

# Hey Beck Lane, Chidswell

Ground Level Tree Assessment (Bats)

Report Ref. ER-9043-08A

17/07/2026

CC Projects

|                         |                                                                                                                                                                                                                    |
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| <b>Report reference</b> | <b>ER-9043-08A - GLTA</b>                                                                                                                                                                                          |
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| <b>Date</b>             | 17/07/2026                                                                                                                                                                                                         |
| <b>Report duration</b>  | In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required. |

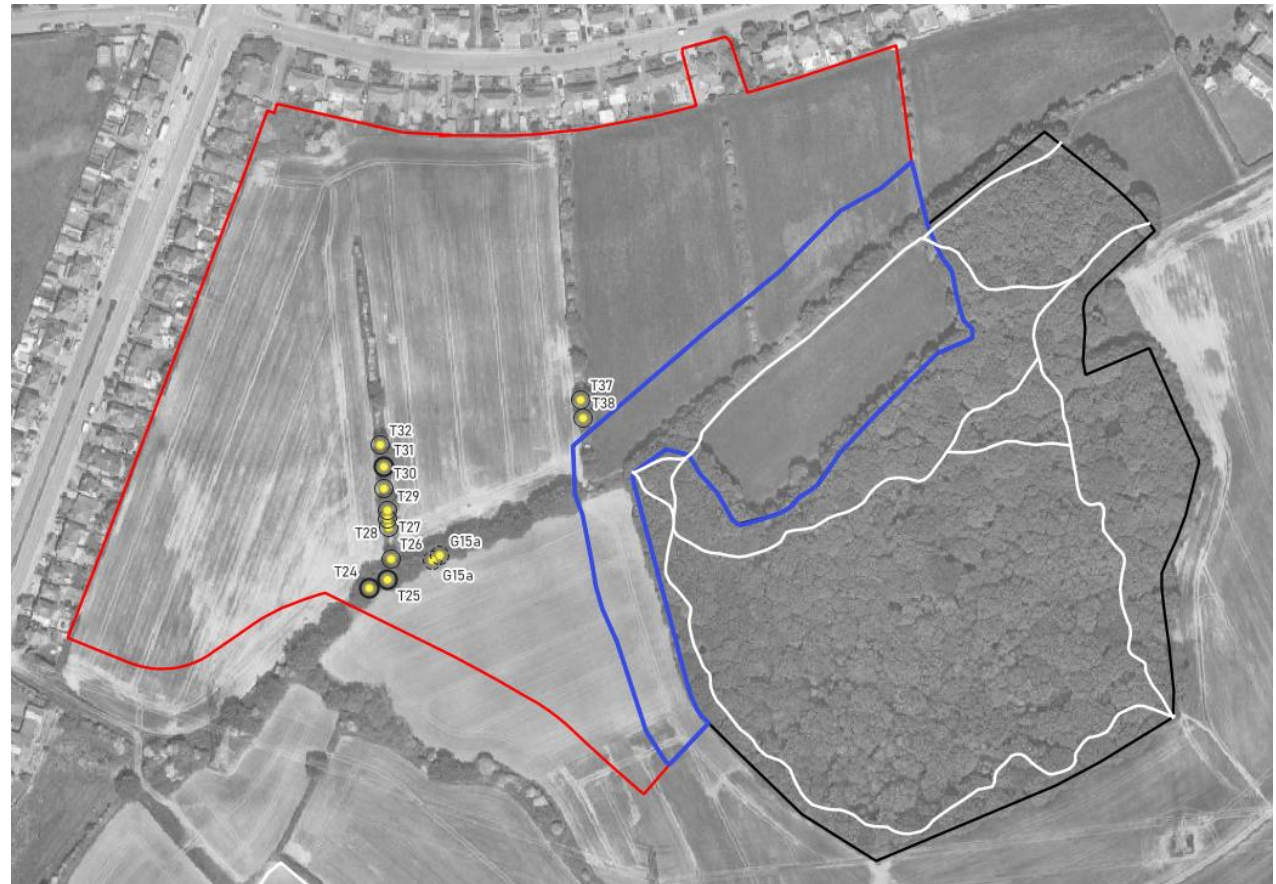
## Introduction

1. Brooks Ecological was commissioned by CC Projects to carry out a Ground Level Tree Assessment (GLTA) at the proposed development site off Hey Beck Lane in Chidswell.
2. Proposals are for residential development (Use Class C3) of up to 181 dwellings, engineering and site works, demolition of existing property, landscaping, drainage and other associated infrastructure

### Scope of the Assessment

3. This assessment relates only to trees and their bat roost suitability. Buildings have been assessed previously in separate reports:
4. The survey encompassed all onsite trees (red line, Fig. 1) which have been identified as requiring removal to facilitate the Illustrative Site Layout which was submitted as part of the Outline Application. This may be subject to change at the Reserved Matters stage, but the current scale of tree removal is considered to be a 'worst case' scenario which can be improved upon at the Reserved Matters stage.
5. The survey also assessed all woodland edge trees bordering the Ancient Woodland Buffer and all trees within a c.5m radius of existing informal routes through Dum Wood which could be subject to indirect impacts, although access is intended to be prevented to a number of the informal routes.

**Figure 1** Site Location Plan. Site boundary -red line. Ancient Woodland Buffer - blue line. Dum Wood - Black line. Informal routes - white lines.



## Method

6. The GLTA was undertaken in May 2026 by experienced bat Ecologist Christopher Shaw. Chris has over 16 years' experience of carrying out bat surveys in a professional capacity and is registered to use the Class Survey Licence WML CL18 (Bat Survey Level 2) and Bat Mitigation Class Licence WML CL21 Annex B.
7. The survey was undertaken during the daytime and in good weather. Survey was not constrained.
8. A GLTA is a detailed inspection of the exterior of the tree from the ground to look for features that bats could use for roosting. The aim of the survey is to compile information about the presence of potential roost features (PRFs) within the identified trees, and any evidence of bat roosting activity.
9. The inspection was carried out systematically and consistently around all parts of the surveyed trees (from all angles and from both close to the trunk and further away).
10. A torch and binoculars were used to help identified PRFs.
11. Evidence of bats may take the form of droppings, feeding remains, live bats, dead bats, stains on trees from the oils in bats' fur and claw marks made by bats regularly roosting in the same location.
12. PRF's that can typically be exploited by bats, and which were inspected for, include the following.

**Table 1** PRF types that can be exploited by bats (BCT guidelines, 4<sup>th</sup> Edition).

| PRFs formed by decay | PRFs formed by damage | PRFs formed by association |
|----------------------|-----------------------|----------------------------|
| Woodpecker hole      | Lightning strikes     | Fluting                    |
| Squirrel hole        | Hazard beams          | Ivy                        |
| Knot holes           | Subsidence            |                            |
| Pruning cuts         | Cracks                |                            |
| Tear outs            | Shearing cracks       |                            |
| Wounds               | Transverse snaps      |                            |
| Cankers              | Welds                 |                            |
| Compression          | Lifting bark          |                            |
| Forks                | Desiccation           |                            |
| Butt rots            | Fissures              |                            |
|                      | Frost cracks          |                            |

13. Bat roosting suitability of the trees was classified according to the following criteria set out in the table below, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

**Table 1** Bat Roosting Suitability of Trees.

| Suitability | Criteria                                                                                                                                                                |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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       | A tree with at least one PRF present. PRF is only suitable for individual bats or very small numbers of bat either due to size or lack of suitable surrounding habitats |
| PRF-M       | A tree with at least one PRF present. PRF is suitable for multiple bats and may therefore be used by a maternity colony.                                                |

### Legal background

14. Bats are afforded full protection under The Wildlife and Countryside Act (1981) as amended, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.
15. There are no defences against contravention of the Habitats Regulations 2010 which means that it is important for detailed and well-designed bat surveys to be carried out, prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.
16. Where bats are found within a potential development site, a licence from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England licence requires that the potential development site has full planning permission.

### Bat roosts

17. Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:  
Transitional roosts
18. Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very

short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

#### Maternity roosts

19. These are among the most important roosts and are normally occupied from May to August. Depending on the species involved, some maternity roosts can contain a very significant proportion of the local population.

#### Summer (non-breeding) roosts

20. Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis.

#### Mating roosts

21. Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

#### Hibernation roosts

22. As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites, many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

## Records

#### Local records centre

23. The local records provider, in this case West Yorkshire Ecology (WYE), was asked to provide all records from within a 2km radius of the Site. This request was returned in March 2026.
24. A total of 72 bat records were returned for the 2km search radius, dating from between 1998 and 2023.
25. Species recorded locally (within 2km) include common pipistrelle, soprano pipistrelle, nathusius pipistrelle, brown long-eared, noctule and whiskered bat.
26. Only five of the records relate to roosts, all being old records (between 1998-2007) and relating to indeterminate bat species. None of the roosts appear to relate to tree roosts.

#### EPSM Licences

27. A single European Protected Species Mitigation (EPSM) licence is registered within a 2km radius of the Site. This details a Common Pipistrelle day roost that was destroyed in 2010 (EPSM2010-1666) in Upper Green, c.1.2km north.

#### National, regional, and local Status

28. The application Site lies within the natural range of 10 species of bat. These are summarised in the table below, together with a note on each species' national status, relative abundance, and status within the 2km search area.

**Table 1** List of bat species known to occur in West Yorkshire, ordered in increasing level of significance to their national population.

| Species                                                | National Status            | Within 2km radius |              |
|--------------------------------------------------------|----------------------------|-------------------|--------------|
|                                                        |                            | Recorded          | Roosts known |
| Common pipistrelle<br><i>Pipistrellus pipistrellus</i> | Common and increasing      | Yes               | -            |
| Soprano pipistrelle<br><i>P. pygmaeus</i>              | Common and stable          | Yes               | -            |
| Daubenton's bat<br><i>Myotis daubentonii</i>           | Common and increasing      | -                 | -            |
| Brown long-eared bat<br><i>Plecotus auritus</i>        | Common and stable          | Yes               | -            |
| Natterer's bat<br><i>M. nattereri</i>                  | Common and increasing      | -                 | -            |
| Whiskered bat<br><i>M. mystacinus</i>                  | Uncommon but stable        | Yes               | -            |
| Noctule<br><i>Nyctalus noctula</i>                     | Uncommon but stable        | Yes               | -            |
| Brandt's bat<br><i>M. brandtii</i>                     | Uncommon but stable        | -                 | -            |
| Leisler's bat<br><i>Nyctalus leisleri</i>              | Uncommon and trend unknown | -                 | -            |
| Nathusius' pipistrelle<br><i>P. nathusii</i>           | Uncommon but stable        | Yes               | -            |

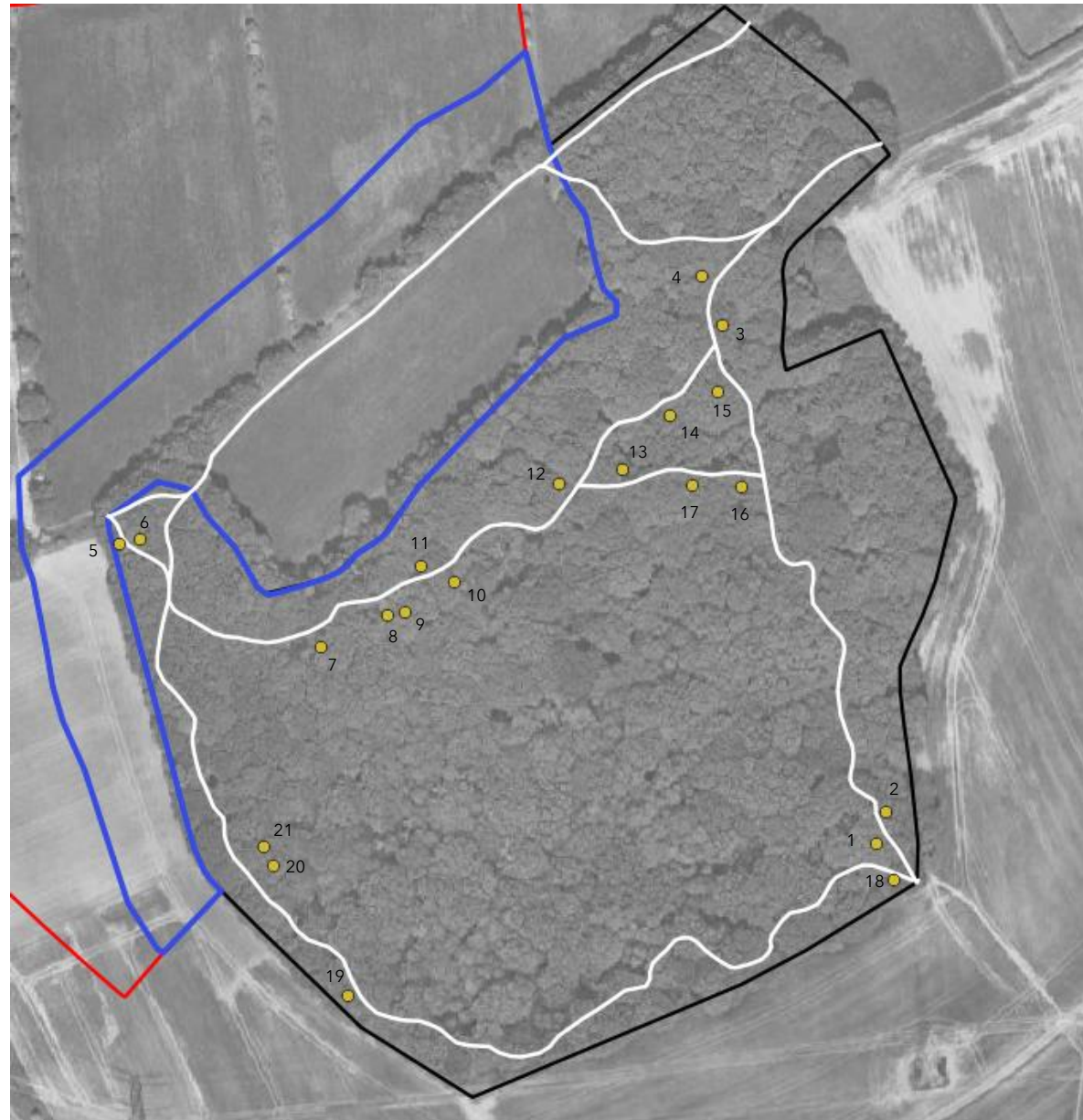
## Survey Results

29. No PRF's were identified in any of the trees that were subject to a detailed GLTA within the Hey Beck Lane application Site.
30. From walking the informal routes within Dum Wood, 21 trees within c.5m of the path were identified as supporting PRF. These are plotted indicatively on the plan overleaf, and PRF's described below. Photos of some typical PRFs are presented overleaf.

**Table 2** Summary of bat roost suitability and PRF's

| Ref | PRF   | Notes                                     |
|-----|-------|-------------------------------------------|
| 1   | PRF-I | Tear out, c.1-3m above ground level (AGL) |
| 2   | PRF-I | Lifting bark, c.3m AGL                    |
| 3   | PRF-I | Scar wound from tear out, c.2m AGL        |
| 4   | FAR   | Knot hole, c.4m AGL                       |
| 5   | PRF-I | Knot hole, c.0.5m AGL                     |
| 6   | FAR   | Dead tree. Cavity c. 1m AGL               |
| 7   | PRF-I | Knot hole, c.3m AGL                       |
| 8   | FAR   | Knot hole in major branch, c.3m AGL       |
| 9   | FAR   | Knot hole in major branch, c.3m AGL       |
| 10  | FAR   | Knot hole in major branch, c.6m AGL       |
| 11  | PRF-I | Knot hole, c.5m AGL                       |
| 12  | FAR   | Knot hole, c.5m AGL                       |
| 13  | FAR   | Knot hole, c.6m AGL                       |
| 14  | PRF-I | Hazard beam, c.4m AGL                     |
| 15  | FAR   | Woodpecker hole c.2.5m AGL                |
| 16  | FAR   | Woodpecker hole and cavity 3-4m AGL       |
| 17  | PRF-I | Shallow cavity 2-3m AGL                   |
| 18  | FAR   | Cavity 2m AGL                             |
| 19  | PRF-I | Shallow cavity 3m AGL                     |
| 20  | FAR   | Tear out and cavity 4m AGL                |
| 21  | FAR   | Cavity 4m AGL                             |

**Figure 2** Trees identified as supporting PRF's



|                                                                                    |                                                                                     |                                                                                      |                                                                                      |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Figure 3</b> Scar wound from tear out                                           | <b>Figure 4</b> Lifted bark                                                         | <b>Figure 5</b> Crevice cavity in dead tree                                          | <b>Figure 6</b> knot holes                                                           |
|   |   |   |   |
| <b>Figure 7</b> Tear out                                                           | <b>Figure 8</b> Hazard beam                                                         | <b>Figure 9</b> Cavity                                                               | <b>Figure 10</b> Woodpecker hole                                                     |
|  |  |  |  |

## Conclusions & Recommendations

### Hey Beck Lane

31. Based on the Illustrative Site Layout plan submitted alongside the Outline application, it is possible that 13 trees within hedgerows will require removal. These are shown in Figure 1 previously.
32. All of these trees were subject to a detailed Ground Level Tree Assessment (GLTA) and no Potential Roost Features (PRFs) were identified. The likely absence of roosts within these trees can be reasonably concluded.
33. The exact extent of proposed tree removal may be subject to change at the Reserved Matters stage, but the current scope of removal is considered to be a 'worst case' scenario which can be improved upon at the Reserved Matters stage.
34. No additional bat surveys are recommended on the trees covered by this GLTA to assess the presence or likely absence of roosting bats.
35. Should any additional trees, not covered by this GLTA, need to be removed to facilitate proposals, then these trees should be subject to a GLTA prior to any works commencing.

### Dum Wood

36. A GLTA was also undertaken on any trees within a c.5m buffer of the informal routes within Dum Wood. This identified a total of 9 trees with PRF-I and 12 trees with FAR. These are plotted indicatively on Figure 2.
37. None of these trees are scheduled for removal as part of the Ancient Woodland Management Plan.
38. There will be no artificial lighting installed within Dum Wood.
39. A High-level Light Spill Assessment has been completed for Hey Beck Lane proposals, which demonstrate that light levels fall well below BCT thresholds for potential disturbance at the woodland edge. Indirect impacts from lighting can therefore be ruled out.
40. No indirect impacts on these identified trees is therefore expected. No further survey is recommended.
41. Any tree works required as part of the AWMP will be preceded by a GLTA. Where PRFs are identified, further survey will be undertaken, either in the form of aerial inspections or emergence surveys.

## References

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