



## Preliminary Roost Assessment

**Survey site:**

Hurstpierpoint College, Hurstpierpoint, Hassocks, West Sussex BN6 9JS

**Client:**

Dan Higgins

**Survey date:**

17/02/2026

**Project:**

This report is prepared to inform a planning application with Mid Sussex District Council. This proposal can be described as “refurbishment of building, including re-roof and removal of cladding”

*The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.*

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## Introduction and Context

### Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for the building within this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy. Previous ecology reports have been undertaken for various other parts of the site.

### Methodology

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

### Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

## Results, Impacts and Recommendations

### Site Location and Landscape Context

Table 1: Site location and landscape context

| Site Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The site is located at National Grid Reference TQ 28749 17606 and has an area of approximately 0.18ha comprising one building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Priority Habitats and Designated Sites                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Summary of Survey Findings</b></p> <p><u>Priority Habitats</u><br/>There are five priority habitats located within 2 km of the site. These comprise traditional orchard, deciduous woodland, ancient &amp; semi-natural woodland, ancient replanted woodland and wood pasture and parkland. The closest priority habitat comprises traditional orchard, located ~1585m SW of the site. The site is well connected to woodland and large areas of grassland.</p> <p><u>Designated Sites</u><br/>There are two statutory sites within 2 km of the site, however these site are not designated for bats.</p> <p>The site does fall within the impact risk zone for Wolstonbury Hill SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.</p> <p>The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.</p> <p><b>Impacts</b><br/>No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.</p> |

**Recommendations**

No further surveys.

## Fauna

The site survey was undertaken by Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Consultant Ecologist.

Table 2: Survey weather conditions

| Date of survey | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (km/h) | Rain |
|----------------|------------------|--------------|-----------------|-------------|------|
| 17/02/2026     | 4                | 71           | 22              | 18.4        | None |

Table 3: Fauna

### Fauna: Conclusion, Impact or Recommendations

*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.*

### Roosting Bats

#### Summary of Survey Findings

The building has negligible value to roosting bats.

## Buildings

### Building B1 Description

B1 is a three-storey, detached, brick-built sports hall and office building. The main roof structure is pitched and clad with corrugated metal sheeting. The building has a vaulted ceiling, lined with timber boarding. No roosting features or bat evidence were noted within the building interior or exterior.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have negligible habitat value for roosting bats due to a lack of suitable roosting features and no direct evidence of bats.



B1



B1



B1

**Impacts**

The risk to roosting bats is acceptably low.

**Recommendations**

The risk can be further reduced by timing of works to avoid the peak bat activity season (avoiding May-September). Re-roofing and any cladding removal should be undertaken between October-April.

In the unlikely event that bats (or evidence of bats) are observed, all works must stop with immediate effect and advice sought from a suitably qualified ecologist.

**Foraging and Commuting Bats**

**Summary of Survey Findings**

The adjacent woodland and pond could be used by local bat populations for foraging and commuting.

**Impacts**

The proposed development will not impact any suitable foraging or commuting habitat.  
No impacts to foraging or commuting bats are anticipated.

**Recommendations**

None.

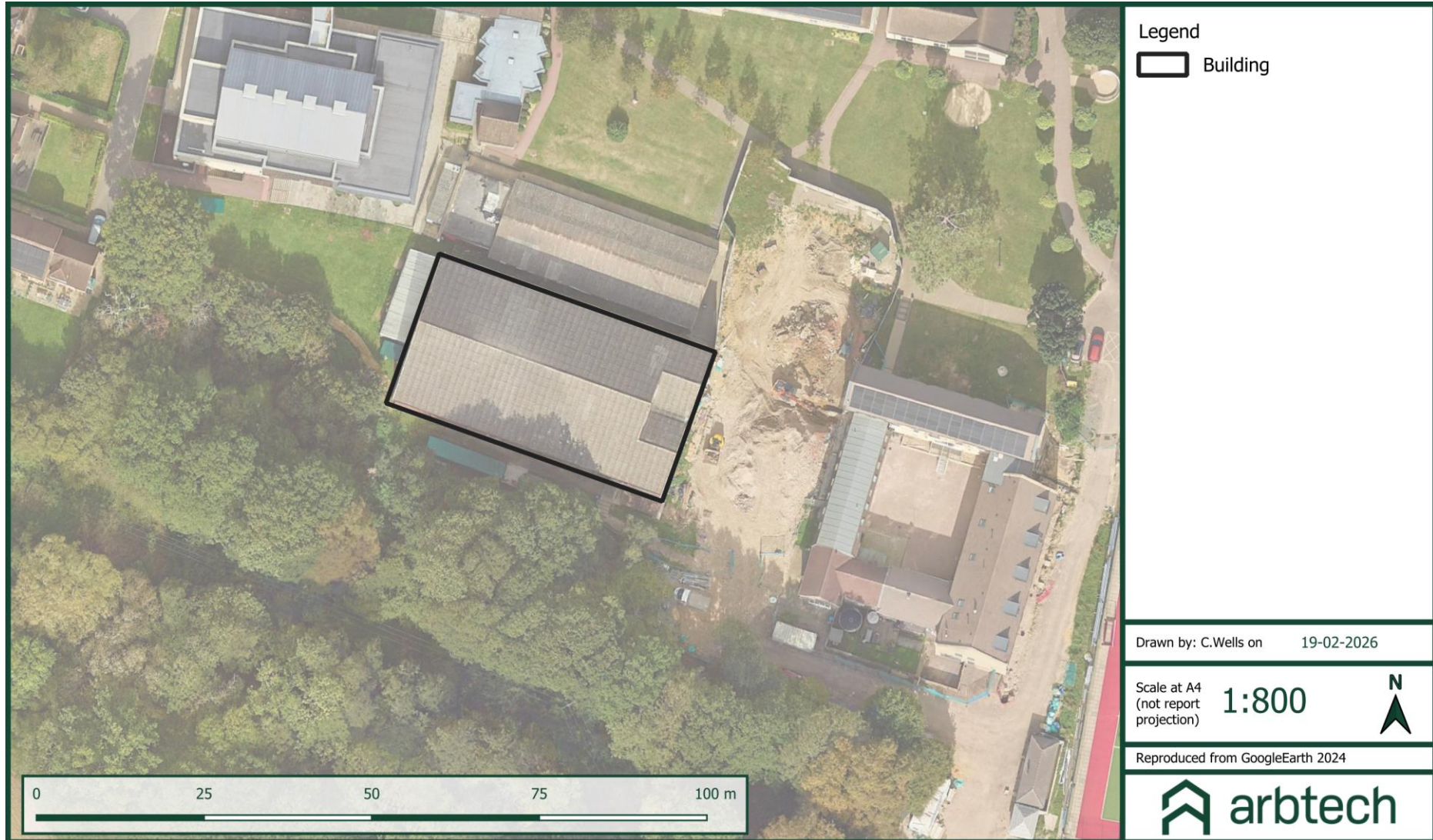
## **Appendix 1: Proposed Development Plan**

Not available at the time of writing

## Appendix 2: Site Location Plan



### Appendix 3: PRA Plan



## Appendix 4: Site Photographs



*Photo 1: West elevation*



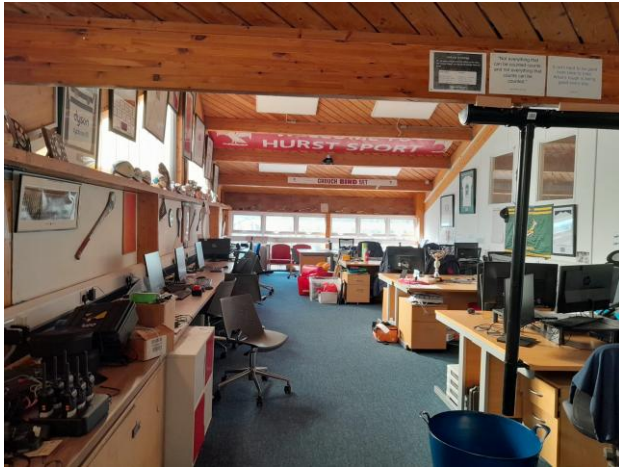
*Photo 2: North elevation*



*Photo 3: South elevation*



*Photo 4: B1 interior*



*Photo 5: B1 interior*

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## Version Control

| Version control |       |                                                                     |            |
|-----------------|-------|---------------------------------------------------------------------|------------|
| Status          | Issue | Name                                                                | Date       |
| Draft           | 0.1   | Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist | 19/02/2026 |
| Final           | 1.0   | Chantae Bleakman-Wells BSc (Hons), MSc, MRSB - Consultant Ecologist | 19/02/2026 |