

ELEVATED TREE INSPECTION MEMO REPORT

Site Address	Bolney Grange Business Park, Stairbridge Lane.
Reference	THE260616-BAT-01
Date	16.07.2026
Author	Brooke Waites, MCIEEM, Principal Ecologist
Reviewer	Tom Haley, MSc, Principal Ecologist.

Summary

A single elevated tree inspection was undertaken on 13 July 2026 to inspect the potential roost features (PRFs) identified within four trees at the site known as Bolney Grange Business Park, due to be impacted by proposed road widening, which could not be accurately assessed from ground level.

Trees T13B12 and T15B12 were assessed as PRF-I due to the presence of features suitable for individual bats or low numbers of bats only. A precautionary method statement is recommended for these trees, including a pre-works elevated inspection to be undertaken by a suitably qualified ecologist immediately prior to felling or pruning.

Trees T3B1 and T14B12 were assessed as having negligible bat roosting potential as such, no further surveys or mitigation in relation to roosting bats is recommended.

A number of further trees on site, not subject to this aerial inspection, were previously identified as PRF-I, due to the presence of ivy. These trees will also require precautionary measures, including a pre-works inspection, prior to any works being undertaken.

Trees not detailed within this report have not been subject to inspection. Should proposals change resulting in impacts on additional trees, further inspections may be required.

Where evidence of roosting bats is found, a Natural England Mitigation Licence will be required.

Project Background

This report has been instructed by London Town Property Holdings Ltd.

The proposed development involves widening of Stairbridge Lane, which will require the removal and crown lifts of numerous trees along the road's eastern boundary.

Survey Objectives

The elevated tree inspections aim to assess the bat roosting potential for a number of Potential Roosting Features (PRF's) identified within the tree and look for any evidence of use by bats such as staining, droppings or bats in-situ.

Survey Methodology

A single climbed inspection was carried out on 13 July 2026, using a ladder to access each PRF's within four trees at the site known as Bolney Grange Business Park, due to be impacted by proposed road widening, which could not be accurately assessed from ground level.

A number of further trees on site, not subject to this aerial inspection, were previously identified as PRF-I from a ground level inspection (See Hone Ecology Report), due to the presence of ivy. These trees will also require precautionary measures, including a pre-works inspection, prior to any works being undertaken.

Trees were inspected with the aid of a ladder, torch and Teslong TD500 Pro endoscope and, where required, a pole-mounted endoscope, and each PRF was checked for bats and/or secondary evidence of bats using a handheld endoscope, as appropriate.

The aerial tree inspections were undertaken by Tom Haley MSc, experienced Principal Ecologist and Natural England level 2 class licence holder for surveying bats (Licence number available upon request) and Daniel Davies, an experienced ecologist.

Detailed information on each PRF was also recorded, including type of feature (classified in-line with the Bat Tree Habitat Key¹), approximate height above ground, aspect, and cavity dimensions. Following the inspection, the potential of each tree to support roosting bats was reassessed in-line with BCT² guidelines. Definitions of the roost classifications are shown below:

Roost Suitability Assessment	Definition
NONE	No suitable PRF's visible and its highly unlikely any are present

¹ Bat Roosts in Trees: A Guide To Identification for Tree-Care and Ecology Professionals (2018)

² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition) The Bat Conservation Trust, London

FAR	Further assessment required to establish if any PRF's are present within 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 habitat
PRF-M	PRF is suitable for multiple bats and therefore may be used by a maternity roost.

Limitations

Bats are transient, mobile species and switch roost locations regularly, particularly in association with tree roosts. Therefore, use of potential roosting features will vary day by day. Recommendations are made in this report to provide confidence and certainty, which may involve further surveys and repeat inspections prior to tree work.

In contrast to buildings, where bat droppings can be preserved, droppings in trees deteriorate more rapidly or are consumed, therefore, absence of bat droppings is not conclusive evidence that a tree PRF is not used.

This report is broadly considered valid for 12 months, after which point updated surveys may be required.

Results and Recommendations

The table and plan below details the results and recommendations for each tree subject to inspection.

A number of other trees on site, not subject to this aerial inspection, were previously identified as PRF-I, due to the presence of ivy. These trees will also require precautionary measures, including a pre-works inspection, prior to any works being undertaken.

Other Species

To avoid destruction of active bird nests, it is recommended that tree works are only undertaken outside the bird nesting season (March-August inclusive). Tree works may only be undertaken during the nesting season if a careful check by a suitably experienced ecologist can confirm that no active bird nests are present. If bird nests are present within trees to be removed, they must be left in place and not disturbed until all the young have fledged and cease to return to the nest.

Tree Inspection Schedule

Tree No.	Survey 1 Date	Feature Number	Feature Type	Orientation	Height	Feature Description	Roosting Potential	Recommendations
T3B1	13/07/2026	1	Wounds	East	4	Wound along small branch with callus rolls and exposed heartwood. All sealed no crevices.	Negligable	No further investigation required.
T3B1	13/07/2026	2	Wounds	East	4	Wound on underside of small limb. All sealed no crevices.	Negligable	No further investigation required.
T3B1	13/07/2026	3	Ivy	East	1	Ivy with small stems. No suitable PRF's present.	Negligable	No further investigation required.
T13B12	13/07/2026	1	Transverse Snaps	East	5	Frayed end from lorry impact. Does not lead in to a significant feature. Wedge apex exposed at both sides. Superficial feature with barely enough room for a single bat	Negligable	No further investigation required.
T13B12	13/07/2026	2	Knot Hole	North-east	5	Upward facing knothole on small limb extending over road. Goes into a small bowl.	PRF-I	A pre-works climbed inspection should be undertaken by a suitably qualified ecologist immediately prior to felling to ensure no bats are present.
T14B12	13/07/2026	1	Ivy	West	1	Single strand of mature ivy. No significant crevices present.	Negligable	No further investigation required.
T15B12	13/07/2026	1	Ivy	West	2	Some larger plates of ivy with small crevices.	PRF-I	A pre-works climbed inspection should be undertaken by a suitably qualified ecologist immediately prior to felling to ensure no bats are present.





Legend

Trees (GLTA)

-  PRF's suitable for individual or low numbers of bats only
-  Negligable
-  Other trees due to be impacted previously identified as PRF-I. Recommendation for precautionary measures prior to works. (See Hone Ecology Report for details).



Site name:
Bolney Grange Business Park

Plan title:
Tree Inspection Plan

Date: 16/07/2026

Photographs



T14B12 and T15B12 due to be removed (Negligible and PRF-I, respectively).



Wound located on T3B1 – Superficial, not leading into crevices.



PRF-I Located on T13B12 – Knothole, leading into small bowl suitable for low numbers of bats.



Traverse Snaps located on T13B12 – Frayed from lorry damage. Upon inspection, the feature does not lead into a crevice. Superficial feature with no bat roosting potential.