

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

34 Cyprus Road, Burgess Hill, Burgess Hill, West Sussex, RH15 8DX

Client:

Sanj Rajput

Survey date:

07th January 2025

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. The proposal is described as “Demolition of existing building; erection of a part -4, part-5 storey building to provide 14 no. supported living accommodation (Use Class C2) and commercial space (Use Class E)”.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Chantae Wells BSc (Hons) MSC, (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) on 07/01/2025					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
07/06/2025	6	61	90	4	None

Ecological Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings	The site is located in Burgess Hill at National Grid Reference at TQ 31447 19108 with an approximate area of 300m², comprising one building, associated hard-standing and modified grassland with one small tree. The site is situated in a residential area, with scattered trees, hedgerows and green parks in the wider area. <u>Buildings (u15b)</u> There is one building within the site. This is described further in the bat section of this report. <u>Developed land, sealed surface (u1b)</u> The site is surrounded by concrete pathways.

	<u>Modified grassland (g4, secondary code 32)</u> There is a strip of modified grassland on the east and north side of the building. The grass is dominated by perennial rye grass, with abundant bramble and frequent ribwort plantain and nettles. There is approximately 10% bare ground, no invasive species, no evidence of physical damage and the grass is uniform in height (<7cm). There is one small rowan tree at the north of the site. Local notable habitats The following notable habitats are present within 2km of the site: Lowland dry acid grassland (closest of which is ~1.7km east), Ancient woodland (closest of which is ~600m south), and Wood-pasture and Parkland (closest of which is ~1.7km east).
<i>Foreseen Impacts</i>	No direct impacts to any habitats of biodiversity value are anticipated due to the small scale of the works and the lack of biodiverse habitats on, or within close proximity, to the site.
<i>Recommendations</i>	The development is required to demonstrate a minimum of 10% biodiversity net gain, as per current Natural England Guidance: https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any statutory designations. Statutory designated sites (within 2km) <u>Ditchling Common Site of Special Scientific Interest</u> is ~1.7km east and comprises five types of acidic heath grassland, containing locally uncommon plants, butterfly and moths. The areas of woodland and scrub are locally valuable for breeding birds such as willow warbler, blackcap, whitethroat, linnet and yellow hammer

	<u>Bedelands Farm Local Nature Reserve</u> is ~1.4km north and comprises wildflower meadows, grazed meadows, wetlands, ancient hedgerows and woodland. The presence of non-statutory designation sites cannot be ascertained without biological records data.
<i>Foreseen Impacts</i>	No direct impacts are anticipated on statutory designated sites given the small scale of the works and the distance of the site from statutory designated sites. Indirect impacts, such as increased recreational pressure, may occur to the local nature reserve and site of special scientific interest as the proposal will result in a higher number of people living in the area. The presence of non-statutory sites cannot be ascertained without biological records data, however given the small scale of the works, direct impacts are not anticipated to occur outside of the site boundary.
<i>Recommendations</i>	Best practice to minimise the risk of pollution to the nearby non-statutory designated sites (which may be present within the local area) must be followed during demolition and construction.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive or non-native species recorded on site.
<i>Foreseen Impacts</i>	No impacts anticipated.
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The small patch of grassland within the site provides suitable habitat for common invertebrates. The site contains no habitat to support notable assemblages of invertebrates.
<i>Foreseen Impacts</i>	No impacts anticipated.
<i>Recommendations</i>	No further surveys.

Bats																				
Summary of Survey Findings	EPSLs																			
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are three granted EPSLs within a 2km radius of site as detailed below:																			
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2016-26440-EPS-BDX</td><td>Common pipistrelle</td><td>900m north</td><td>Damage and destruction of a breeding site and resting place</td></tr><tr><td>2017-29042-EPS-MIT</td><td>Soprano pipistrelle</td><td>1.4km south</td><td>Destruction of a resting place</td></tr><tr><td>2020-50065-EPS-MIT</td><td>Soprano pipistrelle and brown long-eared</td><td>1.5km north-west</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-26440-EPS-BDX	Common pipistrelle	900m north	Damage and destruction of a breeding site and resting place	2017-29042-EPS-MIT	Soprano pipistrelle	1.4km south	Destruction of a resting place	2020-50065-EPS-MIT	Soprano pipistrelle and brown long-eared	1.5km north-west	Destruction of a resting place
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Roosting habitat																				
The building is a one-storey brick building with a pitched roof clad with concrete roof tiles. The roof is hipped on the south elevation and gable on the north elevation. There are large glass doors and windows on the south elevation and a chimney present on the east and west elevation. There is an extension on the north elevation, with a lean-to, flat roof. The doors and windows are tight fitted. The timber soffits and fascias are in moderate condition, with gaps at the south-east and south-west ends, which are suitable for crevice-dwelling bats. Furthermore, there is a gap between the soffit and brick wall and a gap under lifted roof tile on the south-west elevation, which are suitable for crevice-dwelling bats. There was no access to the interior of the building, however there are no loft spaces or basements present.																				

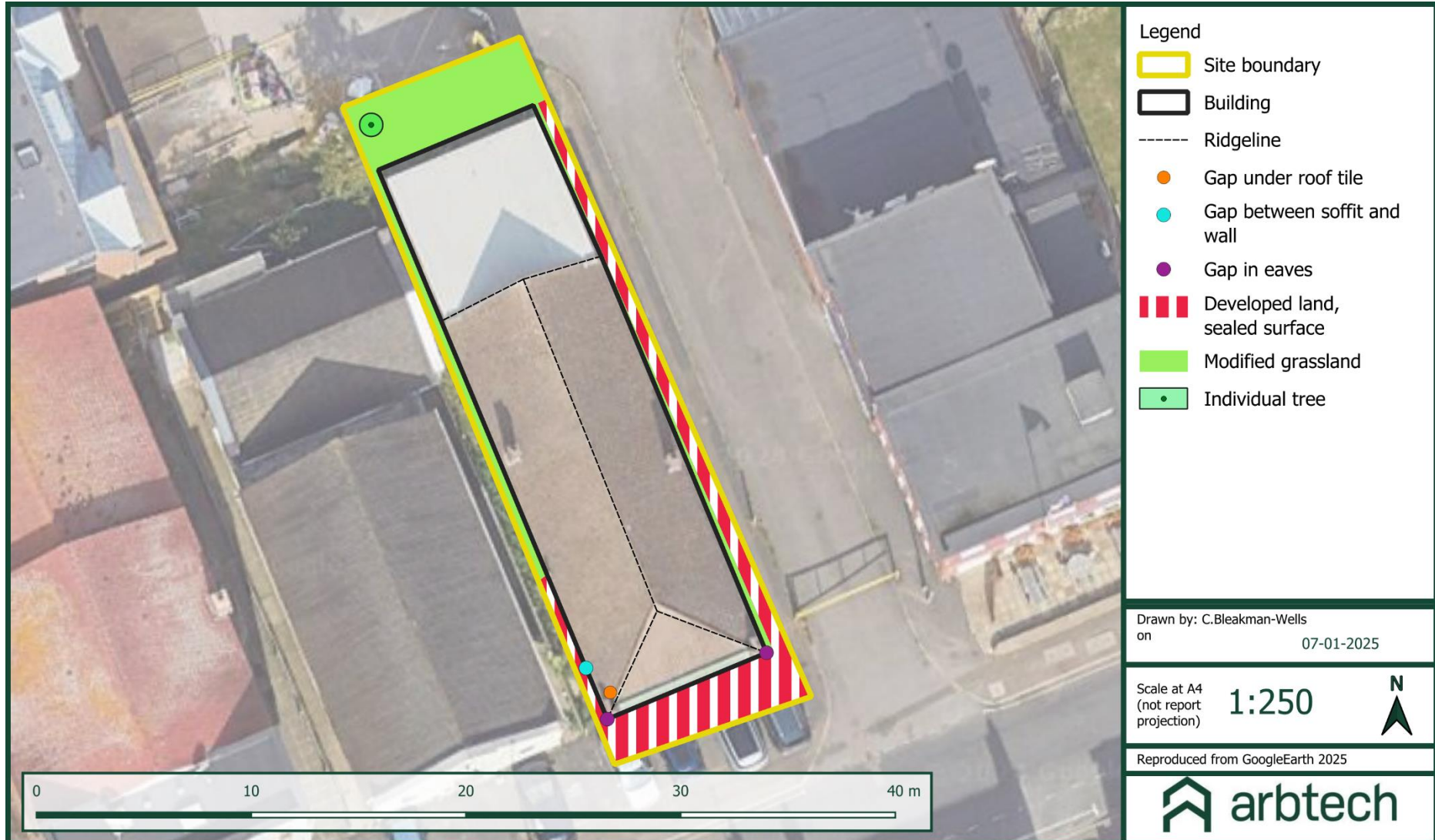
	The building is assessed as low value to roosting bats.
<i>Foreseen Impacts</i>	The proposed development (demolition of existing building) may result in the destruction of bat roosts (if present), which may lead to injury or death of bats.
<i>Recommendations</i>	One bat emergence survey is required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost in the building. Infra-red cameras must be used as an aid. Four surveyors are required to provide full coverage of the building. If the absence of a bat roost cannot be determined during the first visit, then further surveys will be required. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of two weeks apart. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.
Birds	
<i>Summary of Survey Findings</i>	No evidence of breeding birds was observed during the survey; however, the building roof offers suitable habitat for breeding birds.
<i>Foreseen Impacts</i>	The proposed development may result in the destruction of birds' nests on the building (if present).
<i>Recommendations</i>	The demolition works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds (for example within the single tree within the site) during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
Reptiles	
<i>Summary of Survey Findings</i>	There is no suitable habitat for reptiles within the site.
<i>Foreseen Impacts</i>	No impacts anticipated.
<i>Recommendations</i>	None.
Amphibians	
<i>Summary of Survey Findings</i>	There are 19 granted EPSLs for great crested newts within 2km of the site, the closest of which being 740m east of the site, separated from the site by a railway line. There is no suitable terrestrial or aquatic habitat within the site. A review of areal imagery indicates the presence of one pond within 500m of the site, which is ~350m east of the site, separated from the site by a trainline and numerous residential properties and roads.
<i>Foreseen Impacts</i>	The risk to amphibians is acceptably low.
<i>Recommendations</i>	In the unlikely event that great crested newts are observed within the site, all works must stop with immediate effect and advice must be sought from a suitably qualified ecologist. If any common amphibians are found on site, they should be left to disperse of their own accord. If in immediate danger and will not move of their own volition, they may be gently removed and placed in an area of vegetation.

Badger	
<i>Summary of Survey Findings</i>	There were no badger setts or evidence of badgers within the site. There is no suitable habitat for badgers within the site.
<i>Foreseen Impacts</i>	No impacts anticipated.
<i>Recommendations</i>	None.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site.
<i>Foreseen Impacts</i>	No impacts anticipated.
<i>Recommendations</i>	None.
Hazel dormouse	
<i>Summary of Survey Findings</i>	There are eight granted EPSLs for dormice within 2km of the site, the closest being approximately 1.4km east and north of the site. There is no suitable habitat for hazel dormice within the site.
<i>Foreseen Impacts</i>	No impacts are anticipated.
<i>Recommendations</i>	In the unlikely event that hazel dormice are observed within the site, all works must stop with immediate effect and advice must be sought from a suitably qualified ecologist.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The small patch of grassland within the site is suitable for foraging hedgehogs.
<i>Foreseen Impacts</i>	Hedgehogs may be injured or killed by heavy machinery during the demolition and construction works.

<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations • If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.
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Appendix 1: PEA and PRA Map

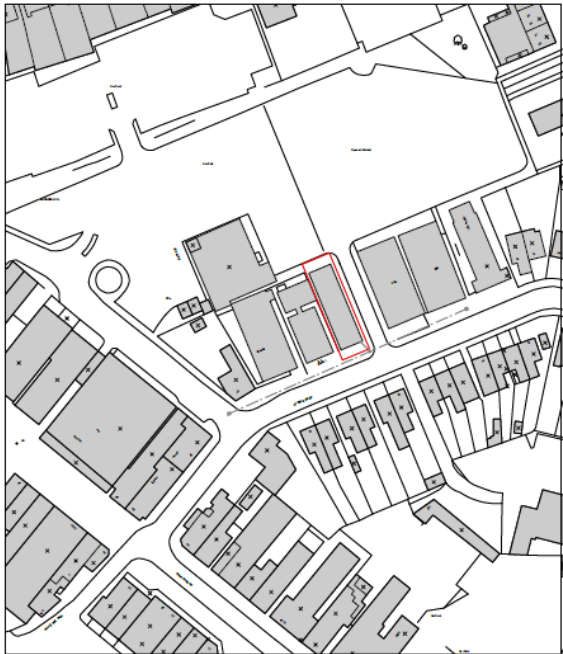


Appendix 2: Location map

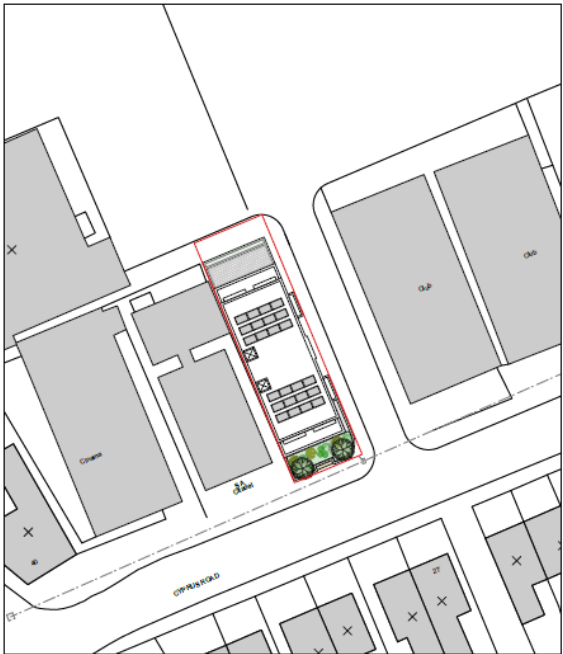


Appendix 3: Proposed plan

DRAFT



Existing Site Location Plan
1:1
1:1250
0 10m 20m 30m 40m 50m
0 10m 20m 30m 40m 50m 60m



Proposed Block Plan
1:1
1:500
0 10m 20 30 40 50
0 10m 20 30 40 50



Appendix 4: Photographs

Description	Photographs
Preliminary Roost Assessment	
Overview of building	 The photographs provide a comprehensive overview of the building from four different angles. The top-left image shows a side profile of the brick building with a dark roof and a yellow gate in the foreground. The top-right image is a close-up of the entrance, featuring large glass windows with red 'N' logos and the text 'INCORPORATE HEALTH CARE WITHIN'. The bottom-left image shows the side of the building with a brick chimney and a red sign. The bottom-right image shows the front of the building with a yellow gate and a sign that reads 'NO PARKING IN FRONT OF THIS GATE'.

Suitable roosting features



Description	Photographs
Preliminary Ecological Appraisal	
Developed land, Sealed surface	
Building	

Modified grassland	
Individual tree	

Limitations and Copyright

Limitations

Biological record data has not been used to inform this report. However, given the small scale of the works and low biodiversity value of the onsite habitats (frequently managed modified grassland, hard-standing and building), the addition of biological record data is not anticipated to alter the recommendations within this report.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons), MSc - Consultant Ecologist	08/01/2025
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