

27 August 2026

Interim Bat Survey Report (Trees) Ashby Road, Markfield

BLADE Ecology Ltd. was commissioned by Allison Homes to undertake an update Ground Level Tree Assessment (GLTA) and subsequent aerial tree climbing and potential roost feature (PRF) inspection survey at the land off Ashby Road, Markfield (centred on Ordnance Survey grid reference SK 48824 10712).

An initial ground-based inspection of the trees within the application site was undertaken by P. Vincent (Natural England bat licence ref: 2026-89067-CL18-BAT) & E. Biddle on 20 July 2026 following best practice guidelines. The following were identified and considered:

- Evidence that bats have or are using the tree (e.g. bat droppings, feeding remains, oil staining).
- Potential roost features formed by disease and decay including woodpecker and squirrel holes, knot holes, pruning cuts, tear outs, wounds, cankers, compression, forks and butt rots.
- Potential roost features formed by damage including lightning strikes, hazard beams, subsidence, cracks, shearing cracks, transverse snaps, welds, lifting bark, desiccation, fissures and frost cracks.
- Potential roost features formed by association including fluting and ivy.
- The surrounding area's suitability for commuting and foraging bat species.

Based on the above, a level of suitability was assigned determining the requirement for further survey work. The guidance for assessing suitability of trees for roosting bats is shown in Table 1¹:

Table 1: guidelines for assessing the potential suitability for roosting bats of trees.

Potential Suitability	Description
None	Either no potential roost features in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if potential roost features are present in the tree.
PRF	A tree with at least one potential roost feature present.
PRF-I	Potential roost feature is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	Potential roost feature is suitable for multiple bats and may therefore be used by a maternity colony.

A total of 26 trees were identified as requiring further assessment. A summary of results from the ground level inspection can be viewed within Appendix A.

All trees holding FAR and PRF suitability for roosting bats were subject to an aerial PRF inspection on 3 August 2026. Where further trees were identified that were assessed to hold suitability but were not included within the original assessment (Aspect Ecology, 2021) these were also subject to inspection.

¹ Taken and adapted from: Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition). The Bat Conservation Trust, London, UK.

Following the aerial inspection of 26 trees, two trees were classified as holding PRF-M and two trees were identified as holding PRF-i suitability. Many of the features previously identified from ground level did not progress sufficiently to provide suitable bat roosting suitability.

Table 2: results of first aerial PRF inspection on 3 August 2026

Tree Number	Bat Roosting Suitability	Notes	Evidence of Bats
G2 (7 th tree from east boundary)	PRF-m	Beech. Damage featuring PRF cavity. Occupied by a squirrel nest.	None
G1 (between T4 & T5)	PRF-i	Beech. PRF-I at 4m, very exposed cavity. Multiple PRF-i in the dead top.	None
G1 (3 rd tree to east of internal boundary)	PRF-i	Beech. Two PRF-I woodpecker holes.	None
T11	PRF-m	Beech. Hollow trunk with large vertical fissure from ground level to 4m. The upper half of the fissure is exposed but cavities extend into two branches	None

In line with current guidance (Collins, 2023), trees holding PRF-M suitability were subject to a second PRF inspection on 26 August 2026. No bats or associated evidence was recorded.

Table 3: results of second aerial PRF inspection on 26 August 2026

Tree Number	Bat Roosting Suitability	Notes	Evidence of Bats
G2 (7 th tree from east boundary)	PRF-m	Remains an active squirrel nest	None
T11	PRF-m	Features remain but no bats in-situ or evidence of bats e.g. droppings, oil staining, feeding remains.	None

BLADE Ecology have been instructed to carry out a third PRF inspection of identified PRF-M trees on 16 September 2026.

Summary

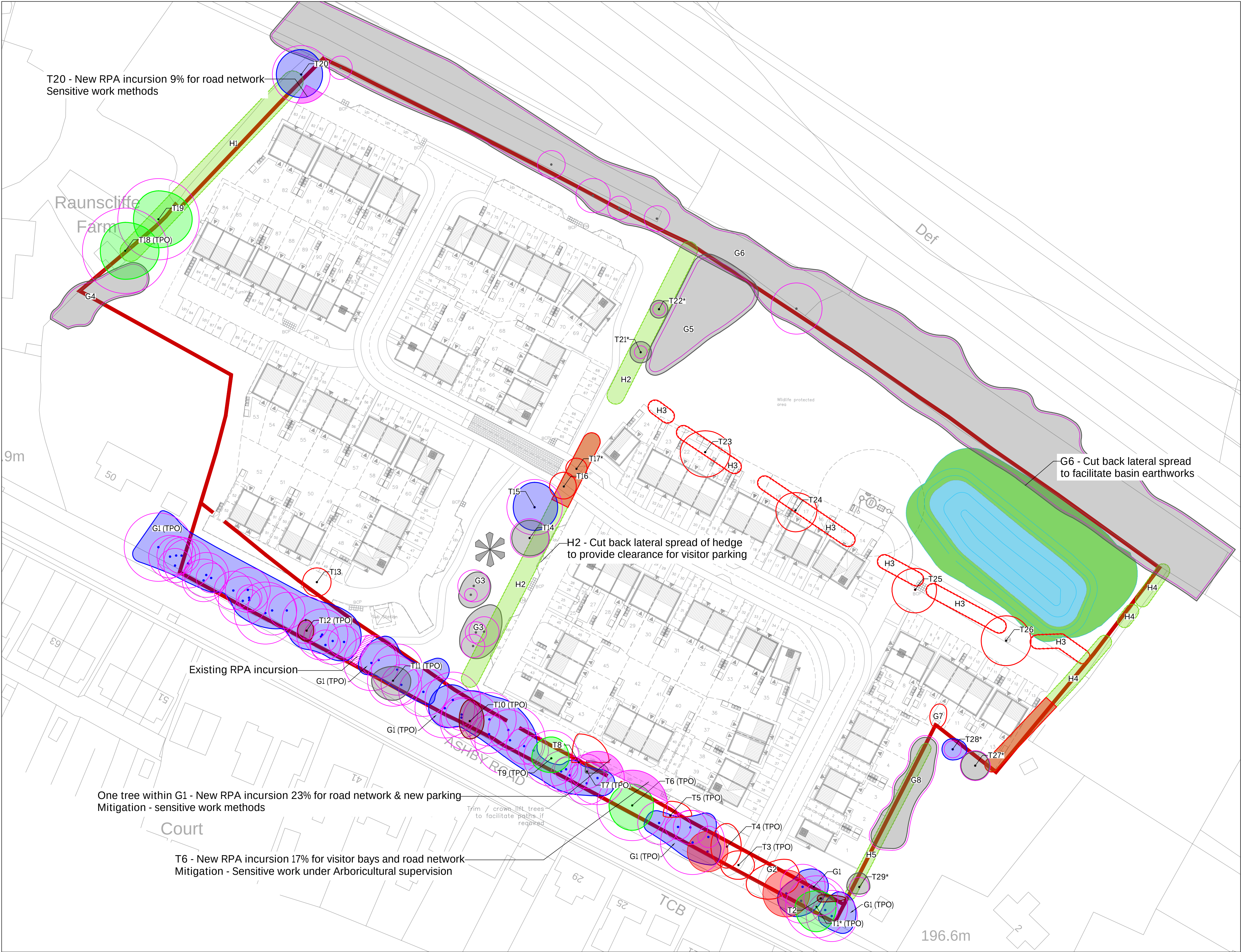
No evidence of bats has been recorded within any of the trees on-site. None of the trees identified as holding PRF-I suitability are to be impacted by the proposals.

In the unlikely case that bats are recorded within the PRF-M tree (to be removed), a Natural England licence will be sought and an appropriate scheme of mitigation agreed to allow lawful completion of the works.

Appendix A

Tree Protection Plan V9 – BLADE Trees

Summary of Ground Level Tree Assessment (GLTA) – 20 July 202



KEY.

Trees / Groups

Canopy Spread

Tree Stem

Root Protection Area (RPA)

A Category Tree
(High quality / retention value)

B Category Tree
(Moderate quality / retention value)

C Category Tree
(Low quality / retention value)

U Category Tree
(No remaining retention value)

Hedgerows
(Not assigned BS5837:2012 category)

Arboricultural Impact

Tree / Group to be REMOVED

Group to be PART-REMOVED

New RPA Incursion

Existing RPA Incursion

Notes
Trees denoted with an (*) have been plotted utilising on site features as no topographical data was available at the time of survey.

30 St Georges Square, Worcester, WR1 1HX
01905 947558
www.weareblade.co.uk

CLIENT
Allison Homes

PROJECT
Land at Ashby Road, Markfield

DRAWING TITLE
Arboricultural Impact Plan

DRAWING STATUS
Planning

DRAWING NO. 431-T-D-PL-AIP-V9		REVISION V9	
DRAWN SS	CHECKED SH	SCALE 1:500	PAPER SIZE A1
		DATE July 2026	

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REV	V9	Updated Site layout	15/07/26	REV	V6	Updated layout to include sub station	27/05/26
	V8	Updated layout including drainage and proposed levels	17/06/26		V5	Updated layout	26/05/26
	V7	Update to include draft level plans	01/06/26		V4	Updated layout	08/04/26
					V3	Updated footpath layout	06/01/26
					V1	Updated hedge retention issue to client	04/12/25
Date		Date		Date		Date	

Table 4: results of ground level tree assessment undertaken on 20 July 2026.

Tree Number	Species	Bat Roosting Suitability	Tree Number	Species	Bat Roosting Suitability
T1	Beech	NPRF	G1	Beech	NPRF
T2	Pinus	NPRF	T11	Beech	FARL
G1	Copper beech	FARL	G1	<i>Pinus</i> sp. (behind T11)	NPRF
G1	Beech	FARC	G1	<i>Pinus</i> sp.	NPRF
G1	Beech	FARC	G1	Beech (in gateway wall)	NPRF
G1	<i>Pinus</i> sp.	NPRF	G1	Beech	FARC
G2	Beech	FARL	G1	Beech	FARC
G2	Holly & dead holly	FARG	T12	Beech	FARL
G2	<i>Pinus</i> sp.	NPRF	G1	Pinus	NPRF
G2	Beech	NPRF	G1	Beech	NPRF
T3	Beech	FARC	G1	Pinus	NPRF
T4	Pinus	NPRF	G1	Beech	FARC
G1	Beech	FARL/C	G1	Beech	FAR
G1	Beech	FARC	G1	Three close-growing beech	FARC
T5	Pinus	NPRF	G1	<i>Pinus</i> sp.	NPRF
T6	Beech	NPRF	G1	Beech	NPRF
G1	Hawthorn (x3)	NPRF	G1	Beech (x3)	NPRF
G1	<i>Pinus</i> sp.	FARC	G1	Beech (end of south boundary)	NPRF
G1	Beech	NPRF	T13	Pedunculate oak	NPRF
T7	<i>Pinus</i> sp.	NPRF	T14	Goat willow	NPRF
T8	Ash	NPRF	T15	Pedunculate oak	FARC
G1	Copper beech	NPRF	T16	Silver birch	NPRF
G1	Hawthorn	NPRF	T17	Beech	NPRF

G1	Ash	NPRF	T18	Pedunculate oak	NPRF
T9	Beech	FARC	T19	Pedunculate oak	FARC
G1	Beech (small)	NPRF	T20	Pedunculate oak	NPRF
G1	Beech (slightly larger)	FARL	T21	Ash	NPRF
G1	Beech (twin from 1.5)	NPRF	T22	Ash	NPRF
G1	<i>Pinus</i> sp.	NPRF	T23	Ash	NPRF
G1	Beech	NPRF	T24	Ash	FARC
G1	Beech (adjacent fence)	FARL/C	T25	Ash	FARC
T10	Beech	pFARC	T26	Ash	FARC
G1	Beech (smaller beech behind)	NPRF	T27	Field maple	NPRF
G1	Pine	NPRF	T28	Silver beech	NPRF
G1	Beech	FARG	T29	Field maple	NPRF
G1	Beech	NPRF			

Key:

<i>PRF</i>	<i>Potential roost feature for bats</i>
<i>PRF-i</i>	<i>PRF-i for individual or small numbers of bats</i>
<i>PRF-m</i>	<i>PRF for multiple bats</i>
<i>NPRF</i>	<i>No PRFs</i>
<i>FAR</i>	<i>Further assessment required</i>
<i>FARG</i>	<i>FAR from ground level</i>
<i>FARL</i>	<i>FAR from ladders</i>
<i>FARC</i>	<i>FAR climbing</i>
<i>AI</i>	<i>Aerial inspection</i>
<i>(!)</i>	<i>Caution</i>