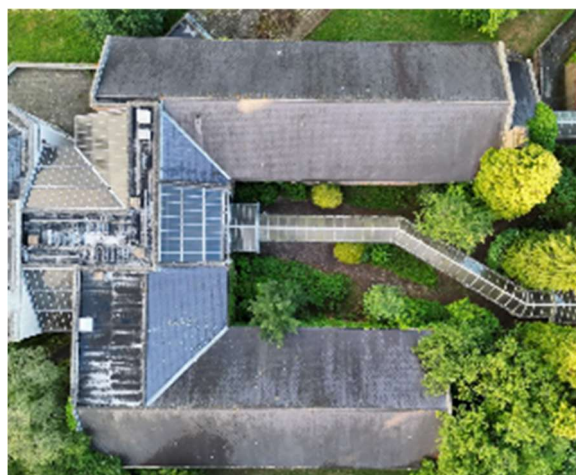
B1 Stable building



B1 Stable building



B1 Stable building



B2 Office extension



B2 Office extension



B2 Office extension



B2 Office extension



B3 Main house



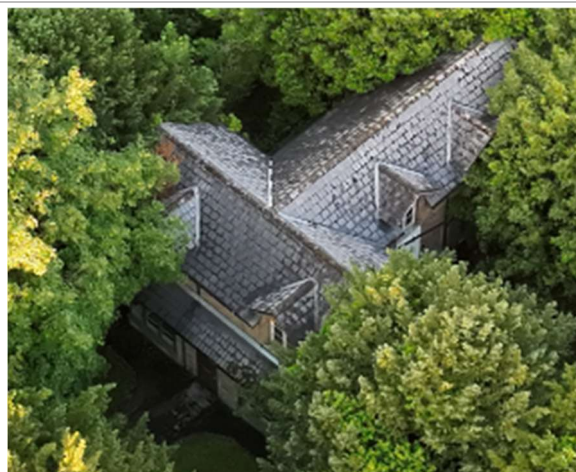
B3 Main house



B3 Main house



B6 Cottage



B6 Cottage



B6 Cottage



B7 Garage

Appendix B PRF-m Tree Photos



2553 Sweet chestnut



2554 Sweet chestnut



2560 Common lime – twin stemmed mature / dying (central stem has died). Both stems have large internal cavities. Appears unsafe.



2565 - Veteran oak with significant amount of deadwood. View of crown obscured by vegetation



2556 Sycamore



2557 Weeping willow



2563 Apple



2564 Yew



2587 Oak - veteran

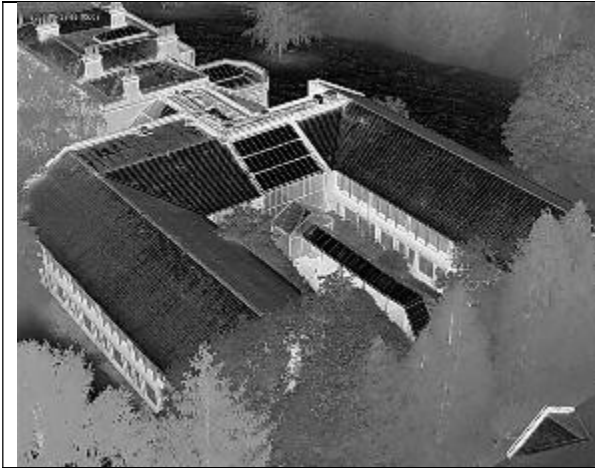


0421 Norway maple

Appendix C End of emergence survey vantage point views



 26/05/2026 23:02:34	 21/07/2026 22:38:54
26.05.26 – vantage point 2 B6	26.05.26 – vantage point 3 B6
	 2026/05/26 23:42:17
26.05.26 – vantage point 4 B6	26.05.26 – vantage point 5 B6
 2026/05/28 23:10:37	 28/05/2026 23:05:08
28.05.26 – vantage point 1B2	28.05.26 – vantage point 2 B2
 2026/05/28 23:12:40	 2026/05/28 23:05:27
28.05.26 – vantage point 3 B2	28.05.26 – vantage point 4 B2



28.05.26 – vantage point 5 B2



28.05.26 – vantage point 6 B2



02.06.26 – vantage point 1B3



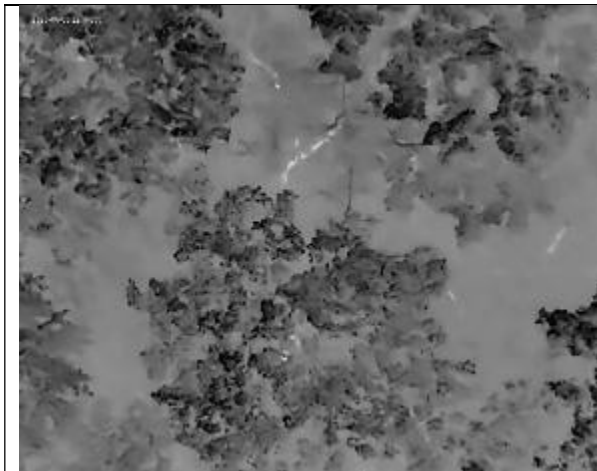
02.06.26 – vantage point 2 B3



02.06.26 – vantage point 3 B3



02.06.26 – vantage point 4 B3



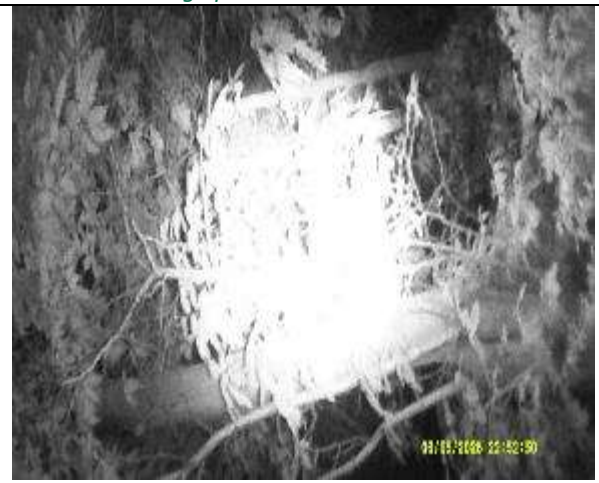
05.06.26- vantage point 1 T2572



05.06.26- vantage point 2 T2565



05.06.26 -vantage point 1T2554 Matt NFW 4



05.06.26 -vantage point 1 T2554 Matt NFW 5



05.06.26 -vantage point 1 T2553



05.06.26- vantage point 2 T2553



05.06.26 -vantage point 1B7



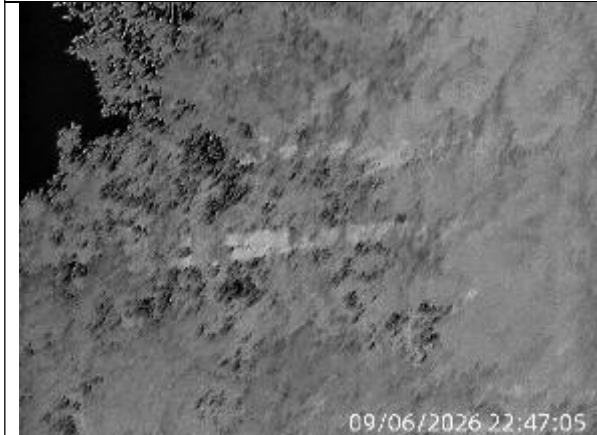
05.06.26 -vantage point 2 B7



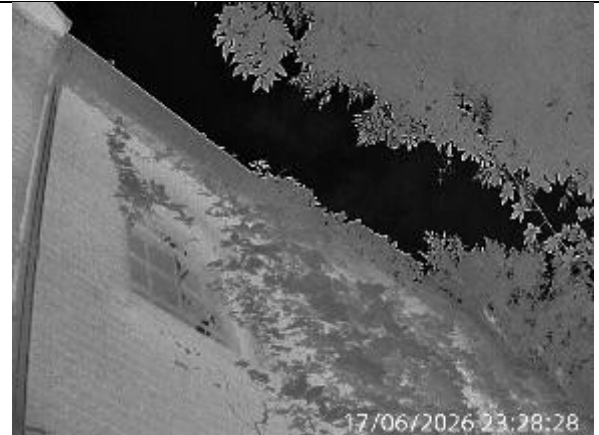
05.06.26- vantage point 3 B7



09.06.26 -vantage point 1 T2560



09.06.26 -vantage point 2 T2560



17.06.26 -vantage point 1 B1



<i>17.06.26 -vantage point 2 B1</i>	<i>17.06.26 -vantage point 3 B1</i>
	
<i>17.06.26 -vantage point 4 B1</i>	<i>17.06.26 -vantage point 5 B1</i>
	
<i>22.06.26 -vantage point 1 B6</i>	<i>22.06.26 -vantage point 2 B6</i>
	
<i>22.06.26 -vantage point 3 B6</i>	<i>22.06.26 -vantage point 4 B6</i>



22.06.26 -vantage point 5 B6



23.06.26 -vantage point 1 B3



23.06.26 -vantage point 2 B3



23.06.26 -vantage point 3 B3

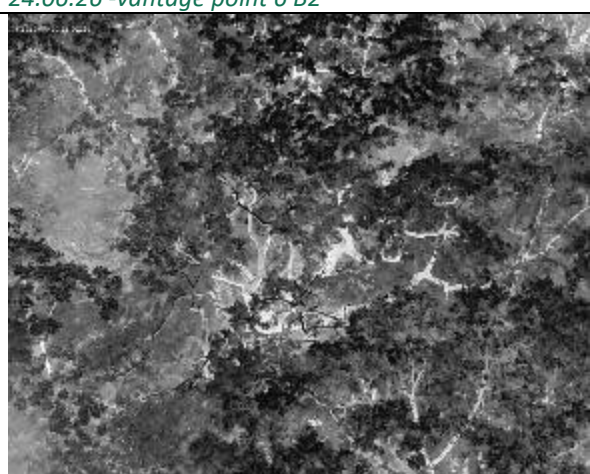


23.06.26 -vantage point 4 B3



23.06.26 -vantage point 5 B3



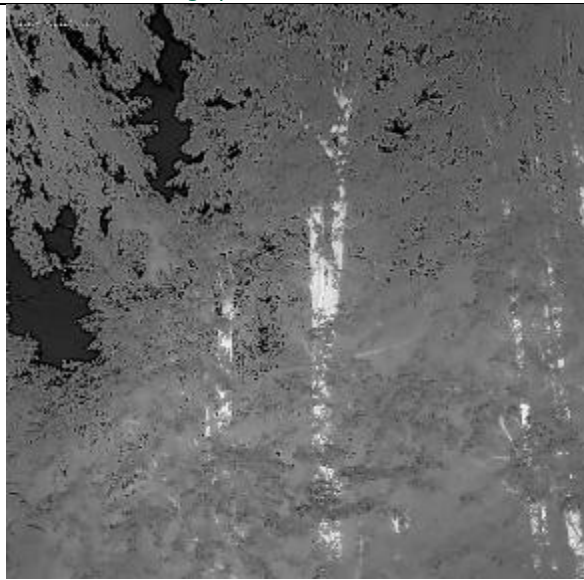
24.06.26 -vantage point 1 B2 	24.06.26 -vantage point 2 B2 
24.06.26 -vantage point 3 B2 	24.06.26 -vantage point 4 B2 
24.06.26 -vantage point 5 B2 	24.06.26 -vantage point 6 B2 
24.06.26 -vantage point 7 B2 	30.06.26 – vantage point 1 T2565 
30.06.26 – vantage point 1 T2553 	30.06.26 – vantage point 1 T2554 



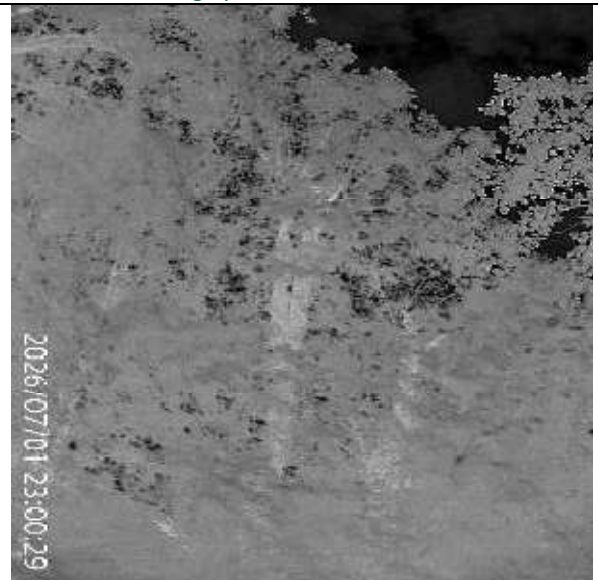
30.06.26 – vantage point 2 T2554



30.06.26 – vantage point 2 T2553



01.07.26 – vantage point 1 T2560



01.07.26 – vantage point 2 T2560



06.07.26 – vantage point 1 B7



06.07.26 – vantage point 2 B7



06.07.26 – vantage point 3 B7



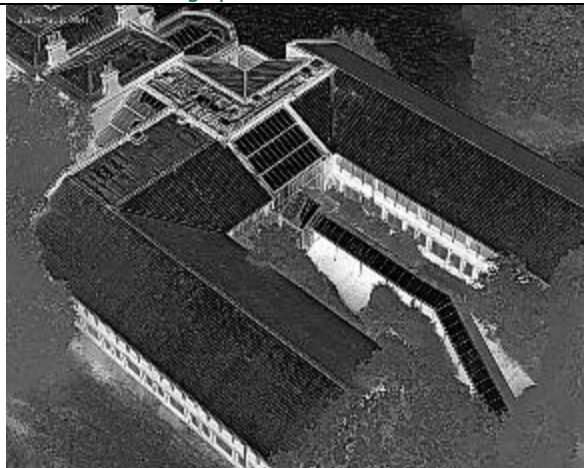
06.07.26 – vantage point 1 B1



06.07.26 – vantage point 2 B1



20.07.26 – vantage point 1 B2



20.07.26 – vantage point 2 B2



20.07.26 – vantage point 3 B2



20.07.26 – vantage point 4 B2



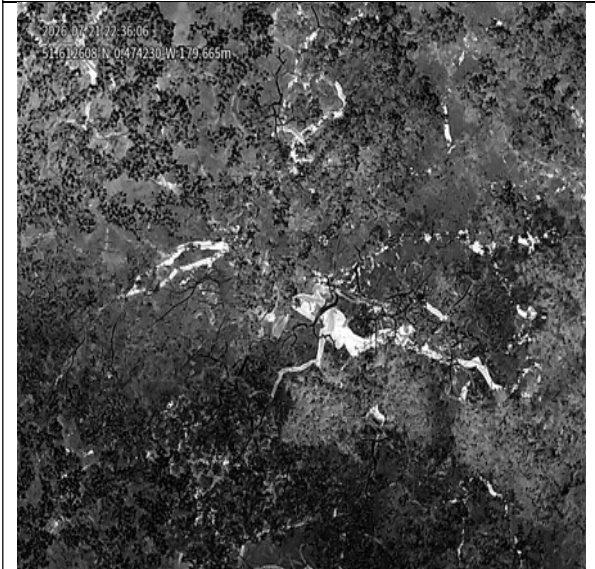
20.07.26 – vantage point 5 B2



20.07.26 – vantage point 6 B2



21.07.26 – vantage point 1 B3



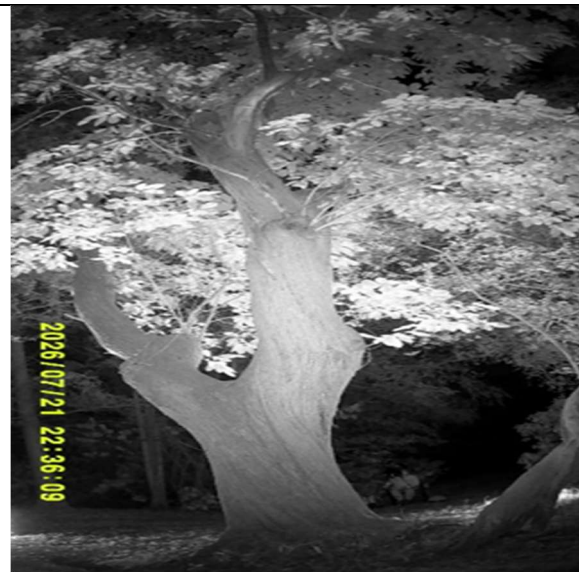
21.07.26 – vantage point 1 T2565



21.07.26 – vantage point 1T2554



21.07.26 – vantage point 2 T2554



21.07.26 – vantage point 1 T2553



21.07.26 – vantage point 2 T2553



21.07.26 – vantage point 1 B6



21.07.26 – vantage point 2 B6



21.07.26 – vantage point 3 B6

Appendix D GLTA detailed results

Full results of ground level tree inspections.

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
0421	PRF-m	Summer aerial inspections	Aaron McTernan	23/06/2026	51.61255	-0.474871	4	Norway maple	30	15	Mature	Yes	Large wound on E of stem PRF-m	Yes	
2552	PRF-m	Summer aerial inspections	Aaron McTernan	11/03/2026	51.613164	-0.475079	3	Copper beech	45	16	Mature	Yes	Two wounds on stem at 12m N, PRF-m	Yes	-
2553	PRF-m	Emergence survey	Aaron McTernan	11/03/2026	51.613031	-0.475079	3	Sweet chestnut	60	14	Mature	Yes	Woodpecker hole at 5m W, PRF-m; woodpecker hole at 9m S, PRF-m; desiccation fissures, loose bark and knot holes through crown FAR	No	Secondary stem failure and lots of exposed heartwood, tree should not be climbed. Requires 2x NVAs
2554	PRF-m	Emergence survey	Aaron McTernan	11/03/2026	51.612915	-0.474802	3	Sweet chestnut	55	6	Dead	Yes	Knot hole and desiccation fissures towards two of dead stem, PRF-m	No	-
2555	FAR	Summer aerial inspections	Aaron McTernan	11/03/2026	51.613134	-0.474913	3	Scots pine	55	18	Mature	Yes	Wound (12m N) under branch union could lead to cavity FAR	Yes	-
2556	PRF-m	Summer aerial inspections	Aaron McTernan	11/03/2026	51.61306	-0.472557	4	Sycamore	40	14	Mature	Yes	Two wounds on stem at 4m W, PRF-m	Yes	-
2557	PRF-m	Summer aerial inspections	Aaron McTernan	11/03/2026	51.613802	-0.475438	3	Weeping willow	50	6	Mature	Yes	Pruning leads to cavity at 2m N, PRF-m; would on stem at 1.5m E, PRF-m; transverse snap at 2m E, FAR;	Yes	-
2558	PRF-i	No further survey required	Aaron McTernan	11/03/2026	51.613954	-0.475313	3	Indian bean tree	45	10	Mature	Yes	Hazard beam at 4m S and hazard beam at 4m N, could be used by individual or small numbers of bats in summer	Yes	Pre fell check
2559	PRF-m	Emergence survey - not being felled - remove from scope	Aaron McTernan	11/03/2026	51.614039	-0.475131	3	Lawson's cypress	60	20	Mature	Yes	Multiple areas of lifted bark up dead stem mostly facing N.	No	Not safe to climb. Emergence survey position N of tree, 1 surveyor
2560	PRF-m	Emergence survey	Aaron McTernan	11/03/2026	51.613448	-0.473405	4	Common lime	65	12	Mature / dying	Yes	Both stems have large internal cavities. The central stem has died and what remains is a small part of deadwood and then secondary regrowth. Tree poses a safety	No	Not safe to climb. Extent of cavities too large to endoscope. Evidence of jackdaw nest

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
													risk due to poor condition of the regrowth.		in high crown cavities.
2561	PRF-i	No further survey required	Aaron McTernan	11/03/2026	51.613501	-0.47359	3	Common lime	50	16	Notable	Yes	Small area of lift bark at top of W stem. Could be used by individual/small number of bats in summer.	Yes	Pre fell check
2562	PRF-i	No further survey required	Aaron McTernan	11/03/2026	51.613515	-0.474024	4	Rowan	15	5	Immature	Yes	Wound on stem at 2m E, could support individual bat that is tolerant to exposure (fully inspectable with torch and binoculars)	Yes	Pre fell check
2563	PRF-m	Summer aerial inspections	Aaron McTernan	10/03/2026	51.61273	-0.473253	3	Apple	35	10	Mature	Yes	Woodpecker hole at 1.5m S, PRF-m; tear out at 2.5m E	Yes	-
2564	PRF-m	Summer aerial inspections	Aaron McTernan	10/03/2026	51.61274	-0.474399	3	Yew	35	12	Mature	Yes	Wound in exposed heartwood at 1.5m E	Yes	Ground level
2565	FAR	Summer aerial inspections	Aaron McTernan	10/03/2026	51.61256	-0.4743	5	Oak	140	16	Veteran	Yes	Veteran oak with significant amount of deadwood. View of crown obscured by understory	Yes	Might be outside of disturbance zone
2566	PRF-m	Summer aerial inspections	Aaron McTernan	10/03/2026	51.612539	-0.474685	4	Silver birch	25	12	Mature	Yes	Large wound-up S of stem	Yes	-
2567	PRF-m	Summer aerial inspections - not being felled	Aaron McTernan	10/03/2026	51.612475	-0.475187	3	Common lime	45	18	Mature	Yes	Knot hole on limb at 7m S PRF-m; transverse snap-on limb at 8m W	Yes	-
2568	FAR	Summer aerial inspections - not being felled	Aaron McTernan	10/03/2026	51.61228	-0.475394	3	Horse chestnut	65	14	Mature	Yes	Knot hole at 4m S FAR; woodpecker hole at 6m S FAR; woodpecker hole at 7m S	Yes	-
2569	PRF-m	Summer aerial inspections - not being felled	Aaron McTernan	10/03/2026	51.612264	-0.47545	4	Common lime	80	18	Mature	Yes	Wound on stem at 10m S PRF-m; wound online at 12m S	Yes	-
2570	PRF-m	Summer aerial inspections - not being felled	Jon Baker	10/03/2026	51.611897	-0.475621	15	Birch	40	10	Mature	Yes	Wound at 5 metres SW	Yes	-
2571	PRF-m	Summer aerial inspections	Jon Baker	10/03/2026	51.612652	-0.473328	8	Apple	20	2	Mature	Yes	Butt rot base of tree	Yes	Ground level
2572	FAR	Summer aerial inspections	Jon Baker	10/03/2026	51.612365	-0.475066	10	Oak	80	18	Mature	Yes	Knot hole first right-hand branch	Yes	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
2574	PRF-m	Summer aerial inspections	Jon Baker	10/03/2026	51.612575	-0.473531	9	Apple	20	2	Mature	Yes	Butt rot base of tree	Yes	Ground level
2578	PRF-m	Summer aerial inspections	Jon Baker	11/03/2026	51.613512	-0.473986	4	Rowan	30	6	Mature	Yes	Knot holes up central branch	Yes	-
2582	PRF-m	Summer aerial inspections	Jon Baker	10/03/2026	51.612614	-0.473511	8	Apple	60	6	Mature	Yes	Knot holes and butt rot at base of tree	Yes	Ground level
2586	PRF-m	Summer aerial inspections - not being felled	Jon Baker	11/03/2026	51.612455	-0.475281	12	Oak	70	9	Mature	Yes	Knot holes, tears south side of tree	Yes	-
2587	PRF-m	Summer aerial inspections	Jon Baker	11/03/2026	51.613657	-0.475086	5	Oak	180	6	Veteran	Yes	Knot holes, tears, hollows	Yes	-
2591	PRF-m	Summer aerial inspections	Jon Baker	11/03/2026	51.613312	-0.473358	5	Norway maple	70	8	Mature	Yes	Knot hole north side central trunk	Yes	-
2596	PRF-m	Summer aerial inspections	Jon Baker	11/03/2026	51.613361	-0.473269	3	Common lime	120	20	Mature	Yes	Knot hole second branch south side	Yes	-
2599	PRF-m	Summer aerial inspections	Jon Baker	11/03/2026	51.613404	-0.47324	6	Oak	120	20	Mature	Yes	Knot holes	Yes	-
G1	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612564	-0.474725	4	Laurel, silver birch, common lime, oak, sycamore	-	-	Mature	No	Predominantly broad leaf with dense laurel understory		
G2	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.6129	-0.473411	3	Silver birch, goat willow	25	10	Mature	No	Group of small silver birch and goat willow. No PRFs		
G3	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613344	-0.474025	3	Lawson's cypress	45	12	Mature	No	3x Lawson's cypress		
G5	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613749	-0.473542	3	Lawson cypress, silver birch	15	8	Immature	No	Group of Lawson's cypress with one silver birch in centre		
G6	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.61264	-0.473713	3	Yew	20	4	Immature	No	Two rows of small yews		
G7	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.61319	-0.472903	3	Lawson's cypress	15	14	Mature	No	-	-	-
N1	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611845	-0.476455	3	Sequoia	120	20	Mature	No	Large sequoia besides drive		
N10	Negligible	No further survey required	Jon Baker	10/03/2026	51.611954	-0.476381	7	Lime	40	11	Mature	No	-	-	-
N100	Negligible	No further survey required	Jon Baker	11/03/2026	51.613408	-0.473833	5	Cypress	15	2	Mature	No	-	-	-
N101	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613584	-0.473391	4	Norway maple	40	8	Mature	No	-	-	-
N102	Negligible	No further survey required	Jon Baker	11/03/2026	51.61343	-0.473738	6	Yew	7	2	Mature	No	-	-	-
N103	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613546	-0.473537	3	Rowan	10	4	Immature	No	-	-	-
N104	Negligible	No further survey required	Jon Baker	11/03/2026	51.613235	-0.473291	5	Cypress	65	17	Mature	No	-	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N105	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.6138	-0.473873	3	Oak	10	4	Immature	No	-	-	-
N106	Negligible	No further survey required	Jon Baker	11/03/2026	51.613461	-0.473198	5	Oak	60	8	Mature	No	-	-	-
N107	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.614108	-0.474904	3	Sequoia	210	30	Mature	No	- - No PRFs seen from ground level and not scheduled for felling. Should have supervision if felled due to size	-	-
N108	Negligible	No further survey required	Jon Baker	11/03/2026	51.613428	-0.473393	4	Lime	45	18	Mature / dying	No	The central stem has died and what remains is a small part of deadwood and then secondary regrowth	-	-
N109	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.614046	-0.475075	3	Lawson's cypress	55	20	Mature	No	-	-	-
N11	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611957	-0.47622	3	Larch	20	14	Mature	No	-	-	-
N110	Negligible	No further survey required	Jon Baker	11/03/2026	51.614118	-0.473882	4	Beech	60	6	Mature	No	-	-	-
N111	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613885	-0.475479	3	Larch	25	8	Immature	No	-	-	-
N112	Negligible	No further survey required	Jon Baker	11/03/2026	51.614235	-0.474451	4	Cedar	120	22	Mature	No	-	-	-
N113	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613849	-0.475511	3	Ash	40	16	Mature	No	-	-	-
N115	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613761	-0.475247	3	Red oak	45	16	Mature	No	-	-	-
N117	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613549	-0.47443	3	Lawson cypress	90	20	Mature	No	- - No PRFs seen from ground level. Crown obscured by foliage, however, PRFs considered unlikely given species and condition	-	-
N119	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613513	-0.47453	3	Lawson's cypress	45	20	Mature	No	- - No PRFs seen from ground level. Crown obscured by foliage, however, PRFs considered unlikely given species and condition	-	-
N12	Negligible	No further survey required	Jon Baker	10/03/2026	51.61188	-0.476262	8	Sycamore	30	17	Mature	No	-	-	-
N120	Negligible	No further survey required	Jon Baker	11/03/2026	51.613656	-0.474417	11	Birch	60	9	Mature	No	-	-	-
N121	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613388	-0.474472	3	Lawson's cypress	55	18	Mature	No	- -	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
													No PRFs seen from ground level. Crown obscured by foliage, however, PRFs considered unlikely given species and condition		
N122	Negligible	No further survey required	Jon Baker	11/03/2026	51.61374	-0.474357	5	Birch	40	7	Mature	No	-	-	-
N123	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613336	-0.474552	3	Yew	45	16	Mature	No	2x yew		
N124	Negligible	No further survey required	Jon Baker	11/03/2026	51.613707	-0.474409	7	Birch	30	7	Mature	No	-	-	-
N125	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.61329	-0.474512	3	Lawson's cypress	30	18	Mature	No	3x Lawson's cypress, two are dead		
N126	Negligible	No further survey required	Jon Baker	11/03/2026	51.613697	-0.474394	8	Birch	30	10	Mature	No	-	-	-
N127	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613251	-0.474563	4	Sycamore	35	16	Mature	No	-	-	-
N128	Negligible	No further survey required	Jon Baker	11/03/2026	51.61374	-0.474386	6	Birch	40	10	Mature	No	-	-	-
N129	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613253	-0.47458	4	Lawson's cypress	35	16	Mature	No	-	-	-
N13	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612042	-0.476305	3	Norway maple	40	15	Mature	No	-	-	-
N130	Negligible	No further survey required	Jon Baker	11/03/2026	51.613667	-0.474484	7	Willow	20	6	Mature	No	-	-	-
N131	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613214	-0.474585	4	Western red cedar	35	18	Mature	No	-	-	-
N132	Negligible	No further survey required	Jon Baker	11/03/2026	51.61384	-0.474992	5	Tulip tree	30	10	Mature	No	-	-	-
N133	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.61316	-0.474636	4	Yew	35	12	Mature	No	-	-	-
N134	Negligible	No further survey required	Jon Baker	11/03/2026	51.613729	-0.475049	7	Indian bean tree	40	8	Mature	No	-	-	-
N135	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613137	-0.474604	4	Western red cedar	35	18	Mature	No	-	-	-
N136	Negligible	No further survey required	Jon Baker	11/03/2026	51.613736	-0.47505	6	Cherry	30	6	Mature	No	-	-	-
N137	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613064	-0.474709	4	Yew	30	12	Mature	No	-	-	-
N138	Negligible	No further survey required	Jon Baker	11/03/2026	51.613484	-0.47472	6	Oak	45	10	Mature	No	-	-	-
N139	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612668	-0.473836	4	Oak	30	8	Immature	No	-	-	-
N14	Negligible	No further survey required	Jon Baker	10/03/2026	51.611889	-0.476267	11	Douglas fir	70	20	Mature	No	-	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N140	Negligible	No further survey required	Jon Baker	11/03/2026	51.613519	-0.474654	5	Birch	10	8	Mature	No	-	-	-
N141	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612609	-0.473756	4	Sycamore	35	12	Immature	No	-Superficial wound on stem facing NE, no roosting opportunities for roosting bats. Sparse ivy cover does not provide or obscure PRFs		
N142	Negligible	No further survey required	Jon Baker	11/03/2026	51.613583	-0.474559	7	Oak	40	10	Mature	No	-	-	-
N143	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.61299	-0.472782	3	Sycamore	35	12	Mature	No	-	-	-
N144	Negligible	No further survey required	Jon Baker	11/03/2026	51.613207	-0.474431	3	Yew	40	6	Mature	No	-	-	-
N145	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612829	-0.47274	3	Cherry laurel	20	4	Mature	No	-	-	-
N146	Negligible	No further survey required	Jon Baker	11/03/2026	51.613243	-0.474295	4	Norwegian spruce	90	22	Mature	No	-	-	-
N147	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612879	-0.472709	3	Cherry laurel	15	4	Mature	No	-	-	-
N148	Negligible	No further survey required	Jon Baker	11/03/2026	51.613221	-0.47427	6	Canadian spruce	90	22	Mature	No	-	-	-
N15	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.61204	-0.476149	4	Elm sp.	40	12	Mature	No	Three stems that have grown from stump of felled tree		
N150	Negligible	No further survey required	Jon Baker	11/03/2026	51.613069	-0.474515	13	Cypress	90	22	Mature	No	-	-	-
N151	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612952	-0.472726	3	Ash	15	6	Immature	No	-	-	-
N152	Negligible	No further survey required	Jon Baker	11/03/2026	51.612909	-0.474681	13	Pine	65	14	Mature	No	-	-	-
N153	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612983	-0.472919	3	Sycamore	50	10	Mature	No	-	-	-
N154	Negligible	No further survey required	Jon Baker	11/03/2026	51.612442	-0.473694	19	Ash	60	12	Mature	No	-	-	-
N155	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612869	-0.473302	3	Sycamore	30	10	Mature	No	Sparse ivy does not create or obscure any features		
N156	Negligible	No further survey required	Jon Baker	11/03/2026	51.612507	-0.473755	16	Oak	100	6	Mature	No	-	-	-
N157	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612991	-0.474805	3	Yew	30	10	Mature	No	-	-	-
N158	Negligible	No further survey required	Jon Baker	11/03/2026	51.612567	-0.473643	3	Oak	70	10	Mature	No	-	-	-
N159	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613011	-0.474765	3	Lawson's cypress	35	12	Immature	No	-	-	-
N16	Negligible	No further survey required	Jon Baker	10/03/2026	51.611889	-0.476257	8	Douglas fir	70	20	Mature	No	-	-	-
N160	Negligible	No further survey required	Jon Baker	11/03/2026	51.612559	-0.473768	5	Oak	60	6	Mature	No	-	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N161	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613185	-0.474824	3	Red oak	50	16	Mature	No	-	-	-
N162	Negligible	No further survey required	Jon Baker	11/03/2026	51.612014	-0.475948	17	Sweet chestnut	120	14	Mature	No	-	-	Group of 3
N169	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612865	-0.474821	3	Oak	20	12	Immature	No	-	-	-
N163	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613194	-0.474737	3	Sycamore	70	18	Mature	No	-	-	-
N164	Negligible	No further survey required	Jon Baker	11/03/2026	51.611999	-0.475876	19	Sycamore	15	5	Mature	No	-	-	-
N165	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612952	-0.474958	3	Common lime	45	18	Mature	No	-	-	-
N166	Negligible	No further survey required	Jon Baker	11/03/2026	51.612076	-0.475804	16	Horse chestnut	100	16	Mature	No	-	-	-
N167	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.612862	-0.474913	3	Common lime	30	18	Mature	No	-	-	-
N168	Negligible	No further survey required	Jon Baker	11/03/2026	51.612109	-0.475755	18	Common lime	100	18	Mature	No	-	-	-
N17	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611722	-0.476374	3	Sequoia	130	20	Mature	No	-	-	-
N170	Negligible	No further survey required	Jon Baker	11/03/2026	51.612156	-0.475668	19	Cedar	100	20	Mature	No	-	-	Group of 3
N172	Negligible	No further survey required	Jon Baker	11/03/2026	51.612193	-0.475645	20	Lime	30	6	Mature	No	-	-	-
N174	Negligible	No further survey required	Jon Baker	11/03/2026	51.612353	-0.475499	15	Oak	45	10	Mature	No	-	-	-
N176	Negligible	No further survey required	Jon Baker	11/03/2026	51.612388	-0.47547	16	Cypress	60	8	Mature	No	-	-	2 trees
N178	Negligible	No further survey required	Jon Baker	11/03/2026	51.612538	-0.475256	10	Birch	30	5	Mature	No	-	-	-
N18	Negligible	No further survey required	Jon Baker	10/03/2026	51.61186	-0.476287	10	Douglas fir	40	18	Mature	No	-	-	-
N180	Negligible	No further survey required	Jon Baker	11/03/2026	51.612675	-0.475109	16	Birch	25	10	Mature	No	-	-	Group of 4
N182	Negligible	No further survey required	Jon Baker	11/03/2026	51.612736	-0.475008	17	Lime	180	10	Mature	No	-	-	-
N184	Negligible	No further survey required	Jon Baker	11/03/2026	51.612718	-0.475005	4	Lime	70	9	Mature	No	-	-	-
N186	Negligible	No further survey required	Jon Baker	11/03/2026	51.61282	-0.474988	8	Horse chestnut	60	9	Mature	No	-	-	-
N19	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611791	-0.476139	3	Beech	50	12	Mature	No	-	-	-
N2	Negligible	No further survey required	Jon Baker	10/03/2026	51.611846	-0.476475	6	English oak	45	12	Mature	No	-	-	-
N20	Negligible	No further survey required	Jon Baker	10/03/2026	51.61191	-0.476156	9	Beech	30	13	Mature	No	-	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N21	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611732	-0.476197	3	Silver birch	20	10	Immature	No	-	-	-
N22	Negligible	No further survey required	Jon Baker	10/03/2026	51.611985	-0.476208	11	Beech	30	13	Mature	No	-	-	-
N23	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611933	-0.475803	3	Oak	60	18	Mature	No	-	-	-
N24	Negligible	No further survey required	Jon Baker	10/03/2026	51.611973	-0.476117	13	Horse chestnut	35	10	Mature	No	-	-	-
N25	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611904	-0.475778	3	Cedar	25	14	Immature	No	-	-	-
N26	Negligible	No further survey required	Jon Baker	10/03/2026	51.611908	-0.475919	11	Horse chestnut	70	15	Mature	No	-	-	-
N27	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612053	-0.475635	3	Lime (exotic)	28	12	Immature	No	-	-	-
N28	Negligible	No further survey required	Jon Baker	10/03/2026	51.611774	-0.476137	9	Oak	30	13	Mature	No	-	-	-
N29	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612071	-0.475452	3	London plane	50	14	Mature	No	-	-	-
N3	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611815	-0.476663	3	Norway maple	25	10	Immature	No	-	-	-
N30	Negligible	No further survey required	Jon Baker	10/03/2026	51.611945	-0.47552	10	Norwegian spruce	60	13	Mature	No	-	-	-
N31	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612126	-0.475541	3	Lime (exotic)	25	12	Immature	No	-	-	-
N32	Negligible	No further survey required	Jon Baker	10/03/2026	51.612027	-0.475337	11	Birch	45	10	Mature	No	-	-	-
N33	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612124	-0.475392	3	London plane	35	14	Mature	No	-	-	-
N34	Negligible	No further survey required	Jon Baker	10/03/2026	51.612044	-0.475488	13	London plane	45	15	Mature	No	-	-	-
N35	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612397	-0.475218	3	Common lime	40	14	Mature	No	-	-	-
N36	Negligible	No further survey required	Jon Baker	10/03/2026	51.612162	-0.47517	14	Birch	50	10	Mature	No	-	-	-
N37	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612336	-0.475285	3	Beech	25	10	Immature	No	-	-	-
N38	Negligible	No further survey required	Jon Baker	10/03/2026	51.612062	-0.475183	13	London plane	60	12	Mature	No	-	-	-
N39	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612425	-0.475195	3	Common lime	20	10	Immature	No	-	-	-
N4	Negligible	No further survey required	Jon Baker	10/03/2026	51.611951	-0.476557	7	English Oak	45	12	Mature	No	-	-	-
N40	Negligible	No further survey required	Jon Baker	10/03/2026	51.612083	-0.475261	11	London plane	50	12	Mature	No	-	-	-
N41	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612472	-0.474968	3	Oak	65	18	Mature	No	Sparse ivy does not create or obscure any features		

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N42	Negligible	No further survey required	Jon Baker	10/03/2026	51.612128	-0.475085	12	Birch	65	15	Mature	No	-	-	-
N43	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612488	-0.474836	3	Sequoia	70	18	Mature	No	-	-	-
N44	Negligible	No further survey required	Jon Baker	10/03/2026	51.612145	-0.475159	10	Sycamore	15	7	Mature	No	-	-	-
N45	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612477	-0.474845	3	Oak	25	14	Mature	No	-	-	-
N46	Negligible	No further survey required	Jon Baker	10/03/2026	51.612194	-0.475243	11	London plane	60	16	Mature	No	-	-	-
N47	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612525	-0.474791	4	Silver birch	20	12	Mature	No	-	-	-
N48	Negligible	No further survey required	Jon Baker	10/03/2026	51.612604	-0.474916	10	Birch	20	14	Mature	No	-	-	-
N49	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612997	-0.47423	3	Whitebeam	20	6	Immature	No	-	-	-
N5	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611888	-0.476673	3	Laurel	25	6	Mature	No	-	-	-
N50	Negligible	No further survey required	Jon Baker	10/03/2026	51.61269	-0.474936	8	Beech	60	10	Mature	No	-	-	-
N51	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612648	-0.47408	4	Lombardy poplar	110	20	Mature	No	-	-	-
N52	Negligible	No further survey required	Jon Baker	10/03/2026	51.612706	-0.474839	9	Beech	50	15	Mature	No	-	-	-
N53	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612864	-0.474386	3	Yew	35	10	Mature	No	-	-	-
N54	Negligible	No further survey required	Jon Baker	10/03/2026	51.612707	-0.474761	9	Oak	90	20	Mature	No	-	-	-
N55	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612816	-0.474291	3	Yew	40	12	Mature	No	-	-	-
N56	Negligible	No further survey required	Jon Baker	10/03/2026	51.61306	-0.474124	8	Birch	25	6	Mature	No	-	-	-
N57	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612765	-0.474349	3	Scots pine	30	14	Mature	No	-	-	-
N58	Negligible	No further survey required	Jon Baker	10/03/2026	51.613134	-0.47404	5	Birch	40	6	Mature	No	-	-	-
N59	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.61274	-0.474309	3	Yew	40	12	Mature	No	-	-	-
N6	Negligible	No further survey required	Jon Baker	10/03/2026	51.611963	-0.476536	7	English Oak	30	11	Mature	No	-	-	-
N60	Negligible	No further survey required	Jon Baker	10/03/2026	51.612938	-0.474044	7	Rowan	7	2	Mature	No	-	-	-
N61	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612706	-0.474305	3	Oak	45	14	Mature	No	View of crown partially obscured by undergrowth		
N62	Negligible	No further survey required	Jon Baker	10/03/2026	51.612943	-0.473893	7	willow	40	6	Mature	No	-	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N63	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612739	-0.474298	3	Scots pine	35	16	Mature	No	View of crown partially obscured by undergrowth		
N64	Negligible	No further survey required	Jon Baker	10/03/2026	51.612868	-0.473907	7	Rowan	15	2	Mature	No	-	-	-
N65	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612771	-0.474368	3	Yew	35	12	Mature	No	-	-	-
N66	Negligible	No further survey required	Jon Baker	10/03/2026	51.612826	-0.473915	6	Willow	20	4	Mature	No	-	-	-
N67	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613213	-0.473626	3	Silver birch	25	10	Mature	No	-	-	-
N68	Negligible	No further survey required	Jon Baker	10/03/2026	51.612775	-0.473957	7	Birch	45	8	Mature	No	-	-	-
N69	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613219	-0.47355	3	Silver birch	15	10	Mature	No	Ivy does not create or obscure any features		
N7	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611839	-0.47634	3	Oak	45	15	Mature	No	-	-	-
N70	Negligible	No further survey required	Jon Baker	10/03/2026	51.612946	-0.473759	7	Pear	13	2	Mature	No	-	-	-
N71	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613065	-0.473513	3	Silver birch	20	10	Mature	No	-	-	-
N72	Negligible	No further survey required	Jon Baker	10/03/2026	51.612971	-0.473723	7	Pear	10	2	Mature	No	-	-	-
N73	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613195	-0.473488	3	Silver birch	25	10	Mature	No	-	-	-
N74	Negligible	No further survey required	Jon Baker	10/03/2026	51.612972	-0.473668	7	Pear	10	1	Mature	No	-	-	-
N75	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613284	-0.47335	3	Sycamore	25	8	Immature	No	-	-	-
N76	Negligible	No further survey required	Jon Baker	10/03/2026	51.613049	-0.473711	7	Pear	12	2	Mature	No	-	-	-
N77	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613033	-0.473354	3	Rowan	20	6	Dead	No	-	-	-
N78	Negligible	No further survey required	Jon Baker	10/03/2026	51.613022	-0.473836	8	Pear	7	1	Mature	No	-	-	-
N79	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613091	-0.47317	3	Silver birch	35	12	Mature	No	-	-	-
N8	Negligible	No further survey required	Jon Baker	10/03/2026	51.612026	-0.476472	6	Oak	17	7	Mature	No	-	-	-
N80	Negligible	No further survey required	Jon Baker	10/03/2026	51.613113	-0.473794	7	Pear	6	2	Mature	No	-	-	-
N81	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.613103	-0.473105	3	Silver birch	35	12	Mature	No	-	-	-
N82	Negligible	No further survey required	Jon Baker	10/03/2026	51.61311	-0.4738	7	Pear	6	2	Mature	No	-	-	-
N83	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612703	-0.473126	3	Common lime	45	12	Mature	No	-	-	-

Tree ID / Tag	Overall category	Further survey	Surveyor	Date	Latitude	Longitude	GR Accuracy	Tree species	DBH (cm)	Tree height (m)	Tree life stage	PRFs present	Summary of PRFs	Safe to climb	Other comments
N84	Negligible	No further survey required	Jon Baker	10/03/2026	51.613125	-0.473816	9	Pear	7	1	Mature	No	-	-	-
N85	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612747	-0.473149	3	Lawson's cypress	20	8	Mature	No	-	-	-
N86	Negligible	No further survey required	Jon Baker	10/03/2026	51.613153	-0.47388	7	Pear	10	3	Mature	No	-	-	-
N87	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.61275	-0.473115	3	Lawson's cypress	20	10	Mature	No	-	-	-
N88	Negligible	No further survey required	Jon Baker	10/03/2026	51.613122	-0.473939	6	Pear	12	3	Mature	No	-	-	-
N89	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.612628	-0.473523	3	Apple	15	6	Immature	No	-	-	-
N9	Negligible	No further survey required	Aaron McTernan	10/03/2026	51.611937	-0.476099	3	Small leaved lime	25	10	Immature	No	-	-	-
N90	Negligible	No further survey required	Jon Baker	10/03/2026	51.613121	-0.473866	7	Willow	25	5	Mature	No	-	-	-
N91	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613545	-0.474066	3	Sycamore	10	6	Immature	No	-	-	-
N92	Negligible	No further survey required	Jon Baker	10/03/2026	51.613206	-0.473711	5	Willow	12	3	Mature	No	-	-	-
N93	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613374	-0.474166	3	Goat willow	35	8	Mature	No	Sparse ivy does not create or obscure any features		
N94	Negligible	No further survey required	Jon Baker	10/03/2026	51.612655	-0.473219	8	Apple	40	5	Mature	No	-	-	-
N95	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613316	-0.474347	4	Holly	20	6	Mature	No	-	-	-
N96	Negligible	No further survey required	Jon Baker	10/03/2026	51.612553	-0.47341	9	Apple	25	5	Mature	No	-	-	-
N97	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.613661	-0.4735	3	Oak	35	10	Mature	No	Wound near base of stem does not offer roosting opportunity for bats		
N98	Negligible	No further survey required	Jon Baker	11/03/2026	51.613429	-0.473854	5	Cypress	60	8	Mature	No	-	-	-
N99	Negligible	No further survey required	Aaron McTernan	11/03/2026	51.6137	-0.473609	3	Oak	45	10	Mature	No	-	-	-
T177	Negligible	No further survey required	Aaron McTernan	28/06/2026	51.614341	-0.474232	4	Japanese cherry	35	8	Mature	No	-	-	-

Appendix E B6 DNA test certificate



LABORATORY REPORT

Species Identification from Biological Samples

CUSTOMER	ORDER DETAILS
Oliver Huxley Harper Environmental 44 Ten Ashes Lane, Cofton Hackett, Birmingham B45 8PE, United Kingdom	Order Number: EG3553 Order Date:07/07/2026

Sample Information

Sample ID	EG3553-1
Sample Type	Faecal
Suspected Species	
Site Location	TQ 05834 91550
Comments	Harefield Grove - B6 Cottage
Date Collected	06/07/2026
Date Arrived at Lab	08/07/2026
Results Date	09/07/2026

Laboratory Information

DNA Extraction Code	EG-2026-1658
Identification Method	qPCR
Analysis Procedure Notes	All UK bat species tested for - only a single species detected in this sample.
Laboratory Comments	None

Species Identified

Species	Ct Value
Pipistrellus pygmaeus (Soprano pipistrelle bat)	27

Ecotype Genetics Limited.
Laboratory Address: Sussex Innovation Centre, Science Park Square, Falmer, Brighton, BN1 9SB
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