# GROUND LEVEL TREE ASSESSMENT

## SEPTEMBER 2026

**Standen Phase 5 and 6,**
Littlemoor Road,
Clitheroe,
BB7 1HF

URBAN GREEN

# QUALITY MANAGEMENT

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|---|---|---|---|---|---|
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| **Project:** | Standen Phase 5 and 6 | | | | |
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# CONTENTS


1 Executive Summary ..... 1

2 Introduction ..... 5

2.1 Scope ..... 5

2.2 Site Context ..... 5

2.3 Ecology Background ..... 5

2.4 Purpose of this Report ..... 6

3 Methods ..... 7

3.1 Desk Study ..... 7

3.2 Arboricultural Survey ..... 7

3.3 Ground Level Tree Assessment ..... 7

3.4 Constraints to the Survey ..... 8

3.5 Lifespan for Report ..... 8

4 Results ..... 9

4.1 Biological Records ..... 9

4.2 GLTA ..... 9

5 Ecological Assessment & Recommendations ..... 12

5.1 Impact Assessment ..... 12

5.2 Mitigation & Recommendations ..... 12

6 References ..... 14

# Figures and Tables

Figure 1. Site Extent ..... 2
Figure 2. GLTA Results Map ..... 3
Figure 3. Site Photographs ..... 4

Table 1. GLTA & ATI Summary ..... 6
Table 2. – Desk Study Sources of Information ..... 7
Table 3. Suitability of Trees for Roosting Bats (adapted from Collins, 2023) ..... 8
Table 4. Desk study records for bats within 2km of the site ..... 9
Table 5. Summary of GLTA Results ..... 10
Table 6. Trees with roosting potential which require removal. ..... 12

# 1 Executive Summary

1.1.1.1 Taylor Wimpey is proposing the development of a residential estate in two phases, with associated hard and soft landscaping and areas of public open space (POS) at their site in Standen, Clitheroe.

1.1.1.2 Urban Green has been appointed to complete a Ground Level Tree Assessment (GLTA) of the site.

1.1.1.3 The assessment found that 11 of the trees on site were suitable to support roosting, comprising four PRF-M trees features and seven PRF-I trees.

1.1.1.4 The proposed development requires the removal of two PRF-M trees and three PRF-I trees and as such has the potential to impact roosting bats, if present.

1.1.1.5 It is therefore recommended that further survey work is undertaken trees T21 and T61 which are classified as PRF-M, however it is deemed appropriate that construction activities may commence provided that a 20 m precautionary buffer is established around trees T21 and T61 and maintained until the recommended further surveys have been completed in 2027.

1.1.1.6 Additionally, it is recommended that a Precautionary Method of Works document is produced which sets out appropriate working methods for trees classified as PRF-I that are proposed for removal and retained trees assessed as PRF-I or PRF-M.




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Legend:

Red Line Boundary

0.85

Kilometers

N

| | | | |
|---|---|---|---|
| Client: Taylor Wimpey | | Issue: 01 | |
| Project: Standen Phase 5&6 | | Scale @ A4 1:10,000 | |
| Title: Site Context | | Approved by: AH | Checked by: HM |
| Drawing Ref: UG_1451_SITE_CONTEXT | | Author: CL | Date: 21/05/2024 |

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## Legend

N

RLB

Roosting Suitability Category

- PRF-I
- PRF-M

0 25 50 75 100 m



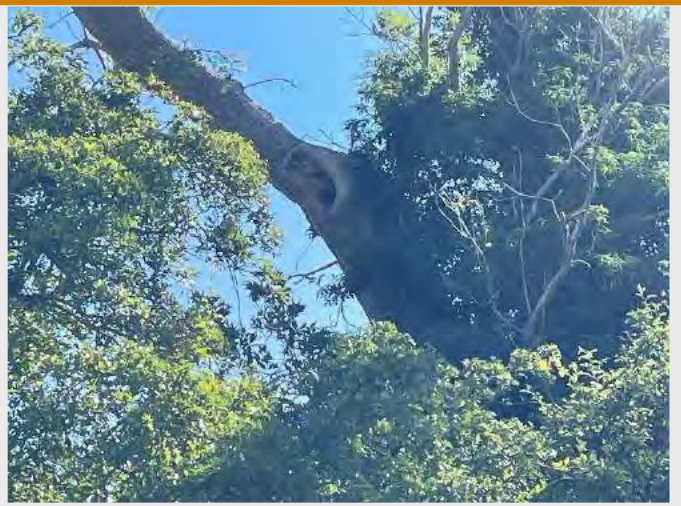

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| | |
|---|---|
| Client: | Taylor Wimpey |
| Project: | Standen Phases 5 and 6 |
| Title: | Ground Level Tree Assessment Results Map |
| Issue: 01 | Figure: 02 |
| Drawn: JH | Checked: BIG / Approved: JH |
| Project: UG1451 | Scale @ A3: 1:3013 / Date: 21/09/2026 |
| Dwg No: UG_1451_ECO_GLTA_01 | Revision: 01 |

Figure 3. Photographs of the Site



Photograph 1: T21 (PRF-M) – Large Ash tree proposed for removal



Photograph 2: T21 – Tear out feature (PRF-M)



Photograph 3: T31 (PRF-M) – Large Ash tree proposed for retention



Photograph 4: T31 – Knot hole feature (PRF-M)



Photograph 5: T55 (PRF-I) – Dead oak tree with desiccation fissures present along deadwood



Photograph 6: G67a (PRF-M) – Large oak tree proposed for retention.



Photograph 7: T61 (PRF-M) – Large ash tree proposed for removal

# 2 Introduction

## 2.1 Scope

2.1.1.1 Taylor Wimpey is proposing the development of a residential estate in two phases, with associated hard and soft landscaping and areas of public open space (POS) at their site in Standen, Clitheroe.

2.1.1.2 Urban Green has been appointed to undertake an updated Ground Level Tree Assessment (GLTA) within the site extent.

## 2.2 Site Context

2.2.1.1 The site is located at National Grid Reference SD 74382 40702 and comprises a total area of approximately 17.2ha (see Figure 1).

2.2.1.2 The site is located on the rural-urban fringe of Clitheroe town, which is present approximately 1km north of the site. An un-named tributary of Pendleton Brook (a tributary of Mearley Brook which flows into the River Ribble) is present on site running north to south-west through the centre of the site. Pendleton Brook borders the south of the site running from east to west. The River Ribble is located approximately 1.5km west of the site, with Mearley Brook present approximately 350m west of the site. Residential properties are located to the north, north-west and west of the site with arable grassland present on all other aspects. Areas of woodland are present within the wider area to the south of the site. The A59 is present approximately 600m east of the site.

## 2.3 Ecology Background

2.3.1.1 A Preliminary Ecological Appraisal (PEA) was conducted at the site by Urban Green in February 2022 (Urban Green, 2022), which included a GLTA of the tree stock present.

2.3.1.2 In summary, two trees were assessed as high potential, six trees were assessed as moderate potential, whilst sixteen trees were assessed as having low potential, under the best practice guidelines at the time (Collins, 2016).

2.3.1.3 Consequently, further survey work in the form of aerial tree inspections and dusk emergence surveys were recommended.

2.3.1.4 In 2024, Urban Green completed an updated GLTA to reassess the tree stocks suitability for roosting bats in line with updated best practice guidance (Collins, 2023). Following which, aerial tree inspections and dusk emergence surveys were completed.

2.3.1.5 A summary of the key findings across the three survey types are stated below:

- Six trees were assessed as 'NONE' with respect to bat roosting potential. No suitable features for bats were present (see Table 3);
- Twenty-two trees were assessed as 'PRF-I' (i.e.: features present were suitable to support a single or very low number of individual bats, such as ivy). These are typically utilised as 'day roosts' or 'transitional roosts', with no maternity or hibernation roosting potential;
- One tree was assessed as 'PRF-M' (i.e. features present that were suitable to support a large number of bats). This tree can support maternity and hibernation bat roosts; and

- No bat roosts were identified during the dusk emergence surveys.

**Table 1. GLTA & ATI Summary**

| Tree References | Category of Suitability |
|---|---|
| T3, T6, T18, T21, T24, T28 | NONE |
| T1, T2, T4, T5, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T19, T20, T22, T23, T25, T27, T29 | PRF-I |
| T26 | PRF-M |

2.3.1.6 In April of 2026 Urban Green (2026b) was commissioned to conduct an update PEA of the site due to the lapse in time since previous survey effort. The update assessment confirmed that the tree stock on site still provided suitable opportunities for roosting bats, and due to the lapse in time it was recommended that a repeat GLTA was undertaken to ensure the ecological baseline remains current and to maintain compliance with relevant wildlife legislation.

## 2.4 Purpose of this Report

2.4.1.1 This report has been produced to document the methods, results and conclusions of a Ground Level Tree Assessment. The objective of the assessment includes a field survey of all trees within the survey area assessing their suitability for roosting bats, following guidance set out in Collins (2023).

2.4.1.2 The assessment will determine whether further bat surveys are required to confirm likely absence or presence of roosting bats.

2.4.1.3 Relevant UK legislation of the protection of all UK bats are detailed in Appendix 1.

# 3 Methods

## 3.1 Desk Study

3.1.1.1 Sources of information used in the desk study are presented in Table 2.

**Table 2. – Desk Study Sources of Information**

| Source | Date Consulted | Information Sought |
|---|---|---|
| Online aerial imagery | 15/09/2026 | Review of satellite imagery. |
| Lancashire Environmental Records Network (LERN) | 09/07/2026 | Records of bats within 2km of the site boundary. |

## 3.2 Arboricultural Survey

3.2.1.1 An Arboricultural Impact Assessment has been completed by Urban Green (2026).

3.2.1.2 This report has been reviewed, and the Tree Schedule and Tree Retention Plan have been used to cross reference tree numbers for consistency across both documents.

## 3.3 Ground Level Tree Assessment

3.3.1.1 A GLTA was carried out on site on 14th July 2026. It was completed by Jake Healy Senior Ecologist, who holds a Level 1 Bat Licence (Ref: 2025-85561-CL17-BAT).

3.3.1.2 The GLTA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 4th edition (Collins, 2023).

3.3.1.3 The survey involves a detailed inspection of trees from the ground to compile information about the tree, PRFs (or lack of), and any evidence of bats.

3.3.1.4 The survey focused on those trees that are likely to be impacted as a result of the development, i.e. those to be removed or those within vicinity of the deveolkpment footprint. Those trees that are to be retained and unimpacted by the development, i.e. the southern boundary of W40, were not included within the assessment.

3.3.1.5 The inspection was conducted systematically and consistently around all parts of the tree (from all angles, both up close to the trunk and further away, where access permitted).

3.3.1.6 Binoculars were also used to focus in on features higher up the trunk and on upper canopy limbs when required.

3.3.1.7 All features identified were recorded utilising ArcGIS Field Maps, allowing for GPS data to be recorded for each feature.

3.3.1.8 During a GLTA, the suitability of trees and PRFs can be categorised according to the categories outlined in Table 3. However, at this stage, the PRFs are not inspected in further detail (aerially, with an endoscope etc.) and therefore this is only an estimate of their potential for supporting roosting bats.

**Table 3. Suitability of Trees for Roosting Bats (adapted from Collins, 2023)**

| Category of Suitability | Further Survey Requirements |
|---|---|
| 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 | A tree with at least one PRF present |
| 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 |

## 3.4 Constraints to the Survey

3.4.1.1 Where a lack of records is found during the desk search for a defined geographical area, it does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

3.4.1.2 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

## 3.5 Lifespan for Report

3.5.1.1 In accordance with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM, 2019), the details of this report will remain valid for a period of **18 months** from the date of the survey (i.e. January 2028). After this date, this assessment should be reviewed to determine whether any update surveys are required.

# 4 Results

## 4.1 Biological Records

4.1.1.1 Data supplied by LERN was reviewed and the closest and most relevant records pertaining to bats were extracted, see Table 4 for a summary of the records.

4.1.1.2 Seven of the records provided in Table 4, related to *Pipistrelle* sp. roosts, with the closest relating to a maternity roost of 144 individuals located 745m from the site.

**Table 4. Desk study records for bats within 2km of the site**

| Common Name | Scientific Name | Key Legal Protection / Policy Consideration | Total Number of Records | Closest Record to Site Boundary | |
|---|---|---|---|---|---|
| | | | | Distance (m) | Year |
| Bats | | | | | |
| Common pipistrelle | *Pipistrellus pipistrellus* | WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2 | 1 | 1200 | 2022 |
| Unknown pipistrelle | *Pipistrellus sp.* | WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2 | 13 | 670 | 2013 |

## 4.2 GLTA

4.2.1.1 During the field survey the site was assessed to support a modest tree stock; 72 individual trees were assessed by GLTA methodology, comprising trees within boundary hedgerows, as groups, within woodland habitat, and individually scattered around the site.

4.2.1.2 Of these trees, 11 were categorised as providing suitable roosting features for supporting either a single PRF or multiple features.

4.2.1.3 The remaining trees were assessed as holding negligible potential for roosting bats, with no suitable features identified or were not anticipated to be impacted by the proposed development and as such were not included for survey.

4.2.1.4 Table 5 summarises the results of the field survey.

**Table 5. Summary of GLTA Results**

| Tree Reference | Species | What3Words Grid Reference | Safe to Climb? | Type of feature | Height of feature (m) | Location of feature | Details of Feature/s | Roosting Potential Classification |
|---|---|---|---|---|---|---|---|---|
| T14 | Ash | ///jobs.turkeys.bandwagon | Yes | Knot hole | 5m | South-east facing limb | Small knot hole which appears to open j to small cavity | PRF-I |
| T21 | Ash | ///others.shipyards.slacker | Yes | Tear out | 9m | North-western aspect of stem | Large tear out feature that has opened into large internal cavity. Entrance lip has debris and dirt present indication bird using cavity - potentially kestrel nest | PRF-M |
| T25 | Beech | ///dart.captions.purely | Yes | Compression fork | 8m | Western facing limb | Small sheltered cavity unchanged from precious survey effort. | PRF-I |
| T31 | Ash | ///proper.used.barrel | Yes | Knot hole | 6m | North-western aspect of stem | Knot hole feature that enters cavity-potentially also suitable for nesting birds of prey | PRF-M |
| T39 | English Oak | ///cakes.surprised.weedy | Yes | Wound | 9m | Eastern facing limb | Potentially small cavity at apex of wound | PRF-I |
| T53 | English Oak | ///piper.campers.glassware | No | Lifting bark | 2.5 | Northern aspect of stem | Large plate of bark that has lifted from stem and enters sheltered crevice. Slightly exposed - suboptimal feature | PRF-I |
| | | | | Desiccation fissure | 4 | Eastern aspect of stem | Desiccation fissures prevalent on all aspects of tree, most are shallow and not suitable. Although there a couple of features that appear to enter suitable shallow cavities. | |
| | | | | Knot hole | 5 | North-east facing limb | Old dead limb protruding from knot hole. Shallow cavity at base where tree has tried to close up wound. | |
| T54 | English Oak | ///prowl.broker.goods | No | Tear out | 5m | North-east facing limb | Dead oak with various desiccation fissures around stem and upper limbs. That may provide opportunities for day roosting individual bats. | PRF-I |

| Tree Reference | Species | What3Words Grid Reference | Safe to Climb? | Type of feature | Height of feature (m) | Location of feature | Details of Feature/s | Roosting Potential Classification |
|---|---|---|---|---|---|---|---|---|
| | | | | Desiccation fissure | 6m | Eastern facing limb | Desiccation fissures prevalent within limbs providing small crevice features for individual bats. | |
| T55 | English Oak | ///roses.bearings.slanting | No | Desiccation fissure | 1.5m | South-western aspect of stem | Dead wood with desiccation fissures running up stem/limb dead wood plate appears to be hollow behind with multiple possible entry points. | PRF-I |
| T56 | English Oak | ///sheep.dared.sheepish | Yes | Tear out | 6m | Southern facing limb | Tear out on underside of upper limb providing small. Appears to be a small cavity present. | PRF-I |
| T61 | Ash | ///rang.immunity.equity | No | Tear out | 8m | North-western aspect of stem | Large opening into hollow stem cavity | PRF-M |
| G67 a | English Oak | ///incensed.cornering.parks | Yes | Tear out | 8m | North facing limb | Feature appears to be large cavity. That is potentially open at apex. | PRF-M |

# 5 Ecological Assessment & Recommendations

## 5.1 Impact Assessment

5.1.1.1 Four trees have been assessed as PRF-M, based on the presence of PRFs that are suitable to support multiple bats and therefore provide opportunities for potential maternity colonies. Additionally, seven trees were assessed as PRF-I and are suitable for supporting individual or low numbers of bats which are likely to comprise roosts of low conservation value, if present.

5.1.1.2 Of the trees assessed as suitable to support roosting bats, the proposed development requires the felling of five trees – two PRF-M, and three PRF-I - as shown in the Tree Removal Plan (Urban Green, 2026a) and detailed in Table 6.

**Table 6. Trees with roosting potential which require removal.**

| Tree Reference | Roosting Potential Classification |
|---|---|
| T21 | PRF-M |
| T25 | PRF-I |
| T54 | PRF-I |
| T55 | PRF-I |
| T61 | PRF-M |

5.1.1.3 All bats and their roosts are legally protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly destroy or damage a bat roost, kill or injure bats, or disturb bats while roosting.

5.1.1.4 To that end, the tree removal work and construction activities have the potential to contravene this legislation without proper consideration.

## 5.2 Mitigation & Recommendations

### 5.2.1 Further Survey Work

5.2.1.1 As trees T21 and T61 have been assessed as supporting 'PRF-M' features and are proposed for removal to facilitate the Proposed Development, further survey effort is recommended to establish the presence or likely absence of roosting bats prior to their removal.

5.2.1.2 It is understood that the Proposed Development has received planning permission subject to conditions. On this basis, construction activities may commence provided that a 20 m precautionary buffer is established around trees T21 and T61 and maintained until the recommended further surveys have been completed in 2027.

5.2.1.3 Three trees assessed as supporting 'PRF-I' features do not require additional survey and may instead be removed in accordance with precautionary working methods outlined below.

### 5.2.2 Precautionary Working Methods

5.2.2.1 It is recommended that a Precautionary Method of Works (PMoW) document is prepared prior to the commencement of construction activities. The PMoW should set out appropriate working methods for trees classified as PRF-I that are proposed for removal (T25, T54 and T55), such as the implementation of pre felling checks and soft felling techniques following the principles detailed in the Bat Mitigation Guidelines (Reason & Wray, 2023).

5.2.2.2 Additionally, the document should set out appropriate measures to minimise the risk of disturbance or harm to roosting bats and ensure that works are undertaken in an appropriate and precautionary manner around retained trees classified as PRF-M or PRF-I where construction activities are proposed within their vicinity.

# 6 References


CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

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

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Urban Green (2022). Preliminary Ecological Appraisal. UG_1451_ECO_PEA_01

Urban Green (2026a). Arboricultural Impact Assessment. UG_1451_ARB_AIA_01_REV_04_FINAL

Urban Green (2026b). Preliminary Ecological Appraisal. UG_1451_ECO_PEA_02

# Appendix 1 – Relevant Legislation

**Bats**

All species of bat are listed on Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and Schedule 2 of *The Conservation of Habitats and Species Regulations 2017*, making them *European Protected Species*. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- deliberately capture, injure or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely to:
    - impair its ability to survive, breed, or rear or nurture their young;
    - impair its ability to hibernate or migrate.
    - affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*)
- Lesser horseshoe bat (*Rhinolophus hipposideros*)
- Bechstein's bat (*Myotis bechsteinii*)
- Barbastelle (*Barbastella barbastellus*)
- Greater mouse-eared bat (*Myotis myotis*)