



Jon Kewell

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Preliminary Roost Assessment

Survey site:

12 & 14 Eastern Road, Haywards Heath, West Sussex RH16 3NN

Client:

Tim Deacon

Survey date:

07th May 2025

Project:

Proposed demolition of existing lean to stores at the rear of each house and erection of two storey rear and side extensions with recessed balconies in order to enlarge the existing 4x flats. Loft conversions and roof extensions that include front dormers and rooflights. New dropped kerb and parking area to the front for 5 cars.

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

The site survey was undertaken by:			Licence number/Accreditation:		
Jon Kewell, Ecological Surveyor			Accredited on Bat Licence of Natalie Evans (licence number and details on request)		
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rainfall
07 th May 2025	12	58	40	10	None
Executive summary		B1 and B2 have low habitat value for void-dwelling bat species due to lack of access points and evidenced by a lack of bat evidence of any kind. B1 and B2 have moderate habitat value for crevice-dwelling species. The area of woodland to the east/north-east provides ideal foraging and commuting opportunities for bats and connects it to wider landscape resources including local nature reserves. This habitat in the context of the urban/suburban surroundings represents an important foraging and commuting resource for any local bat population, and increases the likelihood of bats exploiting the roosting opportunities on site. Though no evidence was found of bat occupation during the survey, the full extent of the roosting features (i.e. between tiles and lining) could not be surveyed sufficiently to verify likely absence of bats. Two emergence surveys are therefore required to determine likely absence of roosting bats. These surveys will be conducted as follows:			
		Number of visits	Number of surveyors and night vision aids (NVAs)	Survey months	Any additional survey requirements
		2	3 surveyors with 4 NVAs	Mid-May-August a minimum of 3 weeks apart.	Loft/internal inspection prior to at least one survey – No – access issues make this unfeasible

PRA Survey Results	Detailed using desk study and site survey. 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.
See PRA plan in Appendix 1 and location plan in Appendix 2	

Background and Site Location				
Background				
To the author's knowledge there have been no previous ecological surveys or planning applications for the site.				
Grid ref (8 figure):	Size of survey area (ha):	Size of overall site (ha):	Number of buildings on site/within site ownership:	Number of buildings surveyed:
TQ 33831 23317	0.07ha	0.07ha	2	2
<i>If there are any other buildings on site that were not surveyed, what is the justification for this?</i>		N/A		
<i>Are there any previous works to any buildings on site in the past 5 years, or planned in the next 5 years?</i>		No		
<i>Details of on-site habitats:</i>		The site is comprised of one building, divided into two semi-detached houses; B1 (the north-eastern house) and B2 (the south-western house). Each house is then further divided into a ground-floor and first-floor flat. The roof of the entire building is cross-shaped, with the south-east facing point a hipped roof, and the other three ending at gables. A sloping single-storey sub-roof continues under the south-east hip as an attached lean-to.		

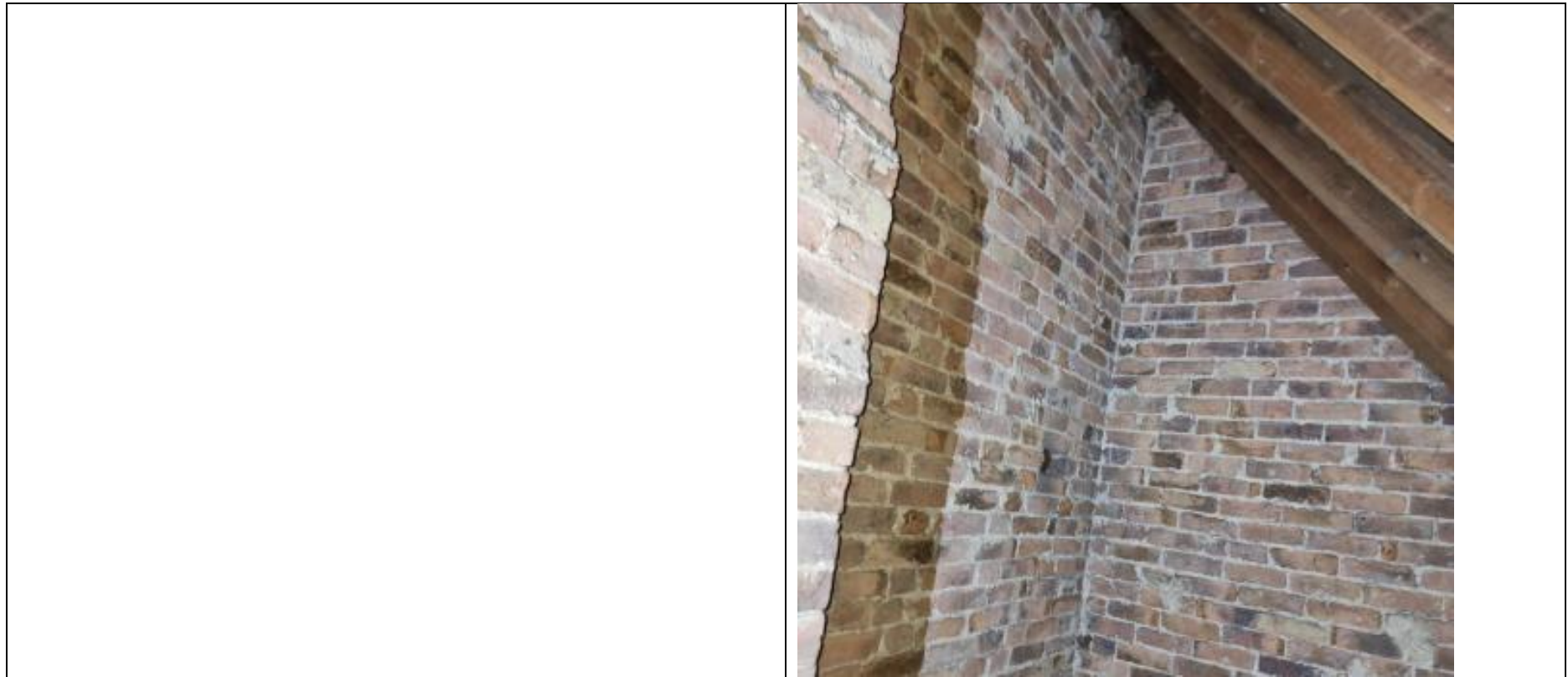
	Both buildings are constructed from brick, with pebble-dashing over the upper storeys. The roof of both buildings consists of interlocking concrete tiles on the main and south-eastern sub-roofs. Each house has a small porch whose roof is covered with clay tiles. To the front, there is a small garden divided in half by a hedge. To the rear is a larger garden primarily hardstanding and used for parking, but with small areas of grass within the space.
<i>Details of surrounding habitats:</i>	The site lies within the centre of the town of Haywards Heath and is immediately surrounded by residential dwellings and gardens. There is an area of urban woodland 250m to the east which continues north to a primary school and associated playing fields, with further recreational grounds and a large cemetery beyond which represents an important resource for local bat populations. The wider area is dominated by the town of Haywards Heath, however there are pockets of woodland within 2km of the site including Blunts and Paiges Wood, Ashenground and Bolnore Woods, and Scrase Valley Local Nature Reserves (LNRs). Residential gardens, hedges and tree-lined roads connect these woodland areas throughout the urban landscape and will be used as commuting and foraging avenues by bats. There are streams running through these nature reserves which will be important water resources for bats.
<i>Have bat records been obtained? If not why?</i>	Awaiting results.
<i>EPSL and bat roost records (2km radius)</i>	Magic EPSL records 2km radius: There is one record for EPSL licences granted with regard to bats within 2km, listed below:

	<table><tr><th>Bat Species Effected</th><th>Approx. distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>Common Pipistrelle, brown long-eared, Natterer's bat, soprano pipistrelle</td><td>1517m west</td><td>Damage to a resting place, damage to a breeding site</td></tr></table>	Bat Species Effected	Approx. distance from site	Impacts allowed by licence	Common Pipistrelle, brown long-eared, Natterer's bat, soprano pipistrelle	1517m west	Damage to a resting place, damage to a breeding site
Bat Species Effected	Approx. distance from site	Impacts allowed by licence					
Common Pipistrelle, brown long-eared, Natterer's bat, soprano pipistrelle	1517m west	Damage to a resting place, damage to a breeding site					
Designated sites	On site – The site is not located on any designated site, sitting 3.6km south of the High Weald Area of Outstanding Natural Beauty (AONB). 2km radius – Scrase Valley Local Nature Reserve (LNR) is located 1.2km to the north-east. Ashenground and Bolnore Woods Local Nature Reserve (LNR) is located 1.2km to the west. Blunts and Paiges Wood LNR is located 2km to the north-west. 12km radius - Ashdown Forest Special Area of Conservation (SAC) is located 11.5km to the north-east.						
Any known roosts in the local area from the surveyor's local knowledge	No						
Were bat droppings collected and retained for DNA analysis?	No						
Limitations	There were no limitations to the survey effort.						

Survey Results	
Building Ref: B1	
Building current use	Semi-detached house divided into two flats
Building proposed use (if different to above)	Still two flats, but extended
Building type	Two-storey semi-detached building
Roof type and shape	Pitched, hipped and gabled
Roof covering	Interlocking concrete tiles (clay tiles on front porch)

Lofts/Internal voids
The loft space is half-cross-shaped, and separated from the mirror-image loft of B2 by a brick wall. Several bricks in the wall are missing, presumably to aid air-flow, which could connect the space for bats. The NW-SE portion of the loft measures approximately 12.5m (L) x 3m (W) with a maximum height of 3m sloping to the floor. The 3m height continues throughout the NE-facing gable section, which measures 7m (L) x 5m (W) from the dividing wall. The loft is ridge-and-rafters, though the central ridge is completely covered by the dividing wall. There is a chimney built into the dividing wall which is well-sealed. The lining is Type 1-F bitumen felt and is in excellent condition with no visible tears. The gables are all well-sealed and heavily cobwebbed. The floor is thickly covered with mineral wool. No evidence of bat usage was found on the walls, nor either atop nor underneath the mineral wool. There was no light ingress into the loft.

Loft photos		
Loft access		
General structure (NW-SE)		



General structure (NE gable)

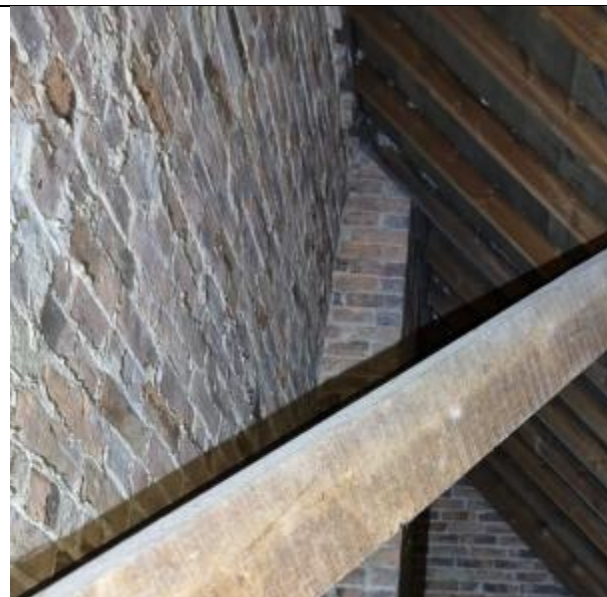


Ridge and lining



Gable	
Floor	

Chimney



Missing bricks in dividing wall



External roof and wall features**Roof and eaves features**

The roof is covered with interlocking concrete tiles which are in good condition and offer no roosting opportunities for crevice-dwelling species. The only exception to this is an area of the central roof where the cross-ridges meet. There is an area of raised tiles and flashing approximately four feet long under the apex which provides roosting opportunity for crevice-dwelling species.

In addition, there is a porch on the north-western elevation covered in clay tiles, and suitable gaps under these tiles for crevice-dwelling species.

The soffits and boarding at eaves level, including at each gable, are very well sealed, providing no access for bats to internal spaces or to the wall-tops. The chimney is well-sealed all the way around with the flashing flush to the tiles around it.

The mortar in the roof verges is in excellent condition with no gaps that could enable bat-access.

Wall features

The walls are of brick construction, with pebble-dashing on all of the walls above the ground floor. The NW-facing gable is adorned with crossed wooden panelling, but do not leave any space underneath for bat access.

The windows are all tightly sealed with no gaps above the lintels or below the sills.

There is no missing mortar from the brickwork of the walls. No evidence of bats (i.e. droppings) was found on the walls, however any such evidence can be quickly weathered away, and it is very early in the active season so bats may not have returned yet.

External photos		
Front garden		
Rear garden		

Full elevations (north-west)



Full elevations (north-east)



Full elevations (south-east)



Roof tiles		
Area of raised tiles/flashing at apex where bat access is possible to the space under tiles and between tiles and lining		

Porch tiles with gaps suitable for bat access



Front gable with crossed boarding



Eaves



Gable



Windows	
Sealed verges	

Building Ref: B2	
Building current use	Semi detached house divided into two flats
Building proposed use (if different to above)	Still two flats, but extended
Building type	Two-storey semi-detached building
Roof type and shape	Pitched, hipped and gabled
Roof covering	Interlocking concrete tiles (clay tiles on front porch)

Lofts/Internal voids
The loft space is half-cross-shaped, and separated from the mirror-image loft of B1 by a brick wall. Several bricks in the wall are missing, presumably to aid air-flow, which could connect the space for bats. The NW-SE portion of the loft measures approximately 12.5m (L) x 3m (W) with a maximum height of 3m sloping to the floor. The 3m height continues throughout the SW-facing gable section, which measures 7m (L) x 5m (W) from the dividing wall. The loft is ridge-and-rafters, though the central ridge is completely covered by the dividing wall. There is a chimney built into the dividing wall which is well-sealed. There is also the remains of an older chimney historically removed and a water tank. The lining is Type 1-F bitumen felt and is in excellent condition with no visible tears. The gables are all well-sealed and heavily cobwebbed. The floor is thickly covered with mineral wool, and white wardrobe doors have been laid over the wool to allow walking. No evidence of bat usage was found on the walls, nor either atop nor underneath the mineral wool. The doors were also free from evidence. There was no light ingress into the loft.

Loft photos	
General structure (NW-SE)	
General structure (SW gable)	

Ridge and lining		
Gable		

Floor	
Chimney	

Sealed eaves of dividing wall



Historic chimney and water tank



Doors on floor



External roof and wall features

Roof and eaves features

The roof is covered with interlocking concrete tiles which are in good condition and offer no roosting opportunities for crevice-dwelling species apart from the following exceptions:

There is an area of the central roof where the cross-ridges meet with an area of raised tiles and flashing approximately four feet long under the apex which provides roosting opportunity for crevice-dwelling species. There is also an area of damaged interlocking tiles on the SE sub-roof which has created gaps suitable for use by crevice-dwelling bats.

In addition, there is a porch on the north-western elevation covered in clay tiles, and suitable gaps under these tiles for crevice-dwelling species.

The soffits and boarding at eaves level, including at each gable, are very well sealed, providing no access for bats to internal spaces or to the wall-tops. The chimney is well-sealed all the way around with the flashing flush to the tiles around it.

The mortar in the roof verges is in excellent condition with no gaps that could enable bat-access.

There is a single area at the bottom of the roof hip on the south-eastern corner of the main roof where some mortar is missing, but this is being used by nesting blue-tits, which were seen coming and going from the hole during the survey.

Wall features

The walls are of brick construction, with pebble-dashing on all of the walls above the ground floor. The NW-facing gable is adorned with crossed wooden panelling, but do not leave any space underneath for bat access.

The windows are all tightly sealed with no gaps above the lintels or below the sills.

There is no missing mortar from the brickwork of the walls. No evidence of bats (i.e. droppings) was found on the walls, however any such evidence can be quickly weathered away, and it is very early in the active season so bats may not have returned yet.

External photos	
Front garden	
Rear garden	

Full elevations (north-west)



Full elevations (south-east)



Full elevations (south-west)



Roof tiles	
Area of raised tiles/flashing at apex where bats could access under tiles and between tiles and felt	

Damaged tiles on sub-roof where bats could access under tiles and between tiles and felt



Porch tiles with gaps where bats could access under tiles and between tiles and felt



Front gable with crossed boarding



Eaves



Gable



Chimney



Windows



Verges



Gap in mortar SE corner being used by blue tits



Conclusions and Recommendations

B1 and B2 have low habitat value for void-dwelling bat species due to lack of access points and evidenced by a lack of bat evidence of any kind.

B1 and B2 have moderate habitat value for crevice-dwelling species.

The area of woodland to the east/north-east provides ideal foraging and commuting opportunities for bats and connects it to wider landscape resources including local nature reserves. This habitat in the context of the urban/suburban surroundings represents an important foraging and commuting resource for any local bat population, and increases the likelihood of bats exploiting the roosting opportunities on site.

Though no evidence was found of bat occupation during the survey, the full extent of the roosting features (i.e. between tiles and lining) could not be surveyed sufficiently to verify likely absence of bats.

Two emergence surveys are therefore required to determine likely absence of roosting bats.

B1 & B2 Impacts

The proposed works involve demolition and remodelling of large areas of B1 and B2. This will involve the removal of significant areas of roof tiles which would damage or destroy any bat roosts present in these areas. Any bats roosting in the aforementioned areas could be killed or injured during the work.

Recommendations

B1 and B2

Two dusk emergence surveys will be required to identify and characterise any roosts within this building. These surveys will be conducted in the optimal bat season (Mid-May to August) with a minimum of three weeks between them. If the two visits indicate that bats are roosting on site, or if a higher level of activity than expected is recorded, a third survey will be required.

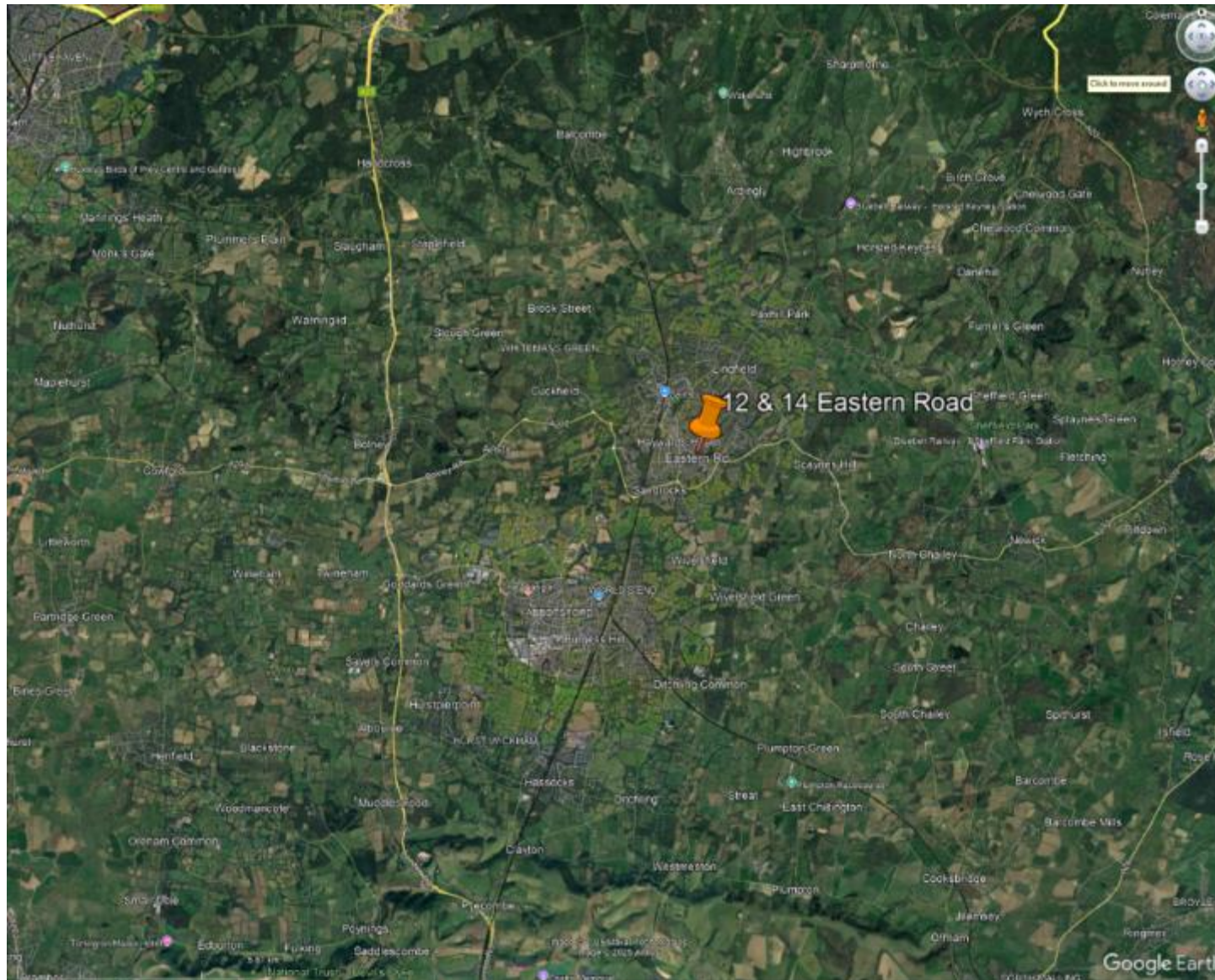
Number of visits	Number of surveyors and night vision aids (NVAs)	Survey months	Any additional survey requirements
2	3 surveyors with 4 NVAs	Mid-May-August a minimum of 3 weeks apart.	Loft/internal inspection prior to at least one survey – No – access issues make this unfeasible
Enhancements	TBC following emergence surveys		

Nesting Birds	
<i>Summary of Survey Findings</i>	Nesting blue-tits were observed using a hole in the mortar at the south-east hip corner.
<i>Foreseen Impacts</i>	The proposed works will destroy the nests of any birds nesting within B1.
<i>Recommendations</i>	Any works to B1 should be undertaken outside the period 1st March to 31st August. If this time period cannot be avoided, a close inspection of the building should be undertaken immediately prior to the start of works by a qualified ecologist. All active nests will need to be retained with a 5m buffer until the young have fledged.
<i>Enhancements</i>	Wall mounted or integrated swift and house sparrow boxes/terraces will be included in the finished building. These should be placed high up on/in the walls of the building and away from direct sunlight and windows.

Appendix 1: PRA plans



Appendix 2: Location map



Appendix 3: Proposed Plans



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