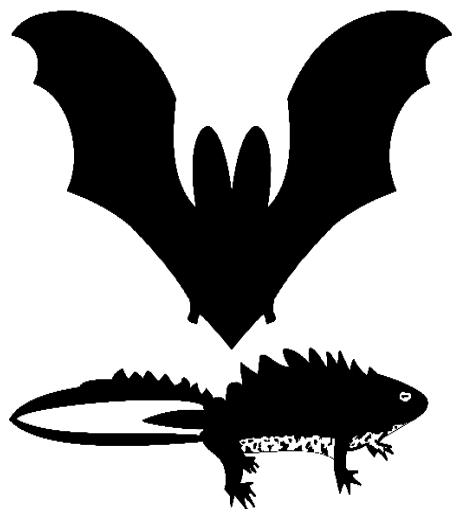




AEWC^{Ltd}

Animal Ecology & Wildlife Consultants

25-139
12/08/2026

Land at Lake View Road – Ground Level Tree Assessment

Background

AEWC Ltd were commissioned by Batcheller Monkhouse on behalf of their client to undertake a Ground Level Tree Assessment (GLTA) regarding roosting bats for a single tree at Land at Lake View Road, Furnace Wood, Felbridge, RH19 2QD at central grid reference TQ 34828 39299, in order to inform the proposed development of the site.

Proposals are for the construction of a single dwelling with alterations to the existing access to create a driveway and parking area, and associated landscaping. The planning application reference is DM/26/1484.

A Preliminary Ecological Appraisal (PEA) was conducted by AEWCLtd on the 9th April 2026. The PEA identified a small number of trees in the northeastern corner of the site. At the time of the survey, it was understood that all trees would be retained unimpacted, and therefore the trees were not subject to an assessment for bat roosting potential.

Finalised plans now include a 1m crown lift for T1, a mature English oak (*Quercus robur*), to provide a 4.5m clearance over the access. See the Tree Survey & Arboricultural Impact Assessment by Hellis Solutions Ltd for full details.

GLTA was therefore required for oak tree T1 to determine whether any potential roosting features are present and likely to be impacted by the proposed crown lift and determine whether any further surveys and / or mitigation are required.

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Methodology

The GLTA was carried out on the 12th August 2026 by bat licensed ecologist Natalie Arscott of AEWCLtd.

The survey comprised a detailed external inspection of T1 from the ground, using binoculars and a high-powered torch where required, to look for the presence of potential roosting features (PRFs) including woodpecker and rot holes, horizontal cracks and splits in stems and branches, partially detached platey bark, cankers, hollows and cavities, double-leaders forming compression forks with included cavities, gaps between overlapping branches, partially detached ivy with stem diameter exceeding 50mm, and bat, bird or dormouse boxes.

Taking account of these habitat features and signs of presence, the tree can then be assigned a level of roost suitability based the criteria given in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (Collins, 2023) and professional judgement. The primary objective of this exercise was to identify the need for further detailed bat survey, or alternatively to obtain sufficient information that would dismiss the need for further assessment.

Results

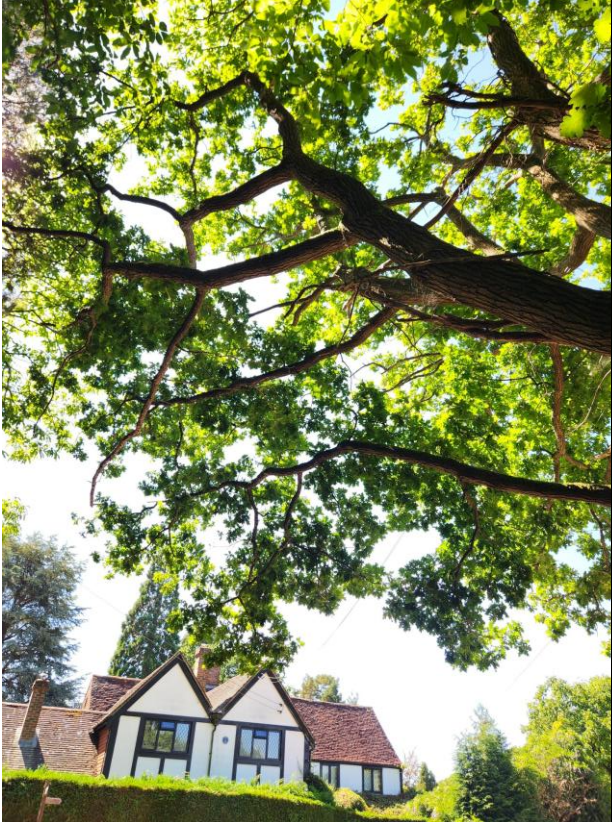
T1 is a mature English oak tree with an approximate height of 14m and stem diameter of 600mm. The crown has spread southwards and overhangs the site access.

A detailed inspection of the tree from ground level did not identify any potential roosting features. The tree appears to be in good condition with minimal deadwood and no damage, wounds, flaking bark, or animal or rot holes. There is no associated ivy. Whilst the tree is fairly large, its structure and location made for good visibility of the full tree, and the likelihood of concealed potential roosting features being present higher on the tree is considered to be low.

It should also be noted that the lower branches that overhang the site access, proposed for removal for the crown lift, are very slender and would be highly unlikely to support any potential roosting features.

Overall, tree T1 is considered to have negligible potential to support roosting bats.

See Photographs 1 and 2 below.

	
Photograph 1: Tree T1.	Photograph 2: Slender branches to be removed.

Conclusions and Recommendations

Based on the findings of the GLTA, there is considered to be a negligible risk of the proposed crown lift of T1 impacting on roosting bats. As such, **there are no known constraints regarding these species and the proposed tree works.**

No further surveys or specific mitigation are required.

Should plans change to include impacts to any other trees, a suitably qualified ecologist must be consulted.

It is recommended that biodiversity enhancements for the site include the provision of bat boxes to enhance the site's potential to support roosting bats.