

Preliminary Roost Assessment

Survey site:

Gilridge, Brighton Road, Handcross, West Sussex, RH17 6BZ

Client:

Barry Davis

Survey date:

24 March 2025

Project:

This report is prepared to inform a planning application with Mid Sussex District Council. The proposal is described as:

“Modification of existing chalet bungalow, demolition of outbuildings. Erection of a 3 bed detached bungalow to include associated parking spaces and a new access driveway” (DM/25/0193).

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

The site survey was undertaken by Charlie Drapala BSc (Hons) AMRSB, holder of a Natural England Level 2 Bat Licence.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (m/s)	Rain
24/03/2025	9	80	80	3	None
The survey results and recommendations contained within this report are valid for 18 months, unless works have taken place since the production of this report. An updated site visit may be required if the report is to be used any longer than 18 months after completion.					
PRA 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. All clients are expected to read and understand this section, or to contact the consultant for advice.			
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3					
Background and Site Location					
Summary of site and desk study		<u>Site context</u> The site is located at National Grid Reference TQ26192964 and has an area of approximately 0.1ha. The site is located within the High Weald National Landscape. The site is located within a suburban context in Handcross. As a result, the site is sparsely enclosed by residential development on all aspects, with deciduous and ancient woodland frequent in the surrounds. Habitats that characterise the site include buildings, private garden, and scattered trees. These habitats provide some value to foraging and commuting bats. The site is not directly connected to, but lies just over 100m from deciduous woodland, and lowland meadows which are likely to support insect prey populations and increase the local habitat value for bats. However, the site is small in extent and not considered likely to represent a significant resource of local bat populations in the context of the wider landscape. The site is assessed as having moderate suitability for foraging and commuting bats. <u>Previous ecological information</u> A Preliminary Ecological Appraisal and BNG metric was undertaken by Arbtech Consulting Ltd in January 2025. <u>Granted EPSLs</u> 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 two EPSLs within a 2km radius of site as detailed below: 2019-42581-EPS-MIT for the destruction of a resting place of Brown long-eared, Common pipistrelle, Soprano pipistrelle, and Whiskered bat located ~270m south.			

	<u>Designated sites</u> The site lies within High Weald National Landscape (NL), which is designated for its medieval landscape of wooded, rolling hills; studded with sandstone outcrops and a rich patchwork of small fields, scattered farmsteads and ancient routeways. High Weald NL is designated for its rich history, diverse wildlife, and archaeological features. There is one more statutory site located within 2km of the site, Cow Wood and Harry's Wood Site of Special Scientific Interest (SSSI). Cow Wood and Harry's Wood SSSI, located ~290m east, is designated for its ancient woodland with several steep stream valleys (ghylls), which contain plants of an 'Atlantic' distribution. The woodland supports a variety of breeding birds, woodland butterflies, and other invertebrates. The site lies within the impact zone for this SSSI. There are no Special Areas of Conservation designated for bats within 10km of the site. <u>Non-statutory designated sites</u> The presence of non-statutory designated sites within 2km of the site cannot be established without data from Sussex Biodiversity Records Centre (SxBRC). <u>Limitations</u> A search for historical bat records has not been undertaken. However, given the small-scale extent of the works, the and the assessed suitability of the Zone of Influence for bats, it is not anticipated that the purchase of historical records data will add any significant weight or alter the conclusions and recommendations outlined in this report.
Field survey results	
<i>Summary of Survey Findings</i>	There are a total of three buildings on site; the main dwelling (B1), and a gym outbuilding (B2) and children's playhouse (B3). B1 is a bungalow of brick built construction. The brickwork and render appears in good condition with no crevices. The roof is pitched and clad in clay roof tiles. Several roof tiles are lift and broken across the roof, with ridge tiles damaged on the northern elevation. These tiles could allow crevice dwelling bats opportunities to roost. The windows and doors are all well sealed. The eaves have no gaps which could allow bats access. There is no loft void, only <1m tall eave spaces. No evidence of bats was observed within the eave spaces.

B1 has moderate value for roosting bats. However, the single storey flat roof extensions which are to be demolished under the proposed plans, have no features suitable for roosting bats. The zone of influence of the works is considered to have **negligible** value for impacts on bats.



B1: Southeastern elevation (left) and western elevation (right).



B1: Eave space (left) and flat roof extension (right).



B1: Well sealed eaves and tight fitting windows (left) and lifted and broken roof tiles (right).

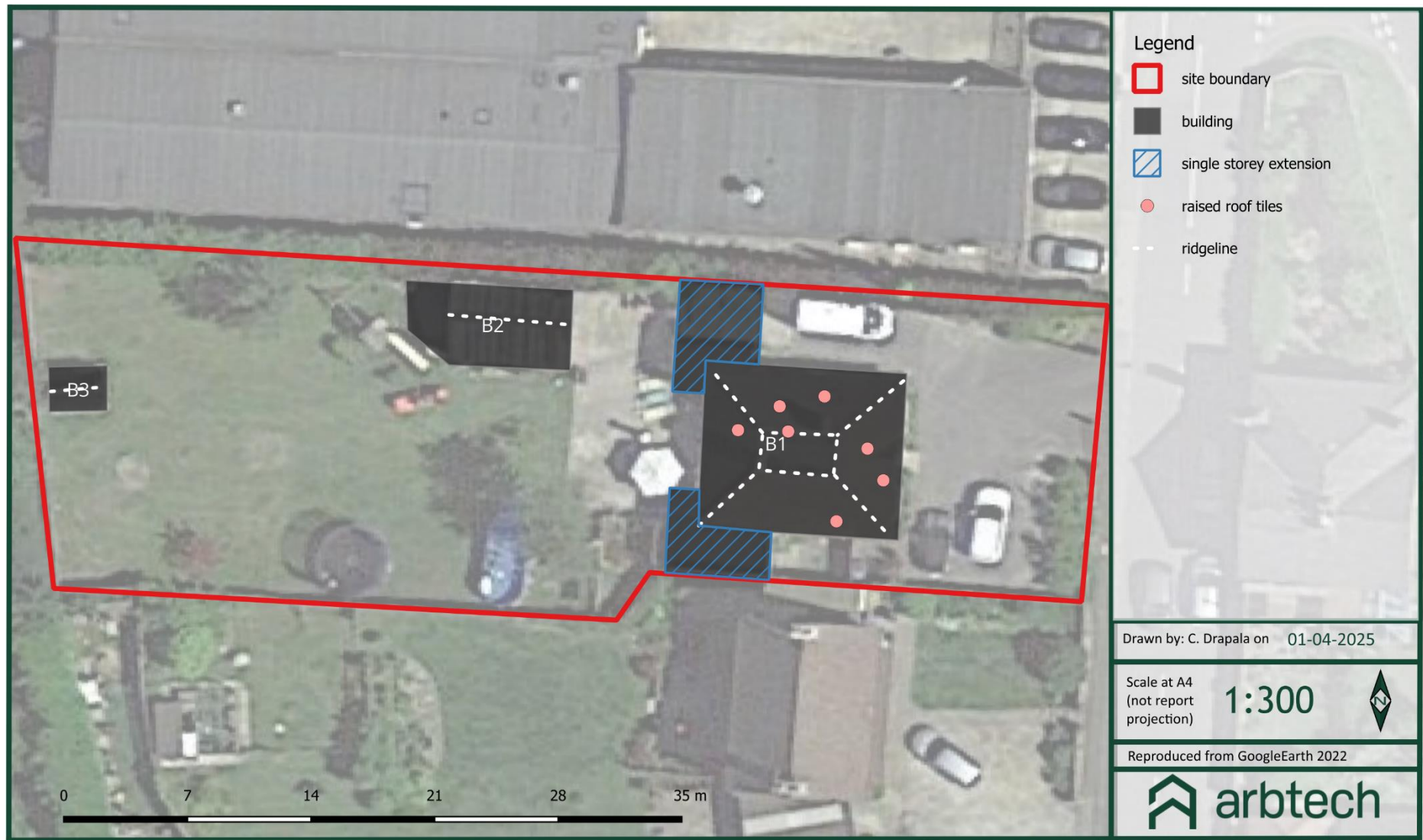
B2 is a timber construction outbuilding which houses the home gym. Large windows allow high lux levels to penetrate the interior. The timber cladding is tight and well sealed, with no gaps present which could allow bats to access the structure. B2 has **negligible** value for roosting bats owing to a lack of suitable roosting features.



B2: Southeastern elevation (left) and southwestern elevation (right).

B3 is a timber construction children's playhouse. Windows around the structure allow high lux levels into the interior. The structure is open to the elements, and there are no crevices in which a bat could roost. B3 has **negligible** value for roosting bats owing to a lack of suitable roosting features.

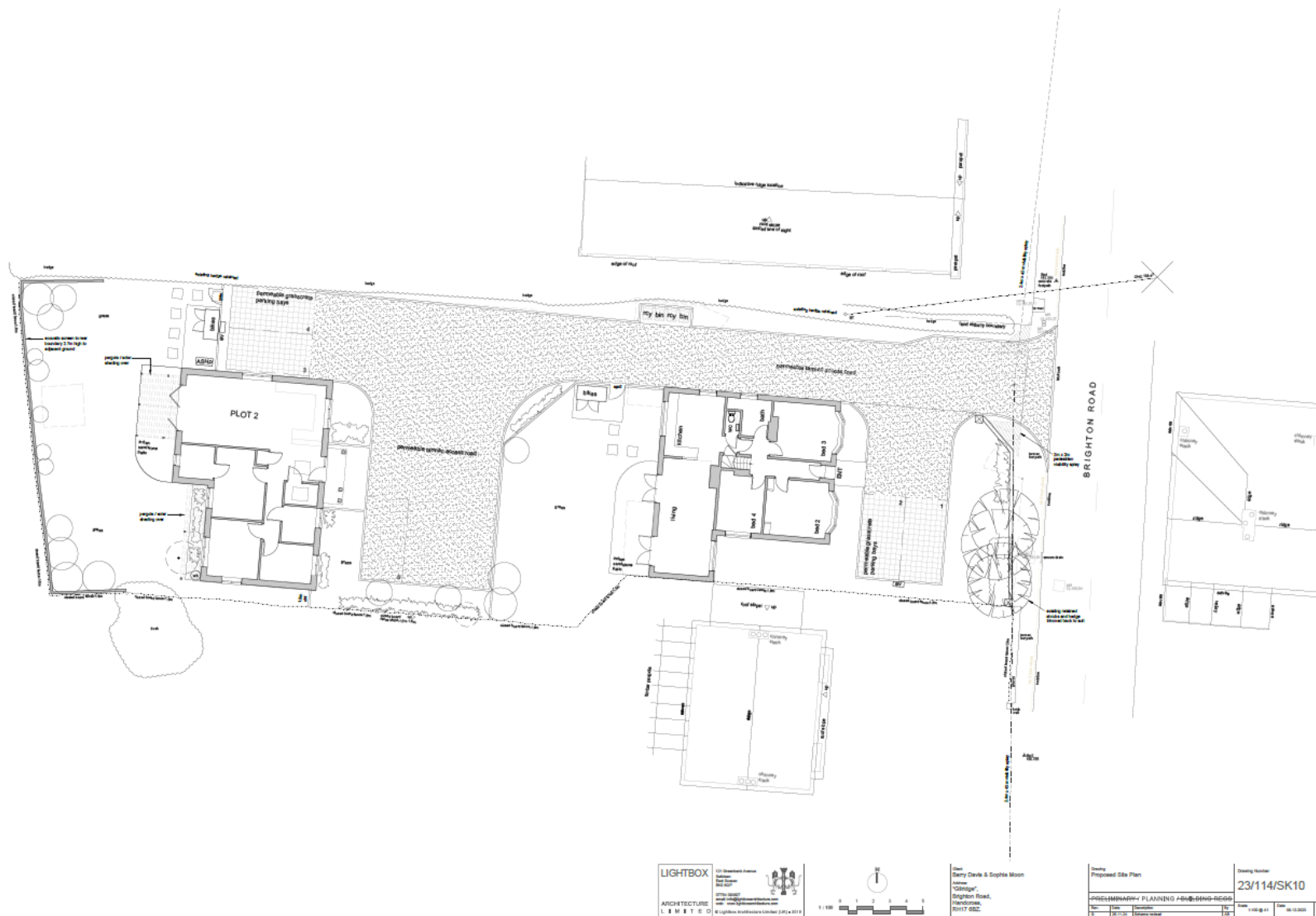
	 <i>B3: Southeastern elevation (left) and interior (right).</i>
<i>Foreseen Impacts</i>	The proposed development will result in the demolition of B2 and B3, and demolition of the single storey flat roof extensions of building B1 (denoted in blue in Appendix 1). Bats are very unlikely to be roosting within B2 and B3. The zone of influence of the proposed removal of single storey extensions of B1, will not result in impacts to the potential roost features identified, and therefore the impacts are assessed as negligible for roosting bats due to a lack of roosting features within the proposed working area. As such, there are not anticipated to be any impacts on roosting bats as a result of the works.
<i>Recommendations</i>	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. <u>Roosting Enhancements</u> The installation of one bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be installed on integrated within the new build. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as Beaumaris Woodstone Bat Box for crevice dwellers (building), Isabella Bat Box for void dwellers (building or tree), Vivara Pro Build-In Woodstone Bat Tube (integrated), Ibstock Enclosed Bat Box 'C' (integrated), or a similar alternative brand.

Appendix 1: PRA plan

Appendix 2: Location map



Appendix 3: Proposed plan



Limitations and CopyrightLegal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Charlie Drapala BSc (Hons) AMRSB, Consultant Ecologist	26/03/2025
Final	1.0	Charlie Drapala BSc (Hons) AMRSB, Consultant Ecologist	02/04/2025