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BAT GROUND-LEVEL AND AERIAL TREE ASSESMENTS

At

Land at Highmoor Farm

Clitheroe
Ribble Valley
Lancashire
BB7 1PN

NGR: SD 75139 41603

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A handwritten signature in black ink that reads 'D Smith'.

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EXECUTIVE SUMMARY

This report has been prepared by Matthew Inthone Chao BSc, Graduate Ecologist at United Environmental Services Ltd (UES). It assesses the potential impacts on bats arising from proposed arboricultural works associated with a residential development at Highmoor Farm, Clitheroe. The development proposals comprise the construction of a residential housing estate with associated infrastructure and will necessitate the removal and management of a number of mature and semi-mature trees.

Highmoor Farm is located on the eastern edge of the town of Clitheroe, within a predominantly rural landscape. The proposed development site provides low to moderate quality habitat for foraging and commuting bats. The site is largely comprised of modified grassland, which offers limited foraging potential; however, the hedgerows that demarcate and divide the site provide higher-quality habitat, offering commuting routes and foraging opportunities for bats.

All trees proposed for removal or subject to arboricultural works, as shown on the proposed site plan produced by Morris Homes Ltd (Job title: *Highmoor Farm, Clitheroe*; Drawing number: SK04; Revision: B), were subject to a ground-level assessment of bat roosting potential by UES on 1st December 2025. This was followed by an aerial inspection of identified Potential Roosting Features (PRFs) using rope access techniques, undertaken by suitably trained and licensed ecologists on 2nd December 2025. All PRFs were inspected for evidence of bat presence and features associated with bat activity, in accordance with Bat Conservation Trust (BCT) guidance (Collins, 2023).

No evidence of current or historic bat roosting was recorded during the inspections, despite thorough examination of all identified PRFs using an endoscope.

Trees T5, T6, T8, T9, T11, T12, T23, T24 and T26 were assessed as having no features suitable for roosting bats. As such, no further bat surveys or mitigation measures are required in relation to these trees.

Trees T10, T20, T21 and T25 were assessed as having potential to support individual or low numbers of roosting bats (PRF-I). Mitigation measures will therefore be required during any arboricultural works affecting these trees, with soft-felling techniques employed in accordance with the recommendations set out in Section 4.2.1 of this report. However, tree T25 is proposed to be retained as part of the development.

Trees T7 and T22 were assessed as having potential to support multiple roosting bats (PRF-M). As such, three further surveys are required within the bat survey season (May to September inclusive) to determine whether bats are using these trees as roosts. Surveys may comprise aerial inspections and / or bat presence / absence (dusk emergence) surveys, with a minimum of two surveys undertaken during the peak survey period (May to August inclusive). All surveys must be spaced at least three weeks apart.

Tree T22 could not be fully inspected during the initial survey; therefore, aerial inspection alone will be insufficient. Consequently, three bat presence / absence (dusk emergence) surveys will be required for Tree T22. All surveys must be completed prior to felling and undertaken in accordance with the recommendations set out in Section 4.2.1 of this report.

Due to the potential for nesting birds to be present within trees on site, any arboricultural works, tree felling or vegetation clearance should be undertaken outside of the breeding bird season (March to August inclusive). Where this is not feasible, a



breeding bird nest check should be carried out immediately prior to the commencement of works by a suitably qualified ecologist, and an Ecological Clerk of Works (ECoW) appointed if considered necessary.

To compensate for the loss of potential bat roosting habitat on site, the installation of a selection of bat boxes within the development is recommended.

This report should be read in conjunction with Appendices 1 to 5 and the proposed site plan produced by Morris Homes Ltd (Job title: *Highmoor Farm, Clitheroe*; Drawing number: SK04; Revision: B).



1 INTRODUCTION

1.1 Author, surveyors and qualifications

This report is compiled and written by Matthew Inthone Chao BSc, UES Graduate Ecologist. Present surveyors include:

- Daniel Smith BSc MScRes, UES Ecologist. Daniel is licensed by Natural England to disturb, take and handle all species of bats under licence number 2025-85030-CL18-BAT (level 2). Daniel is trained in tree climbing and aerial rescue to CS38 level.
- Ben Cowell MEng, UES Trainee Ecologist. Ben is trained in tree climbing and aerial rescue to CS38 level.

All surveyors have the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013).

1.2 Survey objectives

UES was commissioned in November 2025 to conduct site surveys which include the following activities:

- Assess the suitability and potential of the trees for use by roosting bats
- Conduct aerial tree inspections of all trees identified as having potential to support roosting bats in order to look for bats or field signs of bats
- Recommend further surveys, mitigation and compensation, where appropriate

1.3 Proposed development

The development proposals detail the construction of 131 residential housing units with associated access roads, amenities infrastructure, and residential gardens.

1.4 Structure of the report

This report sets out the methodology, results, and recommendations in relation to a specific bat survey. Recommendations are in line with statutory legislation and planning policy objectives.

The report should be read in conjunction with appendices 1 to 5, as well the proposed site plan produced by Morris Homes Ltd (Job title: Highmoor Farm, Clitheroe; Drawing number: SK04; Revision: B)



2 METHODOLOGY

2.1 General

All surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and BCT publications (see references for further information).

The habitats on site and in the surrounding area were also assessed in order to gauge their suitability to support roosting, foraging and commuting bats.

2.2 Ground-level tree assessment

A ground-level assessment was carried out of trees subject to arboricultural works onsite on 1st December 2025, using binoculars and a high-powered torch. Trees were inspected on all aspects and assessed for their potential to contain roosting bats, based on the number and quality of suitable roosting features present, as detailed in BS8596:2015 Surveying for Bats in Trees and Woodland and BCT guidelines (Collins, 2023).

Potential roosting features, as described in Bat Roosts in Trees (Bat Tree Habitat Key, 2018) are listed in Table 1 below.

Table 1 – Types of PRFs found in trees

DISEASE & DECAY FEATURES	DAMAGE FEATURES	ASSOCIATION FEATURES	OTHER FEATURES
Woodpecker holes	Lightning strikes	Fluting	Bat boxes
Squirrel holes	Hazard beams	Ivy	Bird boxes
Knot holes	Subsidence cracks		
Pruning cuts	Shearing cracks		
Tear-outs	Transverse snaps		
Wounds	Welds		
Cankers	Lifting bark		
Compression forks	Desiccation fissures		
Butt rots	Frost cracks		

With regards to the presence of PRFs, trees have been categorised according to the following system:

- NONE – No PRFs are known to be present within the tree, and it is unlikely that the tree will contain any PRFs.
- FAR – Further assessment is required to establish if any PRFs are present within the tree, potentially due to the large size or age of the tree or limitations to assess the tree in detail from ground level.
- PRF – The tree is known to contain at least one PRF.



Where PRFs could be fully viewed from ground level, individual PRFs were categorised according to the following system:

- PRF-I – The PRF is only suitable for individual bats or a very small number of bats, either due to size of the feature or lack of suitable surrounding habitats.
- PRF-M – The PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.3 Aerial inspections

Following the GLTA, trees which were identified as having potential to support roosting bats, were subject to further aerial tree assessments. This assessment was undertaken on 2nd December 2025 by Daniel Smith and Ben Cowell.

PRFs highlighted by the GLTA that were not fully accessible or inspectable from the ground level were climbed using ropes and harnesses by trained and licensed professionals in order to inspect the features more closely using an endoscope.

Based on the quality of features present, potential roosting features were then either discounted as being unsuitable or re-classified using the updated survey information as PRF-I or PRF-M.

2.4 Survey limitations

There are no limitations noted at the time of the surveys.



3 RESULTS

3.1 Habitat assessment

Highmoor Farm is located on the eastern edge of the town of Clitheroe, within a predominantly rural landscape. The proposed development site provides low to moderate quality foraging and commuting habitat for bats. The site itself is largely comprised of modified pasture grassland, which offers low foraging potential. However, the hedgerows that demarcate and subdivide the site provide higher-quality commuting and foraging opportunities for bats.

The western boundary of the site adjoins a residential area, where buildings may offer alternative roosting opportunities within the local landscape. The presence of well-lit roads in this area is likely to reduce habitat suitability for commuting and foraging bats. Further west lies the urban area of Clitheroe, which generally supports lower-quality bat habitats, although roosting opportunities may be present within buildings. Mearley Brook is located approximately 500m west of the site and flows through Clitheroe, providing ecological connectivity to more rural habitats beyond the town.

To the east, the site is surrounded by agricultural land, with watercourses, hedgerows, and tree-lined field boundaries present throughout the landscape. These features provide moderate-quality foraging habitat and potential roosting opportunities for bats. The hedgerows and tree-lined fields within the wider landscape also function as dark commuting corridors, which are of particular value to light-sensitive bat species.

The wider surrounding area is similarly rural in character, comprising a mosaic of pastoral agricultural land bounded by hedgerows and scattered mature trees. The River Ribble is located approximately 1.5km north-west of the site, while smaller watercourses, including Shaw Brook and Worston Brook, are also present within the surrounding area. Several small pockets of mature woodland occur locally and further enhance habitat connectivity.

Two statutorily designated sites are located nearby: Salthill Quarry Local Nature Reserve (LNR), approximately 0.5km north of the site, and Crosshill Quarry LNR, approximately 1.5km to the north. Overall, the surrounding rural landscape provides moderate-quality habitat for commuting and foraging bats, while the urban area of Clitheroe is likely to support additional roosting opportunities within buildings.

3.2 Tree assessments

Trees scheduled for removal or subject to arboricultural works, as shown on the proposed site plan produced by Morris Homes Ltd (Job Title: *Highmoor Farm, Clitheroe*; Drawing Number: SK04; Revision: B), were subject to detailed inspection to identify any potential roosting features (PRFs) suitable for bats. It should be noted that some arboricultural works had already taken place prior to the survey.

Trees are numbered in accordance with the proposed site plan (Morris Homes Ltd; Drawing Number: SK04; Revision: B). Full details of all assessed trees are provided in Appendix 1, tree locations are shown in Appendix 2, and photographs of all trees are included in Appendix 3.

T5 is an ash *Fraxinus excelsior* located at the western end of the hedgerow along the southern side of the on-site road. The tree had an approximate height of 1m and a diameter at breast height (DBH) of 0.85m. The tree has been felled, with only the stump remaining, which is partially overgrown with bramble *Rubus fruticosus* agg. and ivy *Hedera helix* (Photograph 1).



No PRFs were identified. T5 was therefore assessed as having **negligible (none) potential** to support roosting bats.

T6 is an alder *Alnus glutinosa* located at the western end of the hedgerow along the northern side of the on-site road. The tree had an approximate height of 1 m and a DBH of 0.60m. The tree has been felled, leaving a stump encroached by bramble (Photograph 2). No PRFs were identified and T6 was assessed as having **negligible (none) potential** to support roosting bats.

T7 is a mature alder located within the hedgerow along the northern side of the on-site road, to the east of T6. The tree has an approximate height of 14 m and a DBH of 0.80m (Photograph 3). Several PRFs were identified, including multiple knot holes (Photographs 4, 6, 7, 8 and 10) and tear-outs (Photographs 5 and 9). Notable features include a large tear-out on a northern leading limb at approximately 4 m in height (Photograph 9) and a knot hole on the north-western limb connecting to a large hollow branch cavity (Photograph 8). Due to the number and quality of PRFs present, T7 was assessed as having **potential to support multiple roosting bats (PRF-M)**. This tree is proposed for removal as part of the development.

T8 is an ash located within the hedgerow along the southern side of the on-site road, to the east of T5. The tree had an approximate height of 1m and a DBH of 0.80m. The tree has been felled, with only the stump remaining, which is encroached by ivy (Photograph 11). No PRFs were identified and T8 was assessed as having **negligible (none) potential** to support roosting bats.

T9 is an ash located within the hedgerow along the southern side of the on-site road, to the east of T8. The tree had an approximate height of 1m and a DBH of 0.90m. The tree has been felled, leaving a stump encroached by bramble and ivy (Photograph 12). No PRFs were identified and T9 was assessed as having **negligible (none) potential** to support roosting bats. This tree is proposed for removal as part of the development.

T10 is a mature alder located within the hedgerow along the northern side of the on-site road, to the east of T7. The tree has an approximate height of 13m and a DBH of 0.63m (Photograph 13). One PRF was identified in the form of a wound on the southern side of the trunk at approximately 3m in height (Photograph 14). This feature was assessed as having **potential to support individual or low numbers of roosting bats (PRF-I)**. This tree is proposed for removal as part of the development.

T11 is an ash located within the hedgerow along the northern side of the on-site road, to the east of T10. The tree had an approximate height of 1m and a DBH of 1.03m. The tree has been felled, leaving only the stump, which is encroached by ivy (Photograph 15). No PRFs were identified and T11 was assessed as having **negligible (none) potential** to support roosting bats.

T12 is a mature ash located within the hedgerow along the southern side of the on-site road, to the east of T9. The tree has an approximate height of 18m and a DBH of 1.20m (Photograph 16). A small number of PRFs were identified, consisting of knot holes (Photographs 18 and 19) and a tear-out (Photograph 17). These features were assessed as having **negligible (none) potential** to support roosting bats. The tree is proposed to be retained.

T20 is a mature ash located at the northern end of the hedgerow bisecting the site. The tree has an approximate height of 20m and a DBH of 1.14m (Photograph 20). Several PRFs were identified, including knot holes (Photographs 21 and 22) and a tear-out (Photograph 23). Notable features include a tear-out on a north-western leading branch at approximately 6m in height and a knot hole on the southern side of the trunk at a similar height. These features



were assessed as having **potential to support individual or low numbers of roosting bats (PRF-I)**. This tree is proposed for removal as part of the development.

T21 is a mature ash located within the northern section of the hedgerow bisecting the site, to the south-east of T20. The tree has an approximate height of 16m and a DBH of 0.90m (Photograph 24). Two PRFs were identified: a woodpecker hole on a northern leading branch at approximately 8m in height (Photograph 25), and a wound on the northern side of the trunk at approximately 5m in height (Photograph 26). These features were assessed as having **potential to support individual or low numbers of roosting bats (PRF-I)**. This tree is proposed for removal.

T22 is a mature ash located within the northern section of the hedgerow bisecting the site, to the south-east of T21. The tree has an approximate height of 16m and a DBH of 0.74m (Photograph 27). One PRF was identified in the form of a hollow callus roll on the northern side of the trunk at approximately 3m in height (Photograph 28). The feature extends beyond the reach of the endoscope and could not be fully inspected. As such, T22 was assessed as **requiring further assessment (FAR)**. This tree is proposed for removal.

T23 is a mature ash located within the northern end of the hedgerow forming the northern site boundary. The tree has an approximate height of 19m and a DBH of 0.70m (Photograph 29). No PRFs were identified and T23 was assessed as having **negligible (none) potential** to support roosting bats. The tree is proposed to be retained.

T24 is a semi-mature whitebeam *Sorbus aria* located within the central section of the hedgerow bisecting the site, to the south-east of T22. The tree has an approximate height of 6m and a DBH of 0.17m (Photograph 30). No PRFs were identified and T24 was assessed as having **negligible (none) potential** to support roosting bats. This tree is proposed for removal.

T25 is a mature ash located within the hedgerow forming the northern boundary of the site, to the south-east of T23. The tree has an approximate height of 16m and a DBH of 0.60m (Photograph 31). One PRF was identified in the form of a knot hole on a western leading branch at approximately 7m in height (Photograph 32). This feature was assessed as having **potential to support individual or low numbers of roosting bats (PRF-I)**. The tree is proposed to be retained.

T26 is a semi-mature ash located at the easternmost end of the hedgerow forming the northern site boundary. The tree has an approximate height of 7m and a DBH of 0.15m (Photograph 33). No PRFs were identified and T26 was assessed as having **negligible (none) potential** to support roosting bats. The tree is proposed to be retained.



4 EVALUATION AND RECOMMENDATIONS

4.1 Evaluation of results

4.1.1 Habitats

The site provides low to moderate suitability habitat for foraging and commuting bats. This is largely due to the predominance of open or modified habitats which offer limited structural diversity and relatively low insect abundance. However, the presence of watercourses, hedgerows and tree-lined field boundaries within the local area provides enhanced foraging opportunities and linear features that facilitate bat commuting between roosting and feeding areas. These features also offer sheltered, dark corridors that reduce exposure to artificial lighting and predation risk.

Potential roosting opportunities are available within the surrounding landscape, including nearby residential properties, agricultural buildings and mature trees, which may support features suitable for day or transitional roosts. Collectively, these habitats contribute to a connected ecological network within the wider area, allowing bats to move through the landscape and exploit higher-quality foraging areas beyond the site itself.

4.1.2 Tree roost potential

No suitable PRFs were identified within trees T5, T6, T8, T9, T11, T12, T23, T24 and T26. In addition, no evidence of past or present bat use (such as droppings, staining or feeding remains) was recorded within these trees.

Trees T10, T20, T21 and T25 were assessed as having potential to support individual or low numbers of roosting bats (PRF-I). However, tree T25 is proposed to be retained as part of the development.

Tree T7 was assessed as having potential to support multiple roosting bats (PRF-M).

Tree T22 could not be fully inspected, as the stem cavity extended beyond the reach of the endoscope. The tree has therefore been categorised as requiring further assessment (FAR). Given the size and apparent condition of the stem cavity, this feature is considered likely to be capable of supporting multiple roosting bats.

4.2 Mitigation and compensation measures

4.2.1 Bats

Mitigation

In accordance with BCT guidelines, no further survey work is required for trees assessed as having potential to support individual or low numbers of roosting bats (PRF-I). However, to minimise the risk of incidental harm to bats, soft felling or sectional dismantling techniques should be employed during any arboricultural works affecting these trees.

Soft felling involves the careful removal of branches or felling trees in sections, ensuring that any PRFs are not damaged during works. Sections containing PRFs (if present) should be carefully lowered to the ground and left in situ with features facing upwards for a minimum period of 24 hours before removal from site. Alternatively, trees assessed as PRF-I may be subject to a pre-commencement aerial inspection by a suitably licensed bat ecologist.



Trees assessed as having potential to support multiple roosting bats (PRF-M) require further survey effort to determine the presence or likely absence of roosting bats. Where PRFs can be fully inspected via climbing and endoscope inspection, aerial inspection may be undertaken in place of emergence surveys. Where this is not possible, three dusk emergence surveys must be completed during the bat survey season (May to September inclusive), with at least two surveys undertaken during the peak survey period (May to August inclusive). Surveys must be spaced at least three weeks apart.

Tree T7 was fully inspected during the initial survey and therefore both aerial inspections and bat presence / absence (dusk emergence) surveys are considered suitable methods for determining the presence of roosting bats.

T22 could not be fully inspected during the initial survey and has therefore been assessed as requiring further assessment (FAR). As the PRF present could not be adequately assessed, three dusk emergence surveys will be required to determine whether bats are using the tree as a roost, should works be proposed.

Trees T5, T6, T8, T9, T11, T12, T23, T24 and T26 were assessed as having negligible (none) potential to support roosting bats. No further survey or mitigation measures are required in relation to bats for these trees.

Compensation and enhancement

Where trees with bat roosting potential are to be felled, or where PRFs are to be lost as a result of pruning or other arboricultural works, compensatory bat boxes should be installed to offset the loss of potential roosting opportunities.

In addition, the installation of bat boxes can provide an ecological enhancement by increasing the availability of roosting opportunities within the site. Suitable bat boxes that could be installed on retained trees include:

- Schwegler 2F bat box
- Schwegler 1FF bat box
- Schwegler 2FN bat box
- Schwegler 1FS, 2FS or 3FS colony box
- Schwegler 1FW hibernation box

Bat boxes should be installed at a height of approximately 4–6m, ideally on a south-facing aspect, with a clear drop zone below the entrance and no obstruction from surrounding vegetation.

All external lighting should be directed away from bat boxes. This may require the use of cowls, shields, or relocation of lighting or bat boxes. Further guidance on lighting design in relation to bats is provided in Appendix 4.

Once bats have occupied a bat box, it becomes legally protected and may only be disturbed under licence by a licensed bat ecologist.

4.2.2 Breeding birds

Due to the potential for nesting birds to be present within trees and vegetation on site, any arboricultural works, tree felling or vegetation clearance should be undertaken outside the main nesting bird season, which typically runs from March to August inclusive.



Where works cannot reasonably be avoided during this period, a breeding bird nest check should be carried out immediately prior to the commencement of works by a suitably qualified ecologist. If active nests are identified, an appropriate buffer should be established and works delayed until nesting has concluded. Where necessary, an ECoW should be appointed to oversee works.



5 CONCLUSION

Highmoor Farm is located on the eastern edge of the town of Clitheroe, with the surrounding area being predominantly rural. The land within the proposed development site provides low to moderate quality foraging and commuting habitat for bats. The site consists largely of modified grassland, which offers limited foraging potential for bats; however, the hedgerows which demarcate and divide the site provide higher-quality habitat, offering commuting routes and some roosting opportunities.

Trees T5, T6, T8, T9, T11, T12, T23, T24 and T26 were assessed as having no features suitable for roosting bats. As such, no further bat surveys or mitigation measures are required in relation to these trees.

Trees T10, T20, T21 and T25 were assessed as having potential to support individual or low numbers of roosting bats (PRF-I). Mitigation measures are therefore required during any arboricultural works to these trees, with soft-felling techniques employed as detailed in Section 4.2.1 of this report. However, tree T25 is proposed to be retained as part of the development.

Trees T7 and T22 were assessed as having potential to support multiple roosting bats (PRF-M). As such, three further surveys are required within the bat survey season (May to September inclusive) to determine whether bats are using these trees as roosts. Surveys may comprise aerial inspections and / or bat presence / absence (dusk emergence) surveys, with a minimum of two surveys undertaken during the peak survey period (May to August inclusive). All surveys must be spaced at least three weeks apart.

Tree T7 was fully inspected during the initial survey and therefore both aerial inspections and bat presence / absence (dusk emergence) surveys are considered suitable methods for determining the presence of roosting bats.

Tree T22 could not be fully inspected during the initial survey; therefore, aerial inspection alone will be insufficient. Consequently, three bat presence / absence (dusk emergence) surveys will be required for Tree T22. All surveys must be completed prior to felling and undertaken in accordance with the recommendations set out in Section 4.2.1 of this report.



6 REFERENCES

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APPENDICES

Appendix 1 – Survey Results



Appendix 1 – Ground level and aerial assessment results

Site: Land off Highmoor Farm, Clitheroe Job no: UES05179/01 Date: 1st & 2nd December 2025 Surveyors: Daniel Smith & Ben Cowell

Tree ref / GPS	Species	Age Dead/ alive	Height (m) / DBH	PRFs present	Initial Tree Cat. (None/FA R/PRF)	Highest PRF category	Surrounding habitat context	All aspects of tree seen? Y/N	Climbable (only if qualified)	Photo no.	Proposed impact
T5 SD7504 941559	Ash <i>Fraxinus excelsior</i>	Dead	1 / 0.85	None	None	None	Hedgerow on south side of the road at the south of the site.	Y	N	1	The tree has been felled since the previous report.
T6 SD7505 741566	Alder <i>Alnus glutinosa</i>	Dead	1 / 0.60	None	None	None	Hedgerow on the north side of the road at the south of the site.	Y	N	2	The tree has been felled since the previous report.
T7 SD7507 741560	Alder	Mature / Alive	14 / 0.80	T7.1. Knot hole on southern branch at 7m in height. T7.2. Tear out on southern limb at 8m in height. T7.3. Knot hole on southeast side of trunk at 5m in height, approximately 4cm in diameter. PRF-I. T7.4. Knot hole on southeast side of trunk at 9m in height.	PRF	PRF-M	Hedgerow on the north side of the road at the south of the site.	Y	Y	3-10	The tree is due to be felled.



T7.5. Knot hole on northwest branch at 4m in height, large hollow branch cavity.

T7.6. Tear out on northern branch at 5m in height, extending further into the branch. PRF-M

T7.7. Knot hole on north branch at 8m in height.



Tree ref / GPS	Species	Age Dead/ alive	Height (m) / DBH	PRFs present	Initial Tree Cat. (None/FAR/PRF)	Highest PRF category	Surrounding habitat context	All aspects of tree seen? Y/N	Climbable (only if qualified)	Photo no.	Proposed impact
T8 SD7507 841551	Ash	Dead	1 / 0.80	None	None	None	Hedgerow on south side of the road at the south of the site.	Y	N	11	The tree has been felled since the previous report.
T9 SD7508 641549	Ash	Dead	1 / 0.90	None	None	None	Hedgerow on south side of the road at the south of the site.	Y	Y	12	The tree is due to be felled.
T10 SD7509 241555	Alder	Mature / Alive	13 / 0.63	T10.1. Wound on south side of trunk at 3m in height, about 8cm in width and 4cm in diameter.	PRF	PRF-I	Hedgerow on the north side of the road at the south of the site.	Y	Y	13-14	The tree is due to be felled.
T11 SD7511 141549	Ash	Dead	1 / 1.03	None	None	None	Hedgerow on the north side of the road at the south of the site.	Y	N	15	The tree has been felled since the previous report.
T12 SD7512 641539	Ash	Mature / Alive	18 / 1.20	T12.1. Tear out on southwest branch at 5m in height. T12.2. Knot hole on west side of northern trunk at 6m in height. T12.3. Knot holes on south branch at 5m in height.	PRF	None	Hedgerow on south side of the road at the south of the site.	Y	Y	16-19	The tree is due to be retained.



Tree ref / GPS	Species	Age Dead/alive	Height (m) / DBH	PRFs present	Initial Tree Cat. (None/FAR/PRF)	Highest PRF category	Surrounding habitat context	All aspects of tree seen? Y/N	Climbable (only if qualified)	Photo no.	Proposed impact
T20 SD7513 241741	Ash	Mature / Alive	20 / 1.14	T20.1. Knot hole on south side of trunk at 6m, about 6cm deep. PRF-I. T20.2. Knot hole on southeast side of trunk at 12m in height. T20.3. Tear out on northwest branch at 6m in height, about 10cm in depth and 4cm in width. PRF-I.	PRF	PRF-I	Northern point of the hedgerow bisecting the site.	Y	Y	20-23	The tree is due to be felled.
T21 SD7514 741724	Ash	Mature / Alive	16 / 0.90	T21.1. Woodpecker hole on north branch at 8m in height. T21.2. Rot cavity on north side of trunk at 5m in height, about 6cm in depth. PRF-I.	PRF	PRF-I	Northeastern section of the hedgerow bisecting the site.	Y	Y	24-26	The tree is due to be felled.
T22 SD7515 441713	Ash	Mature / Alive	16 / 0.74	T22.1. Callus roll on north side of trunk from ground to 3m in height. Not fully inspectable using endoscope. FAR.	PRF	FAR	Northeastern section of the hedgerow bisecting the site.	Y	Y	27-28	The tree is due to be felled.



Tree ref / GPS	Species	Age Dead/ alive	Height (m) / DBH	PRFs present	Initial Tree Cat. (None/FA R/PRF)	Highest PRF category	Surrounding habitat context	All aspects of tree seen? Y/N	Climbable (only if qualified)	Photo no.	Proposed impact
T23 SD7522 441722	Ash	Mature / Alive	19 / 0.70	None	None	None	Central point of northeastern hedgerow.	Y	Y	29	The tree is due to be retained.
T24 SD7520 341659	Whitebeam <i>Sorbus aria</i>	Semi-mature / Alive	6 / 0.17	None	None	None	Central section of eastern stretch of hedgerow bisecting the site.	Y	N	30	The tree is due to be felled.
T25 SD7526 541670	Ash	Mature / Alive	16 / 0.60	T25.1. Knot hole on west branch at 7m in height.	PRF	PRF-I	Southern section of northeastern hedgerow.	Y	N	31-32	The tree is due to be retained.
T26 SD7528 641640	Ash	Semi-mature / Alive	7 / 0.15	None	None	None	Hedgerow at eastern point of site.	Y	N	33	The tree is due to be retained.



Appendix 2 – Tree Plan



Tree Assessment Plan

**Site: Highmoor Farm,
 Clitheroe**
NGR: SD 75139 41603
**Author: Matthew Inthone
 Chao**
Date: 11/12/2025



Key

- Trees assessed as having negligible potential to support roosting bats (NONE)
- Trees assessed as having potential to support individual or low number of bats (PRF-I)
- Trees assessed as having potential to support multiple bats (PRF-M)
- Trees assessed as requiring further assessment (FAR)
- - - Development boundary

MAP DATA FROM ©2025 GOOGLE, IMAGERY FROM ©2025 GOOGLE

THIS PLAN IS ISSUED BY UNITED ENVIRONMENTAL SERVICES LTD SUBJECT TO THE CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN AUTHORISATION IS GIVEN.



Appendix 3 – Photographs



Photograph 1 – The stump of T5, with encroaching bramble and ivy.



Photograph 2 – The stump of T6, with encroaching bramble.



Photograph 3 – T7.



Photograph 4 – T7.1, PRF in the form of a knot hole on the southern limb. The cavity extends approximately 3cm.



Photograph 5 – T7.2, PRF in the form of a tear out on a southern limb.



Photograph 6 – T7.3, PRF in the form of a knot hole on a south-eastern limb. The cavity extends down the branch approximately 30cm and is approximately 4cm diameter.



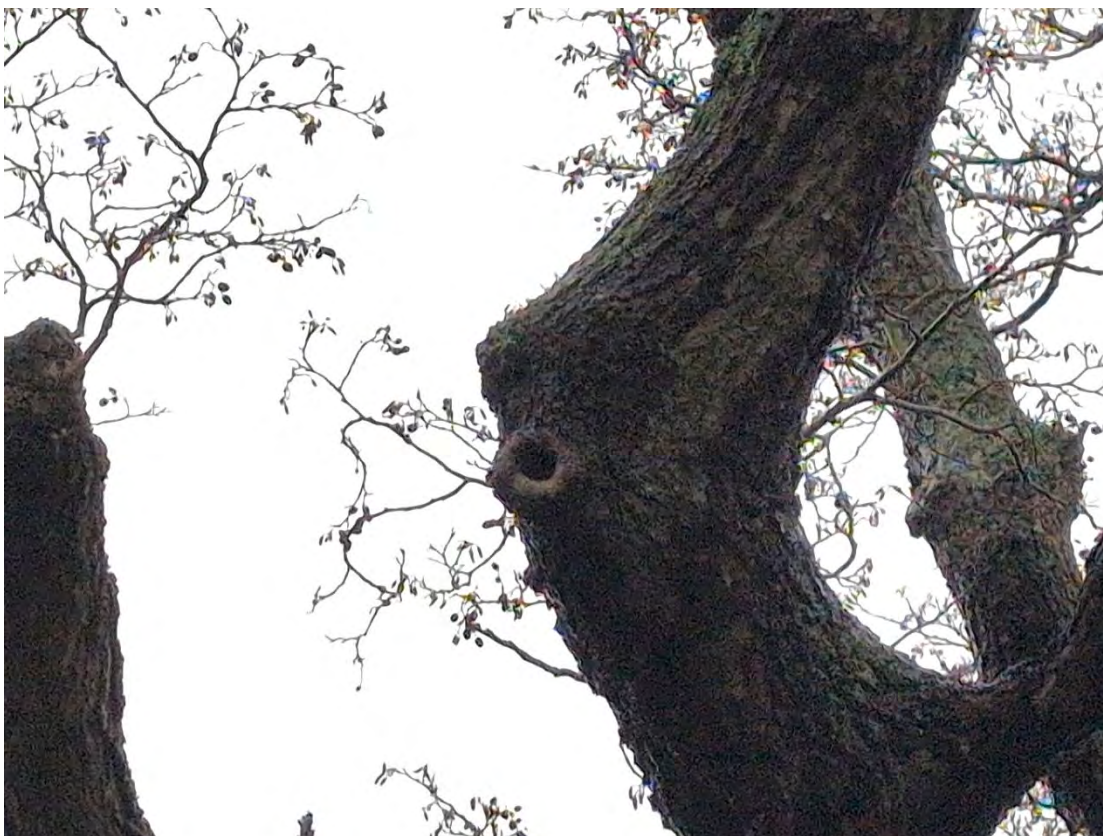
Photograph 7 – T7.4, PRF in the form of a knot hole on a south-eastern limb.



Photograph 8 – T7.5, PRF in the form of a knot hole which joins with a large hollow branch cavity.



Photograph 9 – T7.6, PRF in the form of a tear out on a northern limb. The cavity extends further into the branch.



Photograph 10 – T7.7, PRF in the form of a small knot hole on a north limb.



Photograph 11 – The stump of T8, with encroaching ivy.



Photograph 12 – The stump of T9, with encroaching bramble and ivy.



Photograph 13 – T10.



Photograph 14 – T10.1, PRF in the form of a wound from an old tear out. The cavity extends upwardly to a depth of approximately 8cm and is 4cm wide.



Photograph 15 – The stump of T11, with encroaching ivy.



Photograph 16 – T12.



Photograph 17 – T12.1, PRF in the form of a tear out upon a south-western limb.



Photograph 18 – T12.2, PRF in the form of a west facing knot hole on the trunk.



Photograph 19 – T12.3, PRFs in the form of multiple small knot holes upon the southern limbs.



Photograph 20 – T20.



Photograph 21 – T20.1, PRF in the form of a large knot hole upon the trunk, approximately 6cm in depth.



Photograph 22 – T20.2, PRF in the form of a small knot hole on the trunk.



Photograph 23 – T20.3, PRF in the form of a larger tear out on a northwestern limb. The cavity is approximately 10cm in depth and 4cm wide.



Photograph 24 – T21.



Photograph 25 – T21.1, PRF in the form of a woodpecker hole.



Photograph 26 – T21.2, PRF in the form of a rot cavity within the middle stem, extending upwards about 6cm.



Photograph 27 – T22.



Photograph 28 – T22.1, PRF in the form of a callus roll on the main stem. The callus is hollow, extending up further than the endoscope; and therefore, could not be fully inspect.



Photograph 29 – T23.



Photograph 30 – T24.



Photograph 31 – T25.



Photograph 32 – T25.1, PRF in the form of a small knot hole upon a western facing limb.



Photograph 33 – T26.



Appendix 4 – External lighting guidance

Lighting scheme in relation to bats

The two most important features of street and security lighting with respect to bats are:

1. The UV component. Low or zero UV installations are preferred to reduce attraction of insects to lighting and therefore to reduce the attraction of foraging bats to these areas.
2. Restriction of the area illuminated. Lighting must be shielded to maintain dark areas, particularly above lighting installations, and in many cases, land adjacent to the areas illuminated. The aim is to maintain dark commuting corridors for foraging and commuting bats. Bats avoid well lit areas, and these create barriers for flying bats between roosting and feeding areas.

UV characteristics:

Low

- Low pressure Sodium Lamps (SOX) emit a minimal UV component.
- High pressure Sodium Lamps (SON) emit a small UV component.
- White SON, though low in UV, emit more than regular SON.

High

- Metal Halide lamps emit more UV than SON lamps, but less than Mercury lamps
- Mercury lamps (MBF) emit a high UV component.
- Tungsten Halogen, if unfiltered, emit a high UV component
- Compact Fluorescent (CFL), if unfiltered, emit a high UV component.
- Variable
- Light Emitting Diodes (LEDs) have a range of UV outputs. Variants are available with low or minimal UV output.
- Glass glazing and UV filtering lenses are recommended to reduce UV output.

Street lighting

- Low-pressure sodium or high-pressure sodium must be used instead of mercury or metal halide lamps. LEDs must be specified as low UV. Tungsten halogen and CFL sources must have appropriate UV filtering to reduce UV to low levels.
- Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each lamp to direct light and contain spillage. Light leakage into hedgerows and trees must be avoided.
- If possible, the times during which the lighting is on overnight must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to reduce the amount of 'lit time' and provide dark periods.

Security and domestic external lighting

The above recommendations concerning UV output and direction apply. In addition:

- Lighting should illuminate only ground floor areas. Light should not leak upwards to illuminate first floor and higher levels.
- Lamps of greater than 2000 lumens (150 W) must not be used.
- Movement or similar sensors must be used. They must be carefully installed and aimed, to reduce the amount of time a light is on each night.
- Light must illuminate only the immediate area required, by using as sharp a downward angle as possible. Light must not be directed at or close to bat roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit.
- Wide angle illumination must be avoided as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- Lighting must not illuminate any bat bricks and boxes placed on buildings, trees or other nearby locations.



Appendix 5 – Statutory and planning context

Ecological assessments

Ecological assessments play an important part within the planning context; they include an initial assessment which highlights any specific interests of a site. From the initial site assessment, the surveyor assesses the suitability of habitats within the site to support protected species and makes recommendations for further survey works if required. The following paragraphs provide a brief interpretation of the legislative protection that is relevant to the findings of this report.

Bats

In the United Kingdom, all species of bat and their roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Amendment (EU exit) Regulations 2019 (known as the “Habitats Regulations”). The Wildlife and Countryside Act is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) and was amended by the Countryside and Rights of Way Act 2000. This makes it an offence to:

- Deliberately, intentionally or recklessly kill, injure or capture a bat
- Deliberately, intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection
- Deliberately, intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (even if the bat is not present at the time)
- Keep, transport, sell or exchange, or offer for sale or exchange any live or dead bat, any part of a bat or anything derived from a bat

Under UK law, a bat roost is *any structure or place which any wild [bat] ... uses for shelter or protection*. As bats often reuse the same roosts, legal opinion is that a roost is protected whether or not the bats are present at the time of the activity taking place.

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each offence committed.

If an activity is likely to result in any of the above offences, a licence can be applied for to derogate from the protection afforded. These licences must provide appropriate mitigation and are issued by Natural England.

A Natural England mitigation licence application requires a Mitigation Method Statement and, in many cases, a Reasoned Statement of Application. The Mitigation Method Statement contains details of the proposed mitigation works. The Reasoned Statement needs to provide a rational and reasoned justification as to why the proposed development meets the requirements of the Conservation (National Habitats & c.) regulations 1994, namely Regulations 44(2)(e), (f) or (g), and 44(3)(a).

The National Planning Policy Framework 2024 (NPPF) provides guidance on the interpretation of the law in relation to the natural environment and development.

The Natural Environment and Rural Communities (NERC) Act 2006 lists the following bat species as species of principle importance under Section 41:

- Barbastelle *Barbastella barbastellus*
- Bechstein’s bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*

Section 40 requires every public body in the exercising of its functions ‘have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’ (all biodiversity and not just section 41 species and habitats); therefore making these bats a material consideration in the planning process and requiring a detailed ecological bat survey before planning permission can be granted.

Birds

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare.

In addition to the protection afforded to all wild birds, more vulnerable species listed on Schedule 1 of the Act receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

The NERC Act offers further protection to the nests of some species that regularly re-use their nests, even when the nests are not in use.

The leading governmental and non-governmental conservation organisations in the UK have reviewed the population status of 244 UK bird species. "Birds of Conservation Concern 4: the Red List for Birds" is the most recent publication summarising their findings. Three lists, Red, Amber and Green, have been produced based on the most up-to-date evidence available and criteria include conservation status at global and European levels and, within the UK: historical decline, trends in population and range, rarity, localised distribution and international importance. These lists are a valuable resource when considering conservation priorities.

Planning policy

National Planning Guidance is issued in the form of the National Planning Policy Framework 2024 (NPPF). The most relevant section is 15: Conserving and enhancing the natural environment.

Key relevant principles stated in 15: Conserving and enhancing the natural environment are;

- 187.** Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats, and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 192.** To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶⁸; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶⁹; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

- 193.** When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
 - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.