Bat Preliminary Ground Level Tree Roost Assessment

The Hyde, Rusper Road

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133 E info@ecologypartnership.com W ecologypartnership.com

Contents

1.0 INTRODUCTION 3

2.0 METHODOLOGY 5

BAT PRELIMINARY GROUND LEVEL TREE ROOST ASSESSMENT 5

3.0 RESULTS 6

4.0 RECOMMENDATIONS AND ENHANCEMENTS 16

5.0 CONCLUSIONS 19

6.0 REFERENCES 19

LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing. Whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated, only dominant species may be recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

1.1 The Ecology Partnership was commissioned by James Crawford to undertake bat emergence surveys trees previously identified as having bat roost potential on land at The Hyde, Rusper Road, Crawley RH11 0LN, hereafter referred to as the 'site' (Figure 1).

1.2 The site is situated in the village of Ifield, in the north-west of Crawley (TQ 24177 36703). The site supports a single house and garage which are being retained and not subject to surveys. The gardens of the house support a large pond, a tennis court, ornamental and native tree planting. The Ifield Golf Course is located to the north and east of the site. The approximate red line boundary for the site is shown below in Figure 1.

1.3 The approximate red line boundary of the site is shown in Figure 1 below.



Figure 1: Red line boundary of the site.

1.4 For the proposed development, the following trees have been highlighted for removal – figure 2 below.

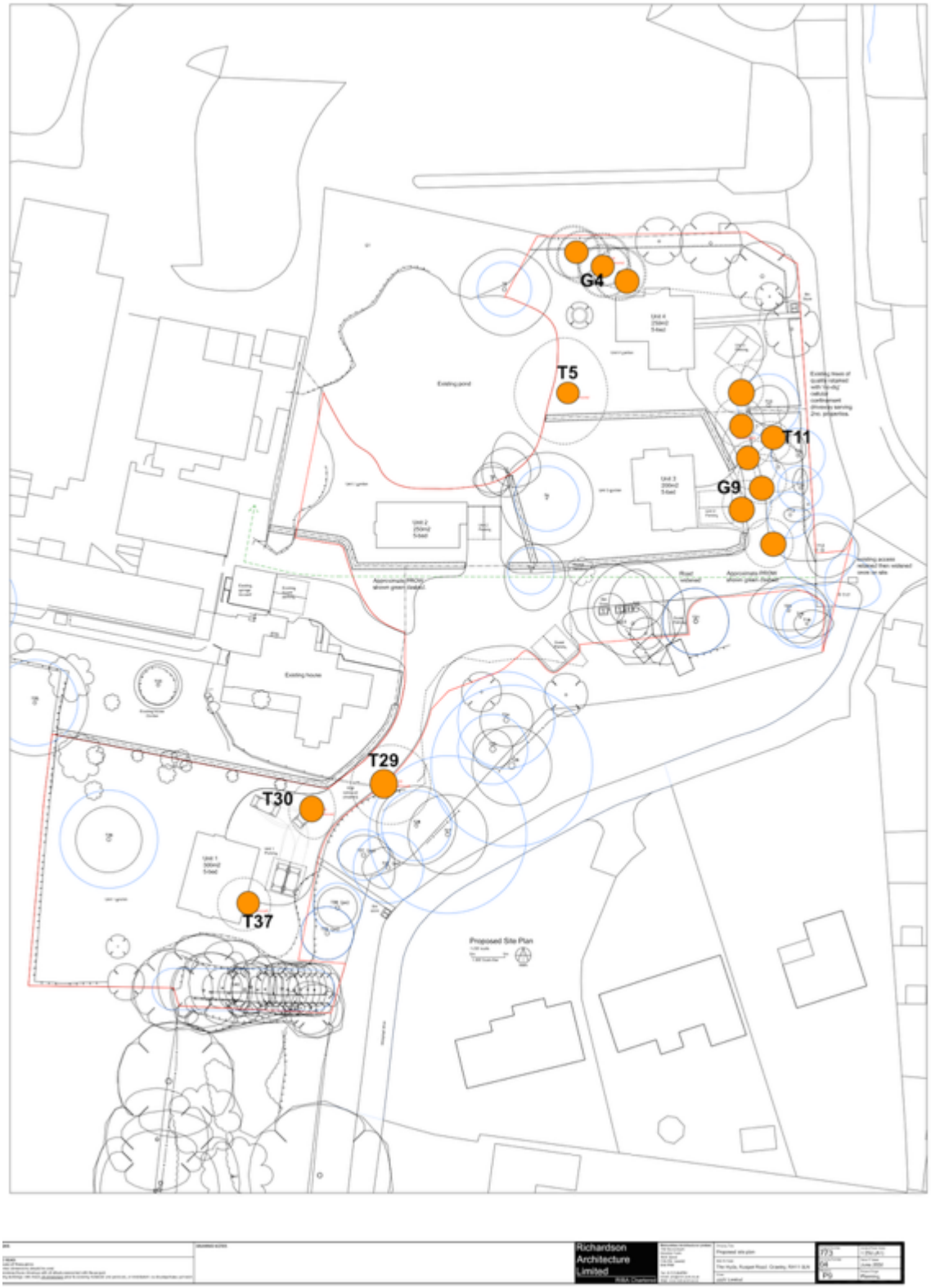


Figure 2: Trees Subject to removal

Legislation

1.5 Under the NERC Act (2006) it is now the duty of every Government department in carrying out its functions "*to have regard, so far as it is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention*".

1.6 Bats are covered by the following relevant legislation: the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2017 UK EU Exit). This means it is a criminal 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;
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

2.0 Methodology

Bat Preliminary Ground Level Tree Roost Assessment

2.1 The trees to be removed as part of the proposed development were assessed for their suitability for roosting bats following Bat Conservation Trust (BCT) Good Practice Guidelines (4th edition) 2023. The Arboricultural Impact Assessment has been utilised to determine the trees to be removed.

2.2 The survey was undertaken on 4th November 2026 by Alexia Tamblyn licensed bat holder. The sureyro utilised binoculars and endscope where requried.

2.3 The surveyor assessed the trees visually for Potential Roosting Features (PRFs) and searched for evidence such as:

- Staining beneath or around a hole caused by natural oils in bat fur.
- Bat droppings beneath a hole, roost or resting area.
- Bat droppings and/or insect remains beneath a feeding area.

- Audible squeaking from within a hole.
- Insects (especially flies) around a hole.
- Dead bats.

2.4 The suitability of the trees was determined based on the table below.

Table 1: Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. Table 4.2 within the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed), 2023'.

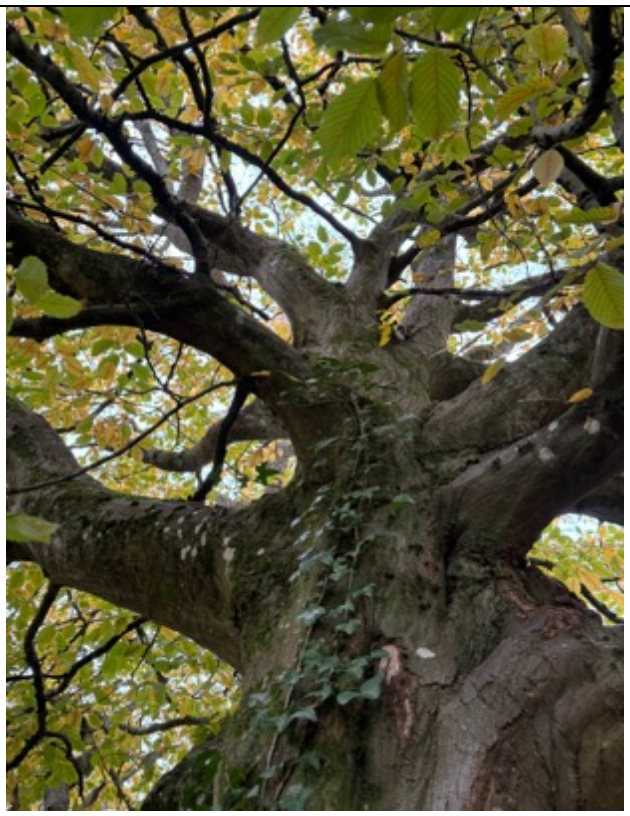
Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF -I	PRD is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitats
PRF -M	PRF is suitable for multiple bats and may therefore be used by a maternity roost

3.0 Results

3.1 The results of the tree assessment are presented in Table 2 below:

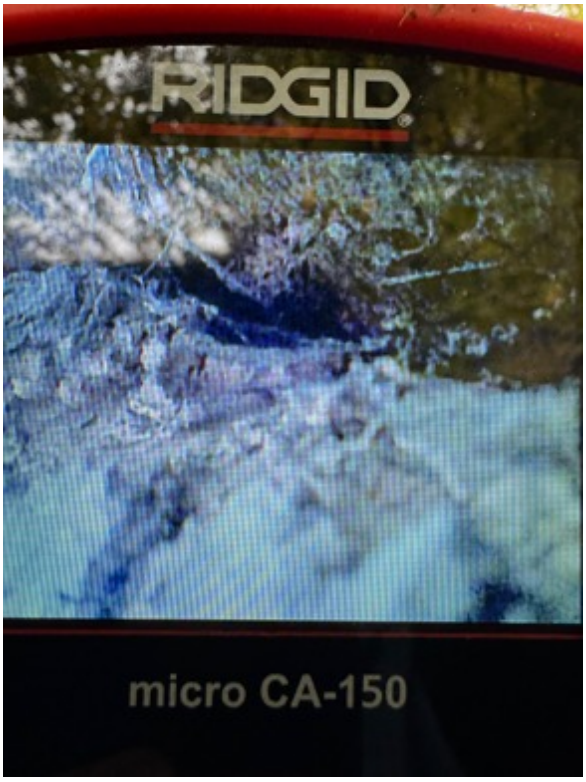
Table 2. Tree assessment results

Tree No./species	Ground Assessment Results
Trees to be removed to facilitate the development	
T5 – hornbeam Several small indents were recorded on the hornbeam. These could be investigated with the Micro CA- 150 endoscope. None of these features formed cavities beyond 2cm in depth, with no crevice therefore supporting potential for cover / darkness for roosting bats. Considering the lack of any significant hollows, cracks or crevices this tree was given a precautionary PRF – I.	 





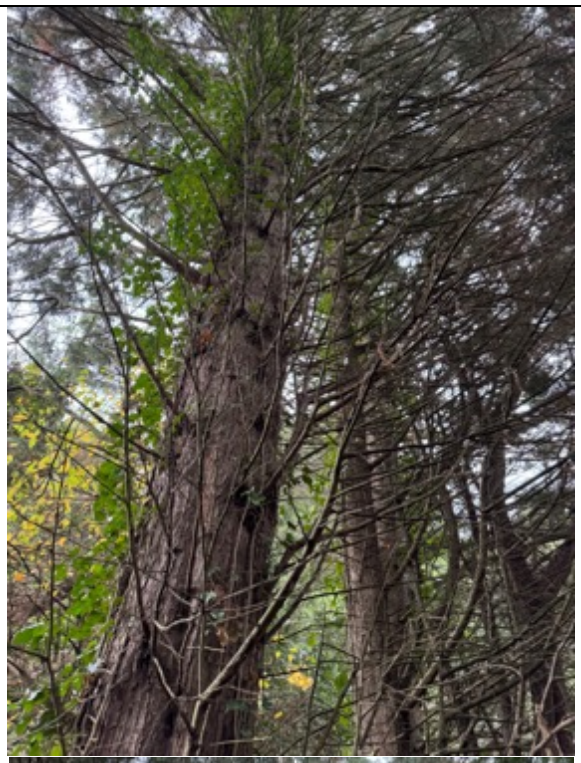


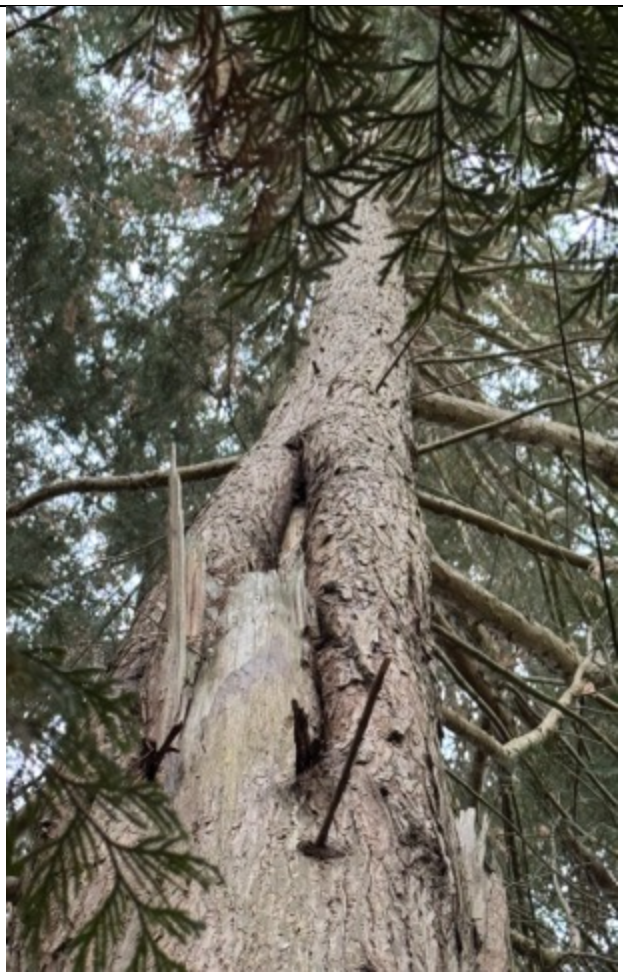

RIDGID
micro CA-150

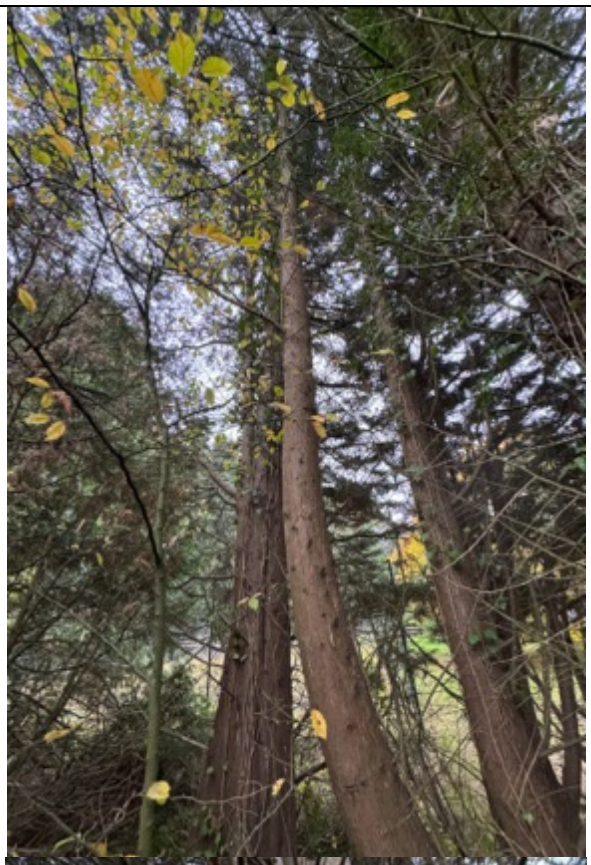
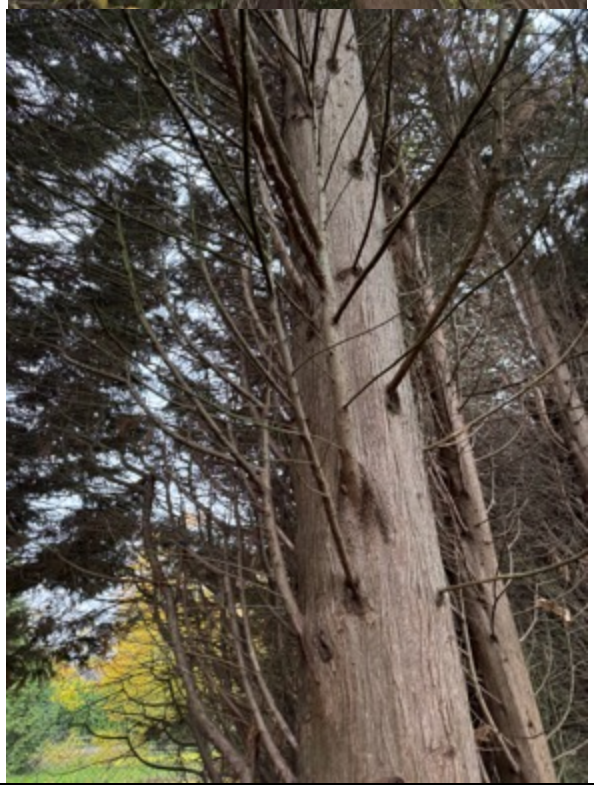
T11 – oak. No rot holes, cracks or crevices recorded on the main trunk. No features recorded on the higher boughs. Tree considered to have 'none' in terms of value for potential roosts.	 

T30 – Silver birch This support several old wounds. However, these were at the base of the trunk only and could be clearly viewed from ground level. These were not deep and could not be access further then tip of the finger – i.e. not deep enough to provide cover / darkness / protection. Three was considered to have 'none' in terms of bat roosting potential.	 

T29 oak tree – this oak did not support any features on the main trunk or boughs. No evidence of woodpecker holes or cracks were recorded. Three was considered to have 'none' in terms of bat roosting potential.	
T37 – this tree has been removed. The photograph provided is taken from the PEA. The tree was small and was not flagged during the PEA and having potential for roosting bats.	

G4 – Montery Cypress group Only one of the group, in the centre supported an old wound. This was investigate with the use of binoculars and no holes or depth around this old wound was identified. The other trees were considered to have 'none' in terms of their potential to support roosting bats. The single tree with the wound was given a precautionary 'PRF-I'.	 

G9 – Leyland cypress None of these trees were considered to support any features which bats could exploit. As such, all of these trees were considered to have 'none' in terms of potential to support roosting bats	 

4.0 RECOMMENDATIONS AND ENHANCEMENTS

4.1 The assessment of the trees was undertaken in line with BCT Guidance 2023.

4.2 One tree in Group G4 and the hornbeam T5 supported minor crevices, some of which could be fully investigated with an endoscope at the time of the survey. However, as a precaution, these were given PRF – I status. Here no further surveys are required, but an appropriate compensation for all PRF-Is in advance of felling is required and a Precautionary Working Method Statement (PWMS) is also required.

4.3 The majority of the trees did not support any features which could be exploited by bats. As such, these have been given 'none' in terms of the suitability for roosting bats.

Recommendations

4.4 Any tree which is considered to be a PRF-Is do not require any further survey works. However, all trees with potential roost features are to be felled in accordance with specific advice provided by the bat-worker ensuring that reasonable avoidance measures are followed. This includes:

- Re-checking the tree and any features for evidence of bats
- Areas of ivy and loose bark should be re checked and carefully removed to reveal the tree trunk below and if any features or bats present
- If evidence of bats is present then works should stop and the advice of an ecologist sought immediately
- Cavities in the trees should not be sawn through but cut above and below cavities
- Sections which support cavities should be soft felled and roped carefully down to the ground
- If a bat is found and is injured the advice of an ecologist should be sought
- If a roost is discovered and no bats are harmed, no further works should be undertaken and the advice of an ecologist sought.

4.7 It is recommended that log piles from the felling of the trees are maintained on site and stacked for enhancement purposes.

4.8 In line with CIEEM guidance with regards to age of survey data, it is considered that this report is valid for 12 – 18 months dependent on any changes to the site or the site's management.

4.9 As commuting and foraging bats are likely to be present in the landscape it is always recommended that a sensitive lighting scheme is considered for the whole of the site. Recommendations include:

- Installing lighting only if there is a significant need;
- Using LED luminaries due to their lower intensity, sharp cut-off and good colour rendition – any lights with UV elements or metal halide lights should not be used;
- Lights with peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone 2012);
- Lights with an upward light ratio of 0% and good optical control;

- Careful consideration of column height to avoid light spill;
- Any external security lights should use motion-sensors and short (1-minute) timers;
- Avoid putting lighting near treelines or hedgerows and angling light away from these linear features which are used by commuting and foraging bats;
- Planting a barrier or using man-made features required within the scheme to form a barrier.

Enhancements

4.10 Enhancements are also recommended as part of any development scheme. Bat boxes can be on or externally on the new build or to retained trees, to create new roosting opportunities post-development. As a couple of the trees supported PRF-Is, bat boxes on the retained trees are to be established prior to any tree removal. It is recommended that at least 5 bat boxes are established on retained trees within the site boundary.

4.11 Recommended boxes include:

- Vivara Pro WoodStone Bat Box – A general purpose bat box that supports a range of species (Figure 3). These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates.
- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles, noctules and brown long-eared bats. These should be hung on mature trees around the site (Figure 3).



Figure 3 Vivara Pro WoodStone Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

5.0 CONCLUSIONS

5.1 Following a detailed ground-based assessment of each tree, no potential roost features (PRF) were identified on T29 and T11, albeit the oaks were of moderate size, T30, T37 (removed) and the group in G9. One tree in G4 and T5, the hornbeam, were given a precautionary PFR I classification. Whilst no further surveys are required, sensitive removal and compensation is required to ensure no impacts on bats are predicted.

6.0 References

Collins, J. (ed.) (2023)., *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

Institution of Lighting Professionals., (ILP - 2018)., *Guidance Note 08/18 – Bats and artificial lighting in the UK.* ILP, Rugby.

Lintott, P., & Mathews, F. (2018). *Reviewing the evidence on mitigation strategies for bats in buildings informing best-practice for policy makers and practitioners.*

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines.* English Nature, Peterborough.

Internet resources:

Google Maps: www.google.co.uk/maps

Magic Interactive Map: www.magic.gov.uk

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved by: Alexia Tamblyn MA (Oxon) MSc CEcol CEnv MCIEEM FRGS

Date: 06/11/2026