

BAT SURVEY - TREES

**NO.33 CHURCH STREET, PINCHBECK,
SPALDING, PE11 3UB**

for

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CONTROL SHEET

Venture Business Space Limited
No.33 Church Street, Pinchbeck, Spalding, PE11 3UB
Bat Survey - Trees

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Contract No.	Revision No.	Date of Issue
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1. RECOMMENDATIONS

The following recommendations are made to ensure compliance with wildlife legislation, government guidance and best practice.

1. Immediately prior to felling or significant arboricultural works to Tree T443 (classified as PRF-I), an inspection should be undertaken to ensure that no bats (or nesting birds) have taken up residence during the time elapsed since the most recent inspection. The inspection should be undertaken by a suitably qualified and licensed ecologist or by a tree surgeon under the direct supervision of the ecologist. If a bat roost is confirmed as **absent**, felling should proceed following the guidance below (see Reason & Wray, 2023).

- Arborists will avoid crosscutting in proximity to cavities, hollow sections and other crevices suitable for roosting bats.
- Sections containing cavities will be lowered to the ground and left overnight with the cavity opening clear to provide any bats with an opportunity to escape.
- An experienced Ecological Clerk of Works will be available on site or on-call, to provide advice and/ or deal with any last-minute discoveries. Site arborists will be provided with the contact information of the ecological consultant and have the details to hand during site works.
- If a roosting bat(s) is found during tree felling, tree works **must** cease immediately. The arborist must then contact the Ecological Clerk of Works for further advice.

2. To compensate for the loss of identified 'PRF-I's, a minimum of one replacement bat box should be provided prior to felling taking place. The replacement bat box should reflect the nature of the PRF resource lost, as below:

- 1 x crevice-design bat box, such as Large Multi-chamber Woodstone Bat Box, CJM Bat Box or 2FE Schwegler Wall-mounted Bat Shelter.
3. Notwithstanding the recommendations above, removal of trees / arboricultural works should be undertaken outside of the bird nesting season (March – August, inclusive), or otherwise under the direct supervision of a suitably qualified ecologist who will be able to identify nesting birds and advise of appropriate safe working distances. **If nesting birds are found to be present, works must stop immediately until confirmed by the ecologist that either the chicks have fledged the nest or the nest is no longer active.**
 4. To help compensate for the loss of trees on-site and enhance the post-development site for bats and birds, new landscape planting at the site should incorporate new native hedgerow, tree and shrub planting, and include the use of scented night-flowering plants which would provide an additional invertebrate food resource for bats. New bat roosting and bird nesting facilities incorporated into the post-development site would also help compensate for the loss of potential roosting / nesting opportunities.
 5. The mitigation hierarchy must be implemented when it comes to night lighting at the site. A 'no light approach' should be followed unless there is a justifiable need for lighting at the site. If there is a requirement for lighting during the construction phase and / or post-development, artificial lighting of the site **must** be minimal and low-level. A lighting plan should be designed in collaboration with an ecologist and ensure that there is no unnecessary illumination of wildlife habitats (e.g. mature trees, riparian margins *etc*). The Bat Conservation Trust & Institute of Lighting Professionals (2023) should be referred to for guidance.
 6. The Preliminary Ecological Appraisal (Focus Environmental Consultants, 2026) for the Site should be referred to for further recommendations.

2. RESULTS

No.33 Church Street, Pinchbeck, Spalding, PE11 3UB, centred on Ordnance Survey grid reference TF 24221 25708 ('the Site'), was previously the subject of a Preliminary Ecological Appraisal in April 2025 by Focus Environmental Consultants (Focus Environmental Consultants, 2026). This survey recommended that further specialist survey work for bats was conducted on Tree T443, classified as 'FAR'¹ potential for roosting bats (with reference to Collins, 2023).

One aerial inspection was undertaken of Tree T443 on the 08 August 2025, as recommended by best practice guidelines (Collins, 2023 and Reason & Wray, 2025), to confirm the presence of any PRFs in the tree. The aerial inspection was completed by one experienced and suitably licensed ecologists trained in tree-climbing.

The tree supports two features that meet the classification of 'PRF-I', suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitats, in line with best practice guidelines (Collins, 2023). No bats or signs of bats were observed roosting within the tree during the aerial inspection.

¹ Tree classified as 'FAR' (Further Assessment Required), are surveyed to confirm the presence of PRFs, and then the classification of any PRFs as PRF-I or PRF-M. Further presence/absence survey work is then completed as per Collins, 2023 and Reason & Wray, 2023.

3. DISCUSSION & CONCLUSIONS

The survey work completed to date has confirmed that Tree T443 classified as PRF-I does not support roosting bats.

Despite a detailed investigation, free from significant limitations, no evidence (e.g. bats or bat droppings) has been found to suggest that Tree T443 supports a 'structure or place' of 'shelter or protection', or a 'resting place' for bats within the meaning of the relevant wildlife legislation². As such, it is considered highly unlikely that felling or significant arboricultural works to these trees will impact upon roosting bats. A precautionary approach to felling has been recommended (see Collins, 2023 and Reason & Wray, 2025).

Removal of trees on site (where required) to facilitate the development proposals will result in loss of potential roosting opportunities for bats, as well as suitable foraging habitat. As such, compensation and enhancement measures have been recommended within Section 1, above, and the Preliminary Ecological Appraisal for the site to provide new roosting and foraging opportunities for bats within the post-development site and ensure connectivity with off-site habitats.

² The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), respectively.

4. ANNEXES

4.1 Survey Data & Photographs

4.2 Plans

4.3 Survey Objectives

4.4 Limitations

4.5 Methods

4.6 Bat Ecology & Legislation

4.7 References & Bibliography

4.1 Survey Data & Photographs

4.1.1 Aerial Inspection

Table 1: summary of Results from the Aerial Inspection of Trees with Potential Roosting Features at the Site.

Date	Tree / Tree Group & Species	Ordnance Survey grid reference (Easting, northing)	Observations	Evidence of Bats	Bat Roosting Potential Categorisation (Collins, 2023)
08 August 2025	T443 Mature ash	524202, 325724	 Plate 1: showing tree T443, with the PRFs observed circled red.	No.	PRF-I: bats absent

			<u>Feature 1:</u> Dense ivy coverage. Lots of ivy coverage on the main stem of the tree, however, the stems of the ivy are largely too thin to provide roosting opportunities for bats. Approximately 3 larger stems that show low suitability for roosting bats; these features are suitable for individual bats at most.  Plate 2: Feature 1, ivy stems on tree. <u>Feature 2:</u> Wound at 6m on limb, located north-east of the tree. Small wound on top of limb created by rubbing limbs, opening approximately 10x5cm. Leads into very small crevice, suitable for small numbers of bats.		
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Plate 3: Feature 2, wound on limb.

Feature 3: Knothole at 6m on limb, located south-west of the tree. Opening approximately 5x5cm on side of limb, section of heartwood still in place. The feature doesn't lead inwards creating a cavity. Feature offers negligible suitability for roosting bats.

			 Plate 4: Feature 3, knothole on limb.			
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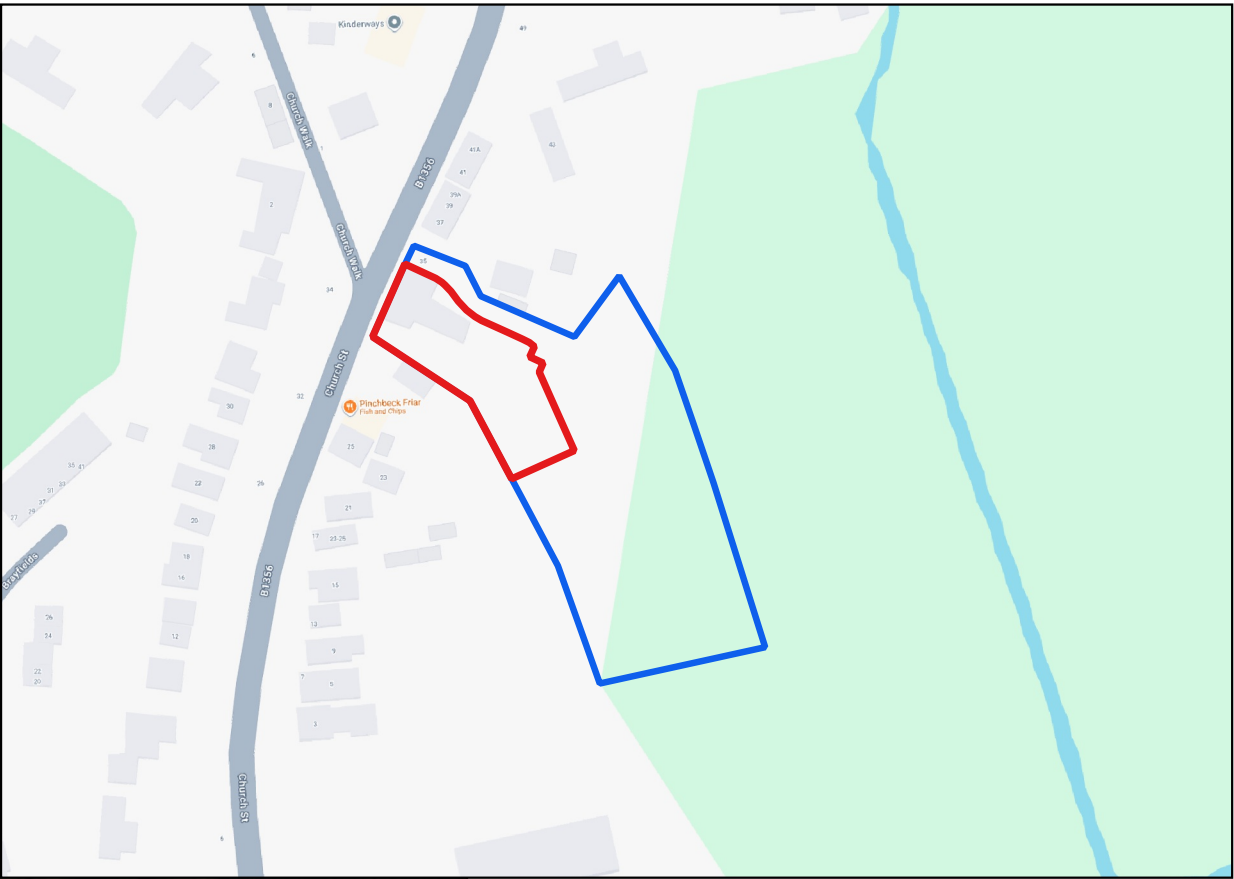
4.2 Plans

Plans:

4.2.1 Location Plan

4.2.2 UK Habitat Classification Survey Plan

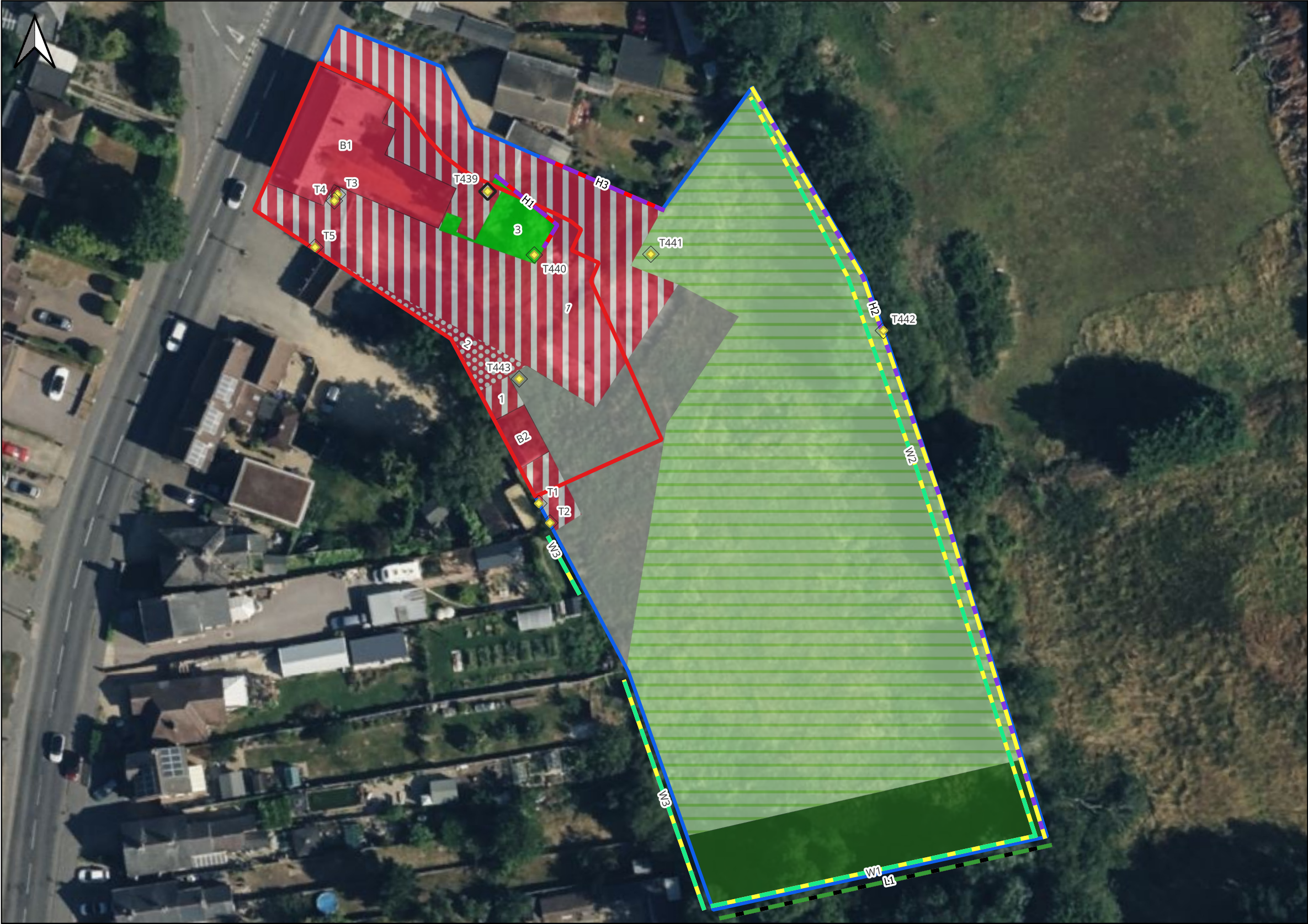
4.2.1 Location Plan



Client: Venture Business Space Limited
Site: No.33 Church Street, Pinchbeck, Spalding,
PE11 3UB
Title: Location Plan
Contract: 3321
Date: April 2026

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Please note: this plan is intended only to indicate the approximate location of features and should therefore, not be treated as an accurate scale plan.

4.2.2 UK Habitat Classification Survey Plan



Key:

- Red Line Boundary
- Blue Line Boundary

HABITATS

- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Modified grassland
- Buildings
- Other neutral grassland
- Ruderal/Ephemeral
- Tall forbs

INDIVIDUAL TREES

- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree

HEDGEROWS

- Non-native and ornamental hedgerow
- Ecologically valuable line of trees
- Native hedgerow with trees

WATERCOURSES

- Ditches

Client: Venture Business Space Limited
Site: No.33 Church Street, Pinchbeck, Spalding, PE11 3UB
Title: UK Habitat Classification Survey Plan
Contract: 3321
Survey Date: 08 August 2025

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4.3 Survey Objectives

The objectives of the survey were:

- to undertake a specialised tree-climbing survey for bats, following current best practice survey guidelines (Collins, 2023; Cowan, 2003; BTHK, 2018, Reason & Wray, 2025);
- to provide specialist advice on the possible presence of bats in relation to the planning process; and
- to provide a concise written report of the results, making any appropriate recommendations to ensure compliance with wildlife law and recognised best practice.

4.4 Limitations

No significant limitations were encountered considering the results obtained from surveys, weather conditions and survey effort employed.

4.5 Methods & Parameters

4.5.1 Tree Categories

Trees assessment categorises follow definitions in Collins (2023) (see Table 3, below).

Table 2: Guidelines for Assessing the Potential Suitability for Roosting Bats of Trees within a Development Site³

Suitability	Description: Structure
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	PRF is only suitable for individual bats or very small numbers 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 colony.
Confirmed Roost	Tree with confirmed bat roost.

4.5.2 Aerial Inspections

The aerial inspection was undertaken by experienced and suitably licensed ecologists trained in tree-climbing (Level 2/ CS38). The trees were firstly inspected from ground-

³ Taken and adapted from Collins, 2023.

level using binoculars and, where feasible, an endoscope and/ or torch. Where Potential Roost Features (PRFs) were identified, but were not accessible at ground-level, these PRFs were investigated from height using a ladder, tree-climbing equipment or other mobile lifting device (as appropriate). Survey methods followed the guidelines and techniques recommended in Collins (2023), Cowan (2003), BTHK (2018) and Reason & Wray (2025).

Features that can provide roosting sites for bats in trees include:

- woodpecker holes;
- cracks, splits and fissures in trunk and limbs;
- rot holes;
- trunk cavities;
- loose bark;
- dense ivy growth.

4.5.3 Survey Parameters:

Table 3: Details of survey parameters for the Site

Date	Survey Type	Sunset / Sunrise	Survey Start & End Times	Weather Conditions	Surveyors & Licence No.	Equipment
08/08/2025	Aerial Inspection	n/a	n/a	Warm, dry and still.	D.Howgego: Accredited agent under 2015- 10504-CLS-CLS H&S assistant	Ladders, high-powered torch with red filter, climbing equipment, endoscope.

4.6 Legislation & Best Practice

4.6.1 Bats

Only two different families of bats occur in the UK, of which the most numerous are the “vesper bats” or *Vespertilionidae*. Only two members of the *Rhinolophidae* or “horseshoe bats” occur in the UK, namely the greater and lesser horseshoe bat. The UK currently supports 17 different resident species of bat from these two family assemblages. One of these, Alcahoe’s bat (*Myotis alcathoe*) has only been discovered as resident in 2010. The greater mouse-eared bat (*Myotis myotis*) was previously thought to be extinct as a UK mammal species until a single individual was discovered in 2002 at a known hibernation site in Sussex, this may yet turn out to be resident species but is currently regarded by the Bat Conservation Trust as a vagrant/occasional winter visitor.

British bats are entirely insectivorous, and consume a variety of invertebrate species of various shapes and sizes from the smallest gnats and midges to cockchafer, ground beetles and spiders. Bats are increasingly regarded as being species of conservation concern owing to a decline in both numbers and range. The reasons for these declines are thought to relate primarily to changing agricultural practices (in particular intensification of agriculture and increased use of pesticides) and direct loss of foraging habitats and roosts from human development such as infrastructure projects and conversion of agricultural buildings (see e.g. JNCC, 2004; www.bats.org.uk). All UK bats utilise echolocation to navigate within their environment and hunt for food. It is increasingly being discovered that echolocation calls can also have an important ‘social communication’ function between bats.

Bats are strictly nocturnal unless disturbed, diseased or starved of food due to adverse weather conditions. Consequently bats require a place of shelter and protection (commonly termed a roost) from predators during the daytime. Bat roosts can be found in a variety of both natural and anthropogenic situations including buildings (residential, agricultural, industrial, modern and ancient), mature trees, bridges, tunnels, caves and mines. Purpose built bat boxes are now commercially available and bats will use these, as well as taking advantage of unoccupied bird boxes if available.

Bats are mobile throughout the year and may use different types of roost according to the particular needs of their lifecycle. Different roost types include maternity roosts, hibernation roosts, satellite roosts, day roosts, night roosts, transitional roosts, feeding perches and mating roosts. The most significant roosts in terms of bat numbers and conservation significance are ‘maternity roosts’ and ‘hibernation roosts’. Pregnant female bats will aggregate in maternity roosts to give birth and rear their single offspring (twins occur rarely). These types of roost are normally associated with warm, protected sites. During colder months of the year, bats go into hibernation and require sites with stable temperatures high humidity levels. Bats do not always use roosts in a predictable fashion and tree-dwelling species are notoriously nomadic and will move between a variety of different tree roost sites. By contrast maternity roosts tend to be the most loyally occupied from year to year, although again this differs between the different bat species.

Council Directive 92/43/EEC ("The Habitats Directive") is transposed into UK law through the Conservation of Habitats and Species Regulations 2017. Bats are a European Protected Species (EPS), and are listed in Annex IV of the Habitats Directive. This affords both the bats and their roosts with strict protection. Some bat species have a higher conservation concern in Europe. The habitats supporting these species can be designated as Special Areas of Conservation (SACs) and the bat species concerned are listed under Annex II of the Habitats Directive. Bats listed on Annex II include the greater and lesser horseshoe bats, the Bechstein's bat and barbastelle. Actions and activities that are prohibited by this legislation are:

- deliberate capture, injury or killing of a bat;
- deliberate disturbance of a bat and in particular disturbance which is likely to; impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate;
 - or to affect significantly the local distribution or abundance of the species to which they belong.
- damage or destruction of a breeding site or resting place;
- possessing, controlling transporting, selling or exchanging, or offering for sale or exchange, any bat or any part of a bat or anything derived from one.

Substantial penalties including fines and custodial sentences are now in place for offenders under the Conservation of Habitats and Species Regulations 2017.

The primary legislative Act covering wildlife in the UK is the Wildlife and Countryside Act 1981 (WCA), which affords protection to all bat species. The WCA has seen numerous amendments since it was brought into force, of which the most recent and arguably significant have been the Countryside and Rights of Way (CROW) Act 2000, the Natural Environment and Rural Communities (NERC) Act 2006 and the Conservation of Habitats and Species Regulations 2017 (described above). The intentional or reckless damage of roosts or disturbance of bats is specifically prohibited under the WCA as amended. The offence of 'reckless' disturbance and damage is not contained within the Conservation Regulations and has thus been retained within WCA.

Because bats are known to use many roost sites on a regular basis year on year, legal precedent indicates that these roosts should be regarded protected regardless of whether bats are present at the time they are inspected. Legislative changes and amendments have now completely removed the defence of harmful actions being "the incidental result of an otherwise lawful operation" for EPS, which was previously afforded under the Wildlife and Countryside Act 1981 (as amended).

A number of British bat species are described as being of 'of principal importance for the purpose of conserving biological diversity' under Section 41 of the Natural Environment and Rural Communities

Act 2006 (NERC). The NERC Act places a specific 'biodiversity duty' upon all national and local government departments to ensure the conservation of Biodiversity.

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how they should be applied to achieve the over-arching goal of 'sustainable development'.

4.6.2 Birds

All wild birds in the UK are afforded protection under the Wildlife and Countryside Act 1981 (as amended). This protection includes killing, injuring or taking wild birds as well as taking, damaging or destroying bird nests in use or being built, and taking or destroying eggs. Birds listed under Schedule 1 of the Act are afforded additional protection from disturbance during nesting and offences relating to these birds are subject to special penalties. The nest sites of birds listed under Schedule ZA1 of the act (golden eagle, white-tailed eagle and osprey) are afforded strict, year-round protection even when the nests are not in active use.

4.7 References & Bibliography

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5. QUALIFICATIONS & EXPERIENCE

Focus Environmental Consultants® has the expertise to provide sure-fire environmental solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist environmental reports and advice to support planning applications. Our comprehensive services include Preliminary Ecological Appraisals (PEA), Ecological Impact Assessment (EclA), Habitat Regulations Assessment (HRA) and fulfilling protected species surveys, licensing and mitigation requirements. Focus Environmental Consultants is a CIEEM Registered Practice, with all ecological staff being members of this professional body. Our flexible approach, range of skills and broad project experience from major infrastructure contracts to small private developments allows us to adapt to your individual requirements. As well as offering a full suite of ecological services, Focus Environmental Consultants can provide expert arboricultural advice and reports and is building an enviable reputation for innovative habitat creation and management solutions. Focus Environmental Consultants is situated in Worcestershire, providing a convenient and central UK location.

Full Q&E details of surveyors, authors and checkers are available on request.