GROUND LEVEL TREE ASSESSMENT (GLTA) AND EMERGENCE SURVEY REPORT

Albrighton South

August 2026

For and on behalf of
Boningale Developments Limited

Beamsley Ecology

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Disclaimer

0.0 SUMMARY

0.1 A programme of bat roost assessment has been undertaken to support the outline planning application, comprising review and verification by Beamsley Ecology Ltd of a Ground Level Tree Assessment (GLTA) previously undertaken by PJA, together with Aerial Tree Inspection (ATI) and targeted emergence surveys undertaken by Beamsley Ecology Ltd.

0.2 The GLTA identified 46 trees supporting PRFs, comprising 25 assessed as PRF-I and 21 provisionally assessed as PRF-M. 9 PRF-M trees were subject to ATI, resulting in 2 being reclassified as having no bat roost suitability, 2 as PRF-I and 5 remaining PRF-M. 18 individual trees were subsequently covered by 2 emergence surveys undertaken between May and June 2026, with some adjacent trees grouped for survey purposes.

0.3 No bats or evidence of bat occupation were identified during the inspections, and no bats were observed emerging from or re-entering any of the surveyed trees. Accordingly, no bat roosts were identified. Bat activity recorded in proximity to the trees during the emergence surveys was consistently low.

0.4 The completed surveys provide no evidence to indicate the presence of a maternity or other tree roost of elevated conservation significance. Having regard to the survey findings, the retention of the majority of the identified PRF resource and the outline stage of the proposals, the assessment provides a sufficient and proportionate evidence base to determine the appeal. No further tree-roost surveys are considered necessary prior to determination.

0.5 The relationship between the detailed development proposals and retained trees should be reviewed at the reserved matters stage. Any future removal, pruning or potentially disturbing works affecting a tree supporting a PRF should be reviewed by the project ecologist, with further inspection, survey or precautionary working methods implemented where necessary.

1.0 INTRODUCTION

1.1 Beamsley Ecology Ltd was commissioned by Boningale Developments Limited (the 'Client') to undertake a programme of bat roost surveys of trees at Land South of Albrighton, Shropshire (hereafter referred to as the 'Site').

1.2 The Site is centred at Ordnance Survey Grid Reference SJ 80814 03343 and lies immediately south of Albrighton. It comprises predominantly arable farmland divided by hedgerows, with scattered mature trees, ponds and small areas of woodland. The A464 (Holyhead Road) lies adjacent to the southern Site boundary.

1.3 The assessment comprised review and verification of the GLTA data (provided by PJA), aerial tree inspection of selected trees and targeted emergence surveys undertaken by Beamsley Ecology Ltd. This report presents the combined findings of these surveys and provides recommendations appropriate to the outline stage of the development.

Proposals

1.4 An outline planning application was submitted for mixed-use development comprising up to 800 dwellings, a care home of up to 80 units, a secondary school and a local centre, together with associated access, infrastructure, landscaping and drainage. The application was subsequently refused, and an appeal is now being pursued.

2.0 METHODOLOGY

Ground Level Tree Assessment

2.1 An initial Ground Level Tree Assessment (GLTA) was undertaken by PJA on 22nd and 23rd December 2025. The assessment comprised visual inspection of trees from ground level, supplemented by drone imagery to assist in the assessment of elevated features. The survey was undertaken by Dr S. A. Graham BSc (Hons), MSc, CEcol, CEnv, MCIEEM, FLS, an experienced licensed bat ecologist. Trees were assessed and provisionally classified in accordance with the categories set out in current Bat Conservation Trust guidance (Collins, 2023).

2.2 The resulting PJA survey data, including tree references, descriptions of identified Potential Roost Features (PRFs), photographs, grid references, provisional classifications and recommendations for further assessment, were subsequently provided to Beamsley Ecology Ltd.

2.3 The PJA survey data were subsequently reviewed and independently verified by Beamsley Ecology Ltd during a confirmation inspection undertaken by Daniel Ross BSc (Hons) ACIEEM in April 2026. This included locating the identified trees, reviewing the recorded PRFs and associated photographs, and confirming or amending the provisional classifications where necessary. The classifications and conclusions presented in this report therefore represent Beamsley Ecology Ltd's assessment following review of the PJA survey data and the subsequent confirmation inspection.

2.4 Where identified, PRFs were described and photographed, and the location of each tree was recorded. The likely extent, shelter, orientation and suitability of each feature were assessed as far as practicable from ground level and the available aerial imagery.

2.5 Trees were classified in accordance with current Bat Conservation Trust guidance, using the following categories:

- None: no PRFs were present or it was considered highly unlikely that the tree supported a PRF;
- FAR: further assessment was required to establish whether a PRF was present; or
- PRF: the tree supported at least one confirmed PRF.

2.6 Where a PRF was confirmed, its suitability was provisionally classified as:

- PRF-I: a feature suitable for an individual bat or very small numbers of bats; or
- PRF-M: a feature suitable for multiple bats and which could therefore be used by a maternity colony.

2.7 Ground-level assessments are subject to inherent limitations because the internal extent and condition of elevated features cannot always be established. Where necessary, Aerial Tree Inspection or emergence survey was therefore used to examine or survey unresolved PRFs.

2.8 Daniel Ross holds a Natural England Level 2 Class Survey Licence for bats (registration number 2020-45920-CLS-CLS) and has 12 years' professional experience undertaking bat surveys and assessments.

Aerial Tree Inspection (ATI)

2.9 Following the GLTA, nine trees supporting PRFs that required closer assessment, and which were considered suitable and safe for climbing, were subject to climbed Aerial Tree Inspection (ATI). These comprised T8, T12, T14, T23, T31, T40, T41, T42 and T43. The inspections were undertaken by Alasdair Grubb BSc (Hons) ACIEEM on the 28th of April 2026. Alasdair is an experienced bat ecologist with over 12 years' professional experience and registered with Natural England to disturb, take and handle bats under Class Survey Licence 2022-10906-CL18-BAT.

2.10 During ATI, identified PRFs were inspected at close range using a high-powered torch and endoscope where required and practicable. Features were assessed with regard to their entrance dimensions, internal extent and configuration, shelter, exposure to light and weather, evidence of decay or dampness, and their overall suitability for use by roosting bats. Features were also examined for bats and field signs indicative of occupation, including droppings, staining, feeding remains or other evidence of use. The findings were used to confirm or refine the provisional classifications assigned during the GLTA.

Emergence Survey

2.11 The scope and level of emergence survey effort was determined with reference to Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2023) and through professional judgement, having regard to the stage of the proposals, the nature and likelihood of potential effects, the results of the preceding GLTA and ATI, and the anticipated retention of the majority of trees supporting PRFs. BCT guidance recognises that survey design should be proportionate, iterative and tailored to the ecological questions requiring resolution at the relevant stage of a project.

2.12 In this instance, all trees remaining classified as PRF-M following GLTA and ATI were subject to two separate dusk emergence surveys between 12 May and 22 June 2026, with visits separated by at least three weeks and undertaken during the principal maternity period.

2.13 Where target trees occurred in close proximity, they were combined into survey blocks. Group 1 comprised T2, T3 and T4; Group 2 comprised T18, T20, T21 and T22; and Group 3 comprised T41, T43, T44 and T46. The grouping related solely to survey deployment, with each tree remaining individually assessed.

2.14 The number and position of surveyors and night-vision aids were determined according to the number, location and visibility of the relevant PRFs. Surveyors and night-vision aids were positioned around each tree or survey block to provide adequate coverage of the target features and to detect bats approaching, emerging from or flying away from the trees.

2.15 Each survey commenced approximately 15 minutes before sunset and continued until at least 90 minutes after sunset. Surveyors used full-spectrum bat detectors, supported by thermal or infrared night-vision aids. Bat activity was recorded throughout each survey. Recorded footage was reviewed where necessary to distinguish general activity around the trees from emergence or re-entry behaviour.

2.16 Conditions and dates are summarised in **Table 1** below.

Table 1: *Emergence Survey Summary*

Date	Target	Sunset Time	Temp Start / End	Weather
12/05/2026	T12	20:54	9°C / 8°C	50–55% cloud, Beaufort 1 wind and dry
13/05/2026	Group 1: T2, T3 and T4	20:56	8°C / 8°C	70% cloud, Beaufort 2 wind; brief five-minute shower, dry at the end
22/05/2026	T8 and T17	21:09	19–20°C / 16–17°C	50–60% cloud, Beaufort 0–1 wind and dry
27/05/2026	Group 2: T18, T20, T21 and T22	21:16	20°C / 17–18°C	20–60% cloud, Beaufort 1–3 wind and dry
29/05/2026	Group 3: T41, T43, T44 and T46	21:19	16–18°C / 13–16°C	0–50% cloud, Beaufort 1–2 wind and dry
30/05/2026	T24, T31, T33 and T37	21:20	18–19°C / 15–16°C	0–50% cloud, Beaufort 1–4 wind and dry
08/06/2026	T12	21:29	11°C / 10°C	Cloud decreased from 10% to 5%, Beaufort 1 wind and dry
10/06/2026	Group 1: T2, T3 and T4	21:31	11–12°C / 10°C	5–10% cloud, Beaufort 1 wind and dry
12/06/2026	T8 and T17	21:32	14–15°C / 13–14°C	0–10% cloud, Beaufort 1–3 wind and dry
17/06/2026	Group 2: T18, T20, T21 and T22	21:35	17°C / 15–16°C	30–40% cloud, Beaufort 2 wind and dry
19/06/2026	Group 3: T41, T43, T44 and T46	21:36	19–20°C / 18°C	35–40% cloud, Beaufort 1 wind and dry
22/06/2026	T24, T31, T33 and T37	21:36	23–25°C / 20–23°C	30–100% cloud, Beaufort 1 wind and dry

2.17 Survey was directed by Daniel Ross BSc (Hons) ACIEEM. Daniel has over 12 years of professional bat survey experience and is registered with Natural England to use the Class Survey Licence CL18 (Level 2).

3.0 LIMITATIONS & ASSUMPTIONS

3.1 Trees adjacent to roads could not be surveyed from the roadside because positioning surveyors or equipment within or immediately beside the carriageway would have presented an unacceptable health and safety risk. These trees were therefore observed from safe positions within the Site or adjoining accessible land.

3.2 The first emergence surveys of T12 and Group 1 were undertaken in relatively cool conditions, with temperatures of 8–9°C. Conditions were otherwise suitable, with low wind speeds and predominantly dry weather. These surveys have been considered in the context of the subsequent surveys undertaken in warmer conditions, the use of night-vision aids, the wider inspection findings and the absence of any evidence indicative of roost occupation. The cooler conditions during these individual visits are therefore not considered to materially alter the conclusions of the assessment.

3.3 Some trees situated on the Site boundary could not be observed from both sides because access to neighbouring land was not available. Surveyors and night-vision aids were positioned on the accessible side to

maximise coverage of the tree crowns, identified PRFs and likely flight paths. Nevertheless, views of some aspects of these trees were more restricted than would have been achievable with access from both sides.

3.4 These constraints were considered when determining surveyor and night-vision-aid positions. The use of recorded thermal or infrared footage, together with appropriately positioned surveyors, provided sufficient coverage to detect bats emerging from the target trees or flying towards or away from them. The access limitations are therefore not considered to materially affect the conclusions of the assessment.

3.5 Emergence surveys provide a record of bat use on the nights surveyed. Tree-roosting bats can move frequently between roost features, and the absence of an observed emergence does not demonstrate that a suitable feature will never be occupied. The results have therefore been interpreted alongside the GLTA and aerial inspection findings rather than being treated as definitive evidence that all PRFs are unoccupied.

3.6 T17 had lost a branch before the emergence surveys commenced. Both survey visits therefore assessed the tree in its altered condition, and the branch failure is not considered a limitation affecting the survey results.

3.7 The assessment assumes that the majority of trees supporting PRFs will be retained and protected from direct works, material disturbance and increased artificial illumination. If the detailed proposals subsequently require tree removal, pruning or works close to a retained PRF, the conclusions should be reviewed by the project ecologist.

3.8 The ATI of T8 was abandoned when an occupied kestrel nest was identified within the tree. The inspection ceased immediately to avoid disturbance to the nesting birds. T8 was subsequently subject to two emergence surveys using night-vision aids.

3.9 PRF-M trees considered unsuitable or unsafe for climbed inspection were instead assessed through two targeted emergence surveys, with surveyors and night-vision aids positioned to provide adequate coverage of the identified PRFs. This provided an appropriate non-invasive alternative where close inspection could not be undertaken safely.

3.10 Ecological surveys provide a snapshot of conditions at the time they are undertaken. The survey information presented in this report is considered current and sufficient to inform the appeal. If implementation is delayed beyond 18 months from the latest survey, the findings should be reviewed by a suitably qualified ecologist to determine whether any update is required. An earlier review should be undertaken where tree condition has materially changed through management, storm damage, branch failure, disease or other causes. This approach accords with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys[1].

[1] Advice note on the Lifespan of Ecological Reports and Surveys | CIEEM

4.0 RESULTS

Ground Level Tree Assessment

4.1 The original PJA GLTA identified 46 trees within the Site boundary supporting PRFs, comprising 25 provisionally classified as PRF-I and 21 as PRF-M. These findings were subsequently reviewed and verified by Beamsley Ecology Ltd as described in Section 2.0.

4.2 The results of the Ground Level Tree Assessment are presented in the table below. Tree references are shown on **Figure 2** and **Figure 3**. A detailed table of results is provided at **Appendix 1**.

Table 2: *Summary of original PJA GLTA classifications*

Bat Roost Suitability Assessment	Tree Reference
PRF-I	T1, T2, T5, T6, T7, T9, T10, T11, T13, T15, T16, T19, T25, T26, T27, T28, T29, T30, T32, T34, T35, T36, T38, T39 and T45
PRF-M	T3, T4, T8, T12, T14, T17, T18, T20, T21, T22, T23, T24, T31, T33, T37, T40, T41, T42, T43, T44 and T46
FAR	None

Aerial Tree Inspection

4.3 The results of the Aerial Tree Inspection (ATI) are presented in the table below. A detailed table of results is provided at **Appendix 2**. Nine trees provisionally classified as PRF-M during the GLTA were subject to ATI. No bats or evidence of bat occupation were identified. The ATI findings and resulting changes in classification are summarised in Table 3.

4.4 ATI confirmed the PRF-M classification of five trees. T23 and T40 were reclassified as PRF-I, while the features identified on T14 and T42 were found to be unsuitable for roosting bats and these trees were reclassified as having no bat roost suitability.

4.5 Following ATI, 27 trees were classified as PRF-I, 17 as PRF-M and two as having no bat roost suitability.

Table 3: *Summary of results from ATI*

Tree reference	Initial GLTA classification	Classification following ATI	Change in assessment
T8	PRF-M	PRF-M	No change
T12	PRF-M	PRF-M	No change
T14	PRF-M	None	PRF not confirmed
T23	PRF-M	PRF-I	Reduced suitability

T31	PRF-M	PRF-M	No change
T40	PRF-M	PRF-I	Reduced suitability
T41	PRF-M	PRF-M	No change
T42	PRF-M	None	PRF not confirmed
T43	PRF-M	PRF-M	No change

Emergence Survey

4.6 All 17 trees remaining classified as PRF-M following review and ATI were subject to two emergence surveys. T2, classified as PRF-I, was additionally covered because of its proximity to T3 and T4 within Group 1.

4.7 Across the 12 survey visits, no bats were observed emerging from or re-entering any target tree and no behaviour indicative of roost occupation was recorded. Bat activity in proximity to the surveyed trees was generally low and dispersed, principally comprising occasional commuting or brief foraging activity. Common pipistrelle was recorded most frequently across the survey programme, with occasional soprano pipistrelle and noctule activity. Activity was not concentrated around any particular target tree or PRF. A summary of the results is provided in **Appendix 3**.

5.0 DISCUSSION & RECOMMENDATIONS

5.1 No bats or evidence of bat occupation were identified during the aerial inspections, and no bats were observed emerging from or re-entering any of the trees subject to emergence survey.

5.2 Bat activity recorded in proximity to the surveyed trees was consistently low and predominantly comprised occasional commuting or brief foraging passes by common pipistrelle, with occasional soprano pipistrelle and noctule activity. Activity was not concentrated around any particular tree or PRF.

5.3 The completed surveys provide no evidence to indicate the presence of a maternity or other tree roost of elevated conservation significance and provide a sufficient and proportionate evidence base to determine the outline appeal. Further tree-specific assessment should be undertaken at reserved matters where detailed proposals identify a potential impact upon a retained PRF.

Proposals

5.4 The proposed layout has been designed to retain existing trees as far as practicable. The majority of trees supporting PRFs will therefore be retained, maintaining the existing potential roosting resource through the development.

5.5 The proposals also retain the boundary hedgerows and incorporate substantial areas of green infrastructure. New habitat creation and landscape planting will increase the extent and structural diversity of habitats available to commuting and foraging bats compared with the predominantly arable baseline.

5.6 The outline nature of the proposals allows the relationship between the development, retained trees and green infrastructure to be refined through the reserved matters process. Detailed design should seek opportunities to strengthen habitat connectivity, provide additional native tree and hedgerow planting and maintain continuous dark corridors through and around the development.

5.7 Subject to retention and appropriate protection of the identified trees and implementation of the measures set out below, the proposals are not expected to result in a significant adverse effect upon the tree-roost resource.

Recommendations

5.8 No further surveys are considered necessary to determine the outline planning appeal.

5.9 The detailed layout should retain trees supporting PRFs wherever practicable. Retained trees should be protected during construction in accordance with an approved Arboricultural Method Statement and Tree Protection Plan.

5.10 At the reserved matters stage, the final tree-retention and removal proposals should be reviewed by the project ecologist. Where the removal, pruning or other potentially damaging works to a tree supporting a PRF cannot be avoided, the need for an updated inspection, targeted survey or precautionary working method should be determined before works proceed.

5.11 A detailed lighting strategy should be prepared at the reserved matters stage in accordance with current best-practice guidance. Lighting should be designed to avoid illumination of retained PRFs, boundary hedgerows, woodland edges, ponds and created green infrastructure. Dark corridors should be maintained around the Site boundaries and through the principal areas of green infrastructure.

5.12 If works affecting the surveyed trees have not commenced within 18 months of the latest survey, or their condition changes materially, an ecologist should review whether an update survey is required.

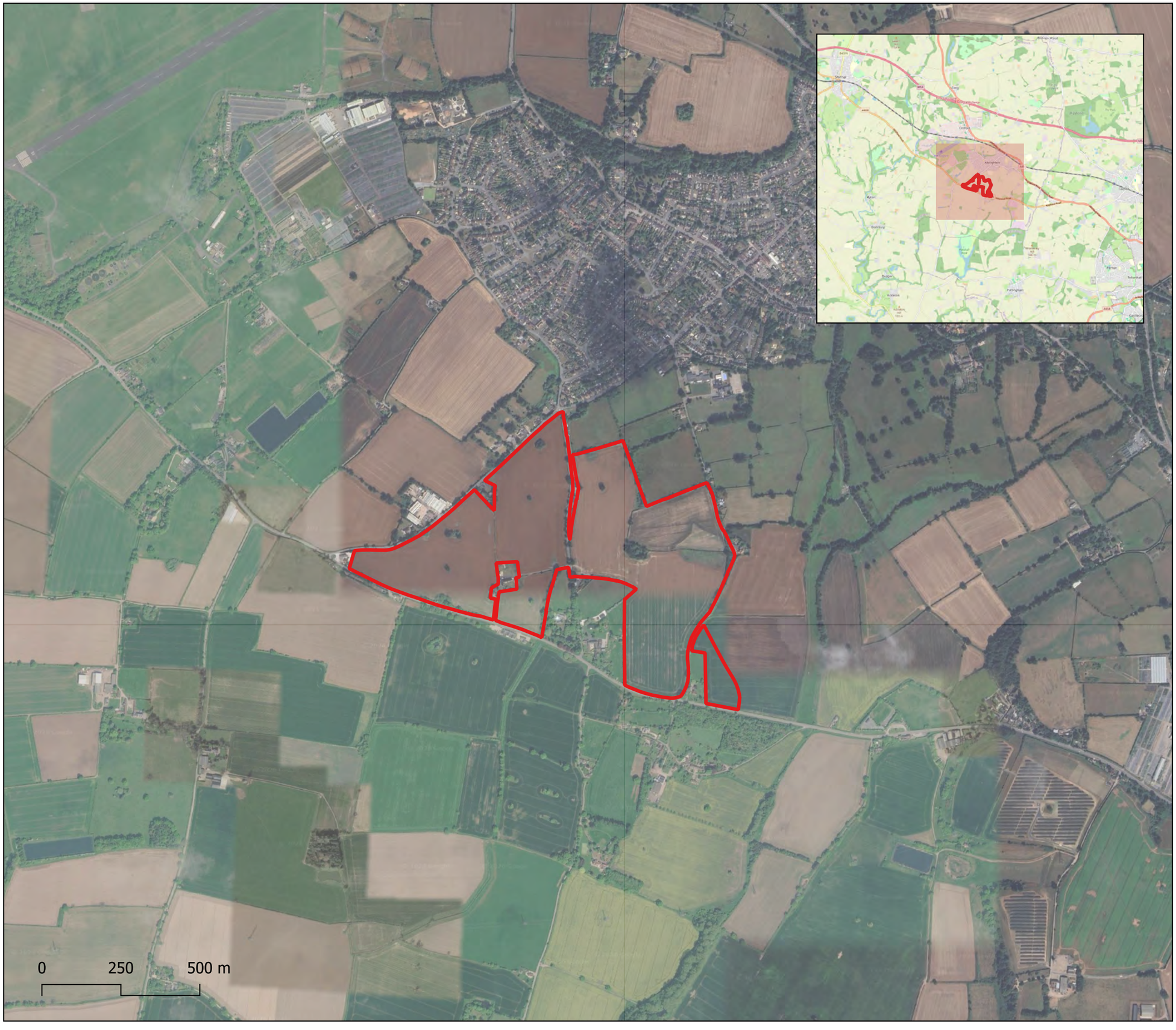
Ecological Enhancement

5.13 The detailed landscape design should seek to enhance the value of the Site for bats through the creation of a structurally and botanically diverse habitat network. This should include native tree and hedgerow planting, species-rich grassland and other habitats providing a varied vegetation structure and a sustained source of invertebrate prey. Wetland habitats, including ponds and other permanently or seasonally wet features, should be incorporated where compatible with the detailed drainage and landscape design.

5.14 Opportunities should also be taken to provide additional roosting opportunities within the development. Integral bat roosting features, such as bat bricks, tubes or purpose-designed roosting units, should be incorporated into suitable new buildings, with their location and specification determined at the reserved matters stage having regard to aspect, surrounding habitat connectivity and the detailed lighting strategy.

5.15 Enhancement measures should be designed as part of the wider green-infrastructure network, with particular emphasis on maintaining connectivity between retained boundary habitats, woodland, ponds and other areas of semi-natural habitat and avoiding unnecessary artificial illumination of these features.

FIGURES



Red Line Boundary

BASE MAPS

Aerials

Beamsley Ecology

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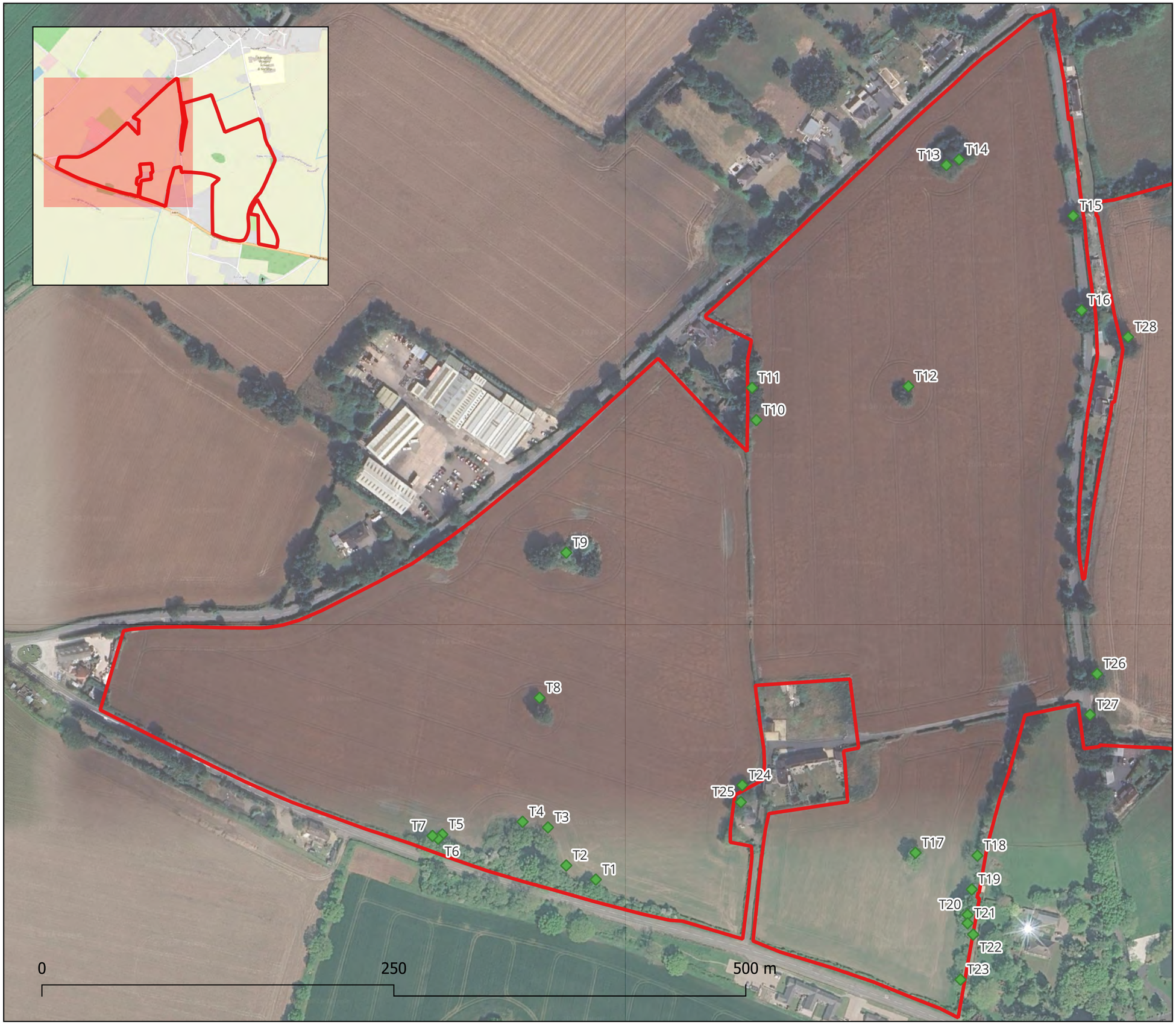
Albrighton South

DRAWING TITLE

Figure 1: Site Location

Date	17.08.2026	Ref:	BE0010_D_10_01.1	Drawn By	DR
Job No:	BE0095	Rev:	01	Checked By	DR



Bat Survey

- Tree Locations
- Red Line Boundary

BASE MAPS

Aerials

Beamsley Ecology

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Boningale Developments Limited

PROJECT
Albrighton South

DRAWING TITLE
Figure 2: Tree Locations 1/2

Date	17.08.2026	Ref:	BE0010_D_10_02.1	Drawn By	DR
Job No:	BE0010	Rev:	01	Checked By	DR

Red Line Boundary

Bat Survey

Tree Locations

BASE MAPS

Aerials

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PROJECT

Albrighton South

DRAWING TITLE

Figure 3: Tree Locations 2/2

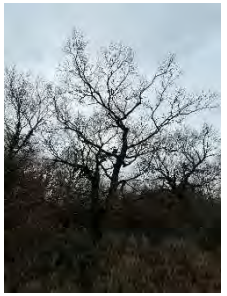
Date	17.08.2026	Ref:	BE0010_D_10_03.1	Drawn By	DR
Job No:	BE0010	Rev:	01	Checked By	DR

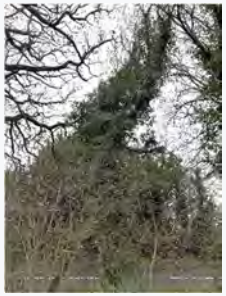
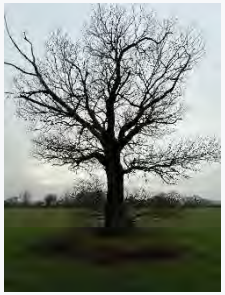
APPENDICES

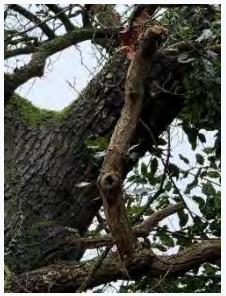
APPENDIX 1 PJA GLTA RESULTS

The below table reproduces the PJA survey data provided to Beamsley Ecology Ltd, including the recorded PRF descriptions, provisional classifications, recommendations and photographs. These are included to provide an audit trail of the initial assessment. The current classifications, assessment and recommendations adopted by Beamsley Ecology Ltd are those presented within the main body of this report.

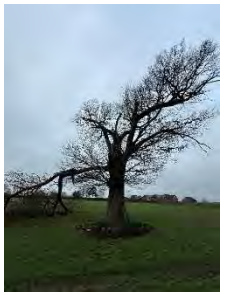
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T1	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T2	Notes: Semi-mature to mature woodland strip with trees in relatively good condition. Ivy cover up trunks of the majority of trees providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	

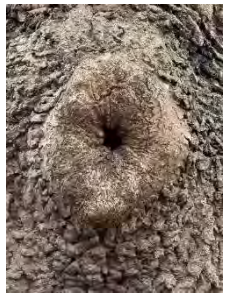
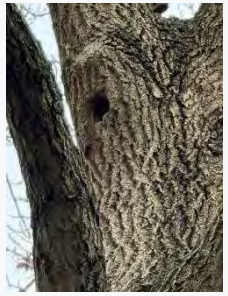
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T3	Notes: The tree has numerous defects with a transverse split, flaking bark and tare-outs, all providing roosting opportunity. Some of the tare-outs and the transverse split looks to provide roosting opportunity.	PRF-M	Recommendation: Tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T4	Notes: The tree has numerous defects with a number of areas of bark roll and tare-outs, all providing roosting opportunity.	PRF-M	Recommendation: Tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T5	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

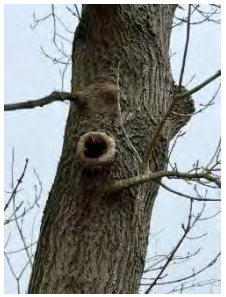
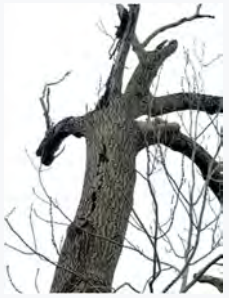
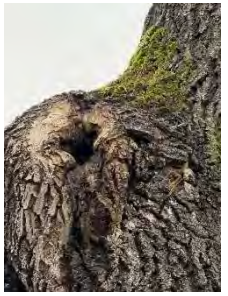
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T6	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	
T7	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	
T8	Notes: The tree has a number of identified knot holes, tare outs and areas of lifting bark with desiccation features, all providing roosting opportunity. The tare-out looks to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 

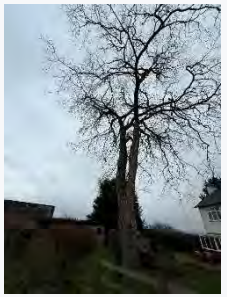
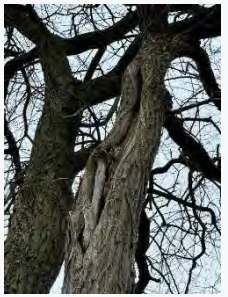
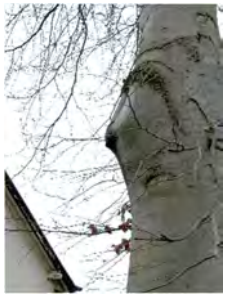
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T9	Notes: The tree has a single identified knot hole providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T10	Notes: The tree has a number of identified knot holes and areas of lifting bark with desiccation features, all providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T11	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

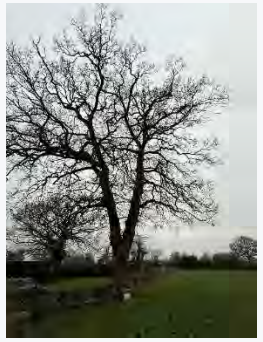
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T12	Notes: The tree has a number of identified knot holes, tare outs in main trunk and limbs, potential woodpecker / squirrel holes, transverse-snaps and areas of lifting bark with desiccation features, all providing roosting opportunity. The tare-outs and potential woodpecker / squirrel holes look to provide access into the main trunk and limbs of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	
T13	Notes: The tree has a number of identified knot holes providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	
T14	Notes: The tree has a number of identified knot holes and tare outs limbs, all providing roosting opportunity. The tare-outs looks to provide access into main limbs providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	

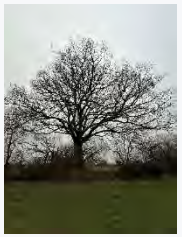
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T15	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T16	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T17	Notes: The tree has a number of identified tare outs, areas of lifting bark with desiccation features, a hollow main stem and transverse-snaps all providing roosting opportunity. The hollow main stem looks to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 

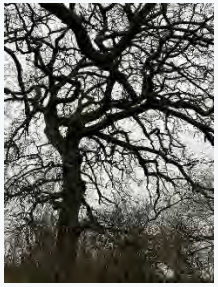
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T18	Notes: The tree has a number of identified knot holes and a tare outs, all providing roosting opportunity. The tare-out looks to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T19	Notes: The tree has a number of identified knot holes providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T20	Notes: The tree has a number of identified knot holes, tare outs in main trunk and limbs, potential woodpecker / squirrel hole, transverse-snaps, canker and areas of lifting bark with desiccation features, all providing roosting opportunity. The tare-outs and potential woodpecker / squirrel holes looks to provide access into the main trunk and limbs of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T21	Notes: The tree has a number of identified knot holes and potential woodpecker / squirrel holes all providing roosting opportunity. The potential woodpecker / squirrel holes look to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T22	Notes: The tree has a number of identified knot holes and areas of lifting bark with desiccation features. The top of the tree had completely rotted out with all providing roosting opportunity. The knot holes and rotted out top of the tree all provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T23	Notes: The tree has a number of identified knot holes and areas of lifting bark with desiccation features, all providing roosting opportunity. The knot holes look to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 

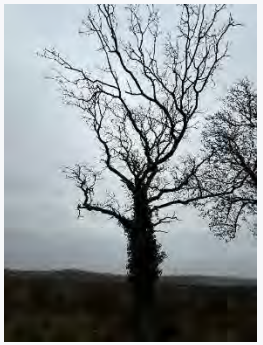
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T24	Notes: The tree has a large tare-out and areas of lifting bark, all providing roosting opportunity. The tare-out provides access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T25	Notes: The tree has a single identified pruning cut providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T26	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the tree could not, however, be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

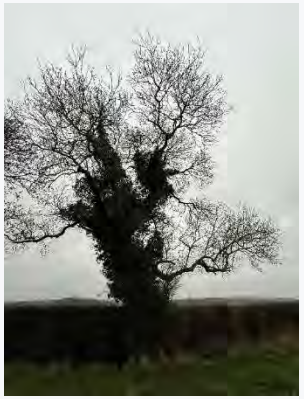
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T27	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	
T28	Notes: The tree has a number of areas of lifting bark with desiccation features, providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

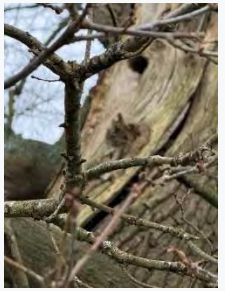
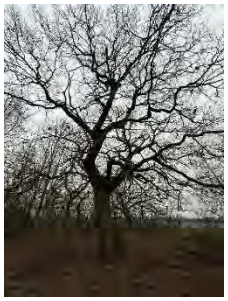
Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T29	Notes: The tree has a number of identified healed tare outs and areas of lifting bark, providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T30	Notes: The tree has a number of identified healed tare outs, a single knot hole and areas of lifting bark, providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T31	Notes: The tree has a number of identified tare outs, knot holes, rotting limbs and areas of lifting bark, providing roosting opportunity. The knot holes and rotting limbs look to provide access into the main trunk / limbs of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 
T32	Notes: The tree has an identified healed tare out and areas of lifting bark, providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T33	Notes: The tree has a number of identified tare outs, areas of lifting bark with desiccation features and a hollow main stem all providing roosting opportunity. The hollow main stem looks to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	
T34	Notes: Ivy cover up trunk. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the trees could not be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	
T35	Notes: Ivy cover up trunk and lifting bark. Ivy has root plates providing little roosting opportunity between ivy and bark. A full assessment of the tree could not, however, be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T36	Notes: Ivy cover up trunk and a desiccated tare-out. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the tree could not, however, be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T37	Notes: Ivy cover up trunk and butt rot. Ivy has relatively thick root plates providing roosting opportunity between ivy and bark. The butt rot provides access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T38	Notes: Ivy cover up trunk, knot hole and a tare out on a minor limb. Ivy has root plates providing roosting opportunity between ivy and bark. A full assessment of the tree could not, however, be undertaken.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 
T39	Notes: Butt rot at base of tree and a number of knot holes all providing roosting opportunity. Butt rot does not appear to provide a cavity up into the tree.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T40	Notes: The tree has a number of identified knot holes and potential woodpecker / squirrel hole, lifting bark and a desiccation crack all providing roosting opportunity. The potential woodpecker / squirrel hole and desiccation crack looks to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 
T41	Notes: The tree has a number of identified knot holes, tare outs, transverse splits and lifting bark and a desiccation crack all providing roosting opportunity. The knot holes, tare outs and transverse splits look to provide a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T42	Notes: The tree has a number of identified knot holes, tare outs, transverse splits and lifting bark and a desiccation crack all providing roosting opportunity. The knot holes, tare outs and transverse splits look to provide a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 
T43	Notes: The tree has a number of identified tare outs, pruning cuts, transverse splits and lifting bark and a desiccation crack all providing roosting opportunity. The tare outs, pruning cuts and transverse splits look to provide a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of aerial inspection surveys.	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T44	Notes: The tree has a number of identified potential woodpecker / squirrel holes and cavity in main trunk of the tree from a tear out all providing roosting opportunity. The woodpecker / squirrel holes and cavity in main trunk of the tree from a tear out looks to provide access into the main trunk of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 
T45	Notes: A single transverse snap on a minor limb providing roosting opportunity.	PRF-I	Recommendation: As per BCT Guidance (Collins, 2023), no further survey is required other than pre-fell aerial inspection immediately prior to felling (if applicable).	 

Tree reference	Feature description	Initial GLTA classification	Original PJA recommendation	Feature photographs
T46	Notes: The tree has a number of identified knot holes, tare outs, areas of lifting bark and a desiccation crack all providing roosting opportunity. The tare outs, areas of lifting bark look to provide access into the main trunk / limbs of the tree, providing a larger cavity for roosting opportunity.	PRF-M	Recommendation: tree is subject to a suit of emergence surveys. Tree not suitable for aerial inspection.	 

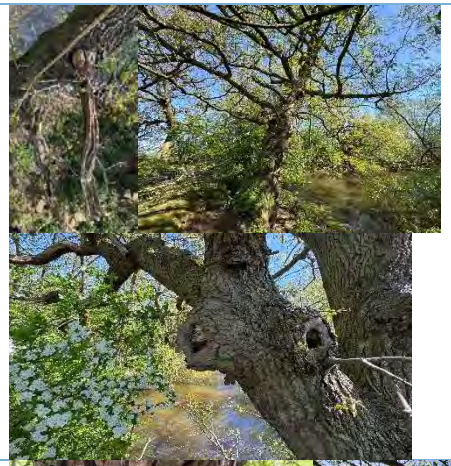
APPENDIX 2 ATI RESULTS

Tree reference	Species	Initial GLTA classification	Classification following ATI	Change in assessment	Description	Photos
T8	Pedunculate oak	PRF-M	PRF-M	No change	Numerous features present on tree. Given the size of the features it is likely they can't be fully inspected by endoscope. Kestrel nest (c.6) in large tear out cavity at 4m on eastern aspect. Aborted climb to prevent disturbance. Recommend emergence surveys	

T12	Pedunculate oak	PRF-M	PRF-M	No change	1. Tear out at 5m on northern aspect. Large cavity with multiple entrances and numerous cavities within. Well sheltered and dry. Suitable for multiple bats, but no evidence noted. PRF-M. 2. Dead limb (previously trimmed) at 6m on NE aspect. Cavity at base with blue tit nest (c8). Additional cavity on southern side which extends in 20cm to well sheltered cavity. Suitable for multiple bats. PRF-M. 3. Cavity at 4m on southern aspect. Large cavity but no roosting opportunities. None 4. Partially dead limb at 8m on eastern limb. Narrow fissure 1m long; only 10cm is sheltered enough for bats. PRF-I. 5. Hollow dead limb on northern aspect at 12m. Mostly unsuitable due to exposure, however hollows to a point where 1 bat could roost. PRF-I 6. Tear out at 14m on western aspect. Feature superficial and unsuitable for bats.	
T14	Pedunculate oak	PRF-M	None	PRF not confirmed	1. Tear out at 3m on SE limb. Superficial and unsuitable for bats. None. 2. Tear out at 5m on SW limb. Superficial and unsuitable for bats. None. 3. Knot hole at 7m on SE aspect of stem. Superficial and unsuitable for bats. None	

T23	Pedunculate oak	PRF-M	PRF-I	Reduced suitability	1. Knot holes (various): all superficial and unsuitable for use by bats. None 2. Flaking bark at 2-3m on W aspect. Low suitability for individual bat. No evidence noted. PRF-I. 3. Dead stub at 10m on S aspect. Entrance to cavity 5cm, which opens out to 10cm. Partially open topped so reduces suitability, but still suitable for low numbers of bats. PRF-I.	
T31	Pedunculate oak	PRF-M	PRF-M	No change	1. Knot hole at 4m on eastern aspect. Dead limb. Downward facing. Entrance 4cm, extends in 7cm to a point. No evidence of bats. Suitable for individual. PRF-I. 2. Callus roll at 10m on northern leading limb; east facing. Upwards facing. Cavity is largely open and unsuitable for bats. Small area of narrow enclosed crevice in deadwood and callus roll where single bat may roost. No evidence. PRF-I. 3. Upward facing callus roll at 9m on western leading limb. Well sealed presenting no opportunities for roosting bats. None. 4. Snapped limb with remaining deadwood at 9m on western limb. Fissures in deadwood but exposed to poor weather and unsuitable for roosting bats. None 5. Tear out at 11m on eastern aspect. Superficial and no suitability for bats. None. 6. Upward facing callus roll at 13m. Superficial with no suitability for bats. None 7. Snapped limb with remaining deadwood at 13m on southern aspect at crown. Fissures in deadwood but exposed to poor weather and unsuitable for roosting bats. None 8. Downward facing knot hole at 8m on western leading limb. Entrance 4cm, extend horizontally both directions, up to 50cm. PRF-M, but blue tit nesting so inspection not possible. Recommend emergence surveys. 2 surveyors. 9. Callus roll around dead limb, south western facing at 7m above crown. Superficial and sealed. 10. Tear out with dead wood fissures and cavity at 7m on southern leading limb. Cavity extends in 10cm. Suitable for individual bats. PRF-I. 11. Open topped tear out cavity at 5m on southern limb. Large bowl shaped feature with likely squirrel drey. Some areas of dead wood with minor fissures but unsuitable for bats. None. 12. Various dead wood limbs on southern leading limb. All unsuitable for bats.	

T40	Pedunculate oak	PRF-M	PRF-I	Reduced suitability	1. Flaking bark around desiccation feature from ground level to 5m. Mostly superficial but some small parts suitable for individual bat. No evidence noted. PRF-I. 2. Rot / woodpecker hole on NE aspect of stem at 3m. Minor cavity: entrance 5cm, extends in 7cm. Low suitability for single bat. 3. Desiccation feature in main stem from ground level to 5m. Some fissures but mostly too narrow and exposed for use by bats. Single large cavity with evidence of bird nesting (possible stock dove). Fissures present low suitability for low numbers of bats.	
T41	Pedunculate oak	PRF-M	PRF-M	No change	1. Snapped limb with tear out and deadwood with fissures. 9m on southern aspect. Downward leading cavity which leads into water filled pot. Numerous fissures associated with feature; the majority are too exposed to be used by bats, but there are a low number of opportunities for individual bats. No evidence noted. PRF-I 2. Tear out at 11m on SE limb. Deadwood attached to the top which has various fissures, only 1 of which is suitable for bats. Cavity extends downwards at least 15cm. Filled with vegetation and blue tit nest. PRF-I. 3. Tear out at 14m on NE aspect of southern limb. Minor fissures present but no suitability for bats. None. 4. Dead limb in crown with fissure suitable for low number of bats. PRF-I 5. Dead curved limb in crown. Entrance to cavity on SW end with deadwood protruding. Cavity extends in at least 1m; entrance 6cm, cavity is between 5 and 2cm diameter (variable). Second smaller entrance on underside. No evidence of bats but suitable for multiple. Cannot fully inspect with endoscope. PRF-M. 6. Partially dead limb with callus roll on NE limb. All sealed with no suitability for bats. 7. Various dead limbs with fissures. Majority are unsuitable or exposed, but some present suitability for individual bats. PRF-I. 8. Callus roll and deadwood at 8m on northern limb. Side facing. Relatively exposed to wind and rain, but suitable for low numbers of bats in crevice between deadwood fissure. No evidence of bats. PRF-I	
T42	Pedunculate oak	PRF-M	None	PRF not confirmed	1. Knot hole at 6m, NW facing. Entrance 2cm with squirrel chew marks. Feature only extends inwards 3cm and assessed as unsuitable for bats. None. 2. Dead limbs on SW aspect. Superficial fissures. Unsuitable for bats. 3. Tear out at 5m on southern aspect. Fully sealed presenting no opportunity for bats. 4. 2 knot holes on western aspect at 5m. Both superficial with no suitability for roosting bats.	

						
T43	Pedunculate oak	PRF-M	PRF-M	No change	1. Basal cavity. Multiple cavities that appear to interlink. Cannot fully inspect. Sufficient size for multiple bats. No evidence noted. PRF-M. Emergence survey required. 2. 2 pruning cuts at 1.5m on S aspect. No suitability for roosting bats. 3. Flaking bark at 6m in crown. Some is superficial but 3 locations where individual bat may roost. No evidence noted. PRF-I 4. Various dead branches. Superficial fissures unsuitable for use by bats.	

APPENDIX 3 EMERGENCE SURVEY RESULTS SUMMARY

Date	Target	Sunset Time	Temp Start / End	Weather	Results
12/05/2026	T12	20:54	9°C / 8°C	50–55% cloud, Beaufort 1 wind and dry	No bats were observed emerging from or re-entering T12 and no behaviour indicative of roosting was recorded. Bat activity in the vicinity of the tree was limited and did not indicate association with any of the identified PRFs.
13/05/2026	Group 1: T2, T3 and T4	20:56	8°C / 8°C	70% cloud, Beaufort 2 wind; brief five-minute shower, dry at the end	No bats were observed emerging from or re-entering any of the target trees and no activity indicative of roosting was recorded. Activity around the survey group was not concentrated around any particular tree or PRF.
22/05/2026	T8 and T17	21:09	19–20°C / 16–17°C	50–60% cloud, Beaufort 0–1 wind and dry	No bats were observed emerging from or re-entering either tree and no behaviour suggestive of roost occupation was recorded. Activity recorded in the surrounding area comprised general commuting or foraging behaviour rather than activity associated with the identified PRFs.
27/05/2026	Group 2: T18, T20, T21 and T22	21:16	20°C / 17–18°C	20–60% cloud, Beaufort 1–3 wind and dry	No bats were observed emerging from or re-entering any of the four trees. Bat activity was not concentrated around the target trees or their PRFs and no behaviour indicative of a roost was recorded.
29/05/2026	Group 3: T41, T43, T44 and T46	21:19	16–18°C / 13–16°C	0–50% cloud, Beaufort 1–2 wind and dry	No emergence or re-entry was recorded from any of the target trees. Observed bat activity was consistent with bats commuting or briefly foraging through the surrounding habitat and showed no association with a particular PRF.
30/05/2026	T24, T31, T33 and T37	21:20	18–19°C / 15–16°C	0–50% cloud, Beaufort 1–4 wind and dry	No bats were observed emerging from or re-entering any of the target trees and no roosting behaviour was recorded. Activity in the vicinity of the trees was dispersed and did not indicate use of any particular PRF.
08/06/2026	T12	21:29	11°C / 10°C	Cloud decreased from 10% to 5%, Beaufort 1 wind and dry	No bats were observed emerging from or re-entering the tree and no behaviour indicative of roost occupation was recorded. Taken together with the first survey and the preceding ATI findings, the survey provided no evidence of current use of T12 by roosting bats.
10/06/2026	Group 1: T2, T3 and T4	21:31	11–12°C / 10°C	5–10% cloud, Beaufort 1 wind and dry	No emergence or re-entry was observed from any of the three trees and no behaviour indicative of roost occupation was recorded. The findings were consistent with those of the first survey, with no evidence that activity was focused upon any of the target PRFs.
12/06/2026	T8 and T17	21:32	14–15°C / 13–14°C	0–10% cloud, Beaufort 1–3 wind and dry	No bats were observed emerging from or re-entering either tree. No behaviour indicative of roosting was recorded, providing no evidence of current occupation of the identified PRFs.
17/06/2026	Group 2: T18, T20, T21 and T22	21:35	17°C / 15–16°C	30–40% cloud, Beaufort 2 wind and dry	No bats were observed emerging from or re-entering any of the trees and no roosting behaviour was recorded. The findings were consistent with the first survey of this group and provided no evidence of occupation of the identified PRFs.
19/06/2026	Group 3: T41, T43, T44 and T46	21:36	19–20°C / 18°C	35–40% cloud, Beaufort 1 wind and dry	No emergence or re-entry was observed from any target tree and no behaviour indicative of a roost was recorded. Activity within the surrounding area remained unrelated to any particular tree or PRF.
22/06/2026	T24, T31, T33 and T37	21:36	23–25°C / 20–23°C	30–100% cloud, Beaufort 1 wind and dry	No bats were observed emerging from or re-entering any of the target trees and no behaviour indicative of roost occupation was recorded. The findings were consistent with the first survey and provided no evidence of current use of the identified PRFs by roosting bats.

APPENDIX 4 REFERENCES

Bat Conservation Trust (2026). Bat Emergence Surveys with Night Vision Aids – A Technical Guide for Ecologists. Bat Conservation Trust, London.

Chartered Institute of Ecology and Environmental Management (CIEEM) (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM, Winchester.

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