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Preliminary Roost Assessment

Survey site: The Granary at North Hall, Staplefield, West Sussex, RH17 6AS

Client: Unda Consulting Ltd

Survey date: 16th of July 2025

Project:

This report is prepared to inform a planning application for the conversion of an existing outbuilding to ancillary uses to the main dwelling and for other ancillary works to the building at North Hall Mallions Lane Staplefield.

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

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

<p>The site survey was undertaken by Ben Duursma BSc (Hons) – Graduate Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.</p>									
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain				
16/07/25	24	42	10	4	None				
Executive summary		<p>The building has high habitat value for roosting bats. A total of three emergence surveys will be required during the optimal season (mid-May – September).</p> <p>No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.</p>							
PRA Survey Factor		<p>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.</p>							
<p>See PRA plan in Appendix 1 and location plan in Appendix 2</p>									
Background and Site Location									
<i>Summary of site location and surrounding habitats</i>		<p>Grid ref: TQ 27129 27076</p> <p>On site habitats: The site sits within the North Hall estate, featuring dwellings and barn buildings, with extensive grassland, trees, and arable land.</p> <p>Surrounding habitats: The site sits to the south-west of the small town of Staplefield, with the A23 road running ~0.54km to the west, and Bulstrode Farm lying ~0.9km to the north-west. The surrounding landscape is dominated by arable cropland and woodland copse, extending into the wider landscape. The site sits within the National Character Area of High Weald, characterised by a mosaic of agricultural land, unimproved grasslands, and remnants of heathland interspersed by areas of ancient and semi-natural woodland.</p>							
<i>EPSL and bat roost records (2km radius)</i>		<p>Magic EPSL records 2km radius:</p>							

	EPSL reference	Approximate distance from site	Bat species affected	Licence start date:	Licence end date:	Impacts allowed by licence					
	2017-28531-EPS-MIT	~0.70km to the north-east	Brown long-eared, common pipistrelle	25/04/2017	25/04/2027	Destruction of a breeding place.					
	2017-28531-EPS-MIT-1	~0.70km to the north-east	Brown long-eared, common pipistrelle	05/12/2017	15/11/2027	Destruction of a breeding place.					
	2018-33253-EPS-MIT	~0.74km to the north-west	Brown long-eared	13/03/2018	31/03/2019	Destruction of a resting place.					
	2018-34194-EPS-MIT	~1.32km to the north-west	Brown long-eared, common pipistrelle	11/04/2018	10/04/2023	Destruction of a resting place.					
	2019-39669-EPS-MIT	~1.33km to the north-east	Brown long-eared, common pipistrelle	07/03/2019	31/08/2024	Destruction of a resting place.					
<i>Designated sites</i>	Designated sites on site:										
	Site name	Approximate distance from site			Reason for notification						
	High Weald National Landscape	Site sits within the High Weald National Landscape			Presence of ancient woodland, ghyll valleys, historic routeways, and dispersed settlement patterns.						
	Designated sites within a 2km radius of the site:										
	None.										

	Special Areas of Conservation (SAC) within a 10km radius of site (relevant to bats only): None.
<i>Previous survey data</i>	No previous ecology surveys have been carried out to the author's knowledge.
<i>Limitations</i>	No known limitations.

Field survey results

Summary

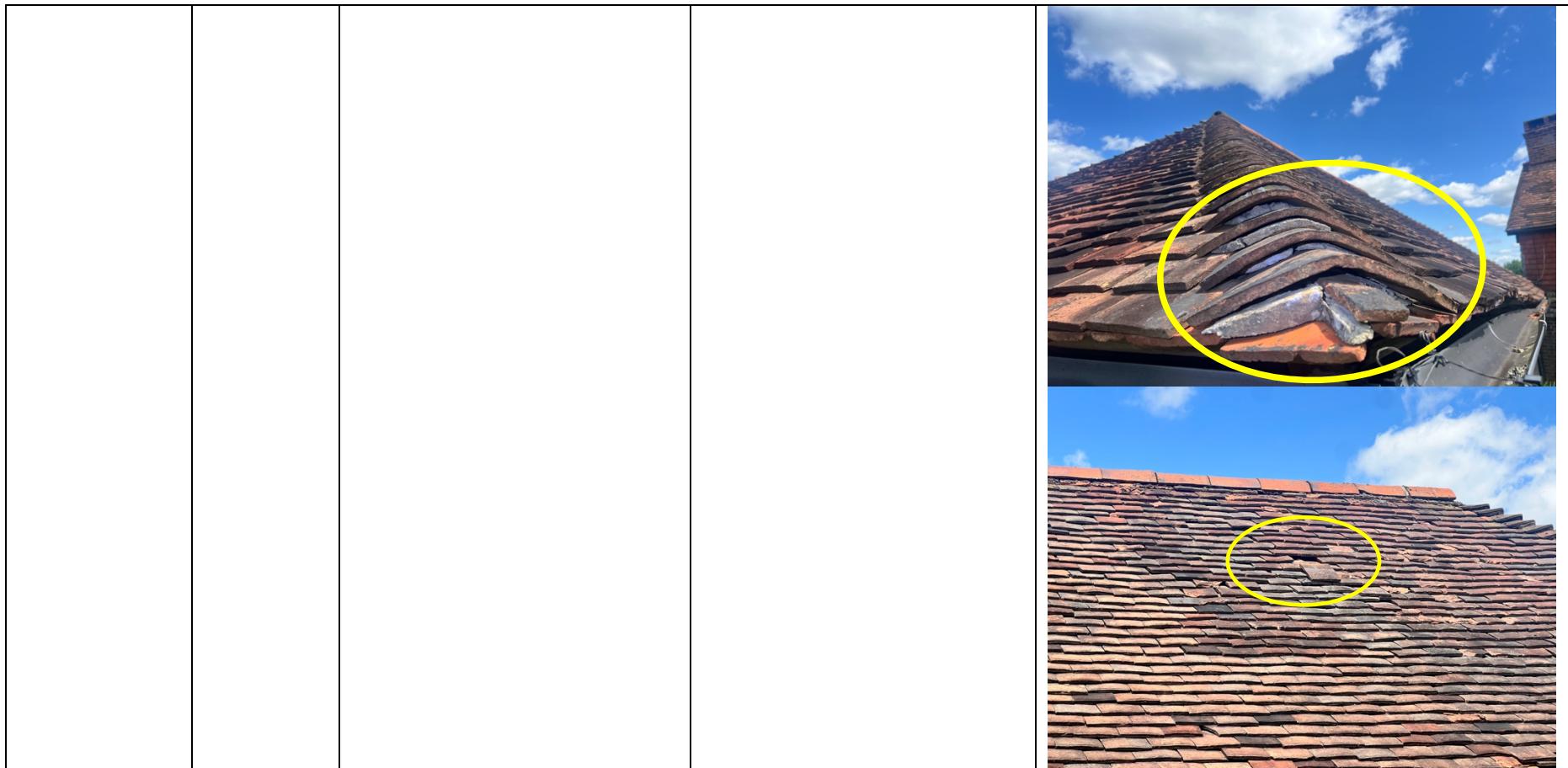
B1 is a former granary barn structure with a pitched and hipped roof. The roof is constructed with clay roofing and ridge tiles. The walls are constructed with brick and mortar with local sandstone blocks, timber cladding is present on the upper level exterior. The windows and doors were timber framed.

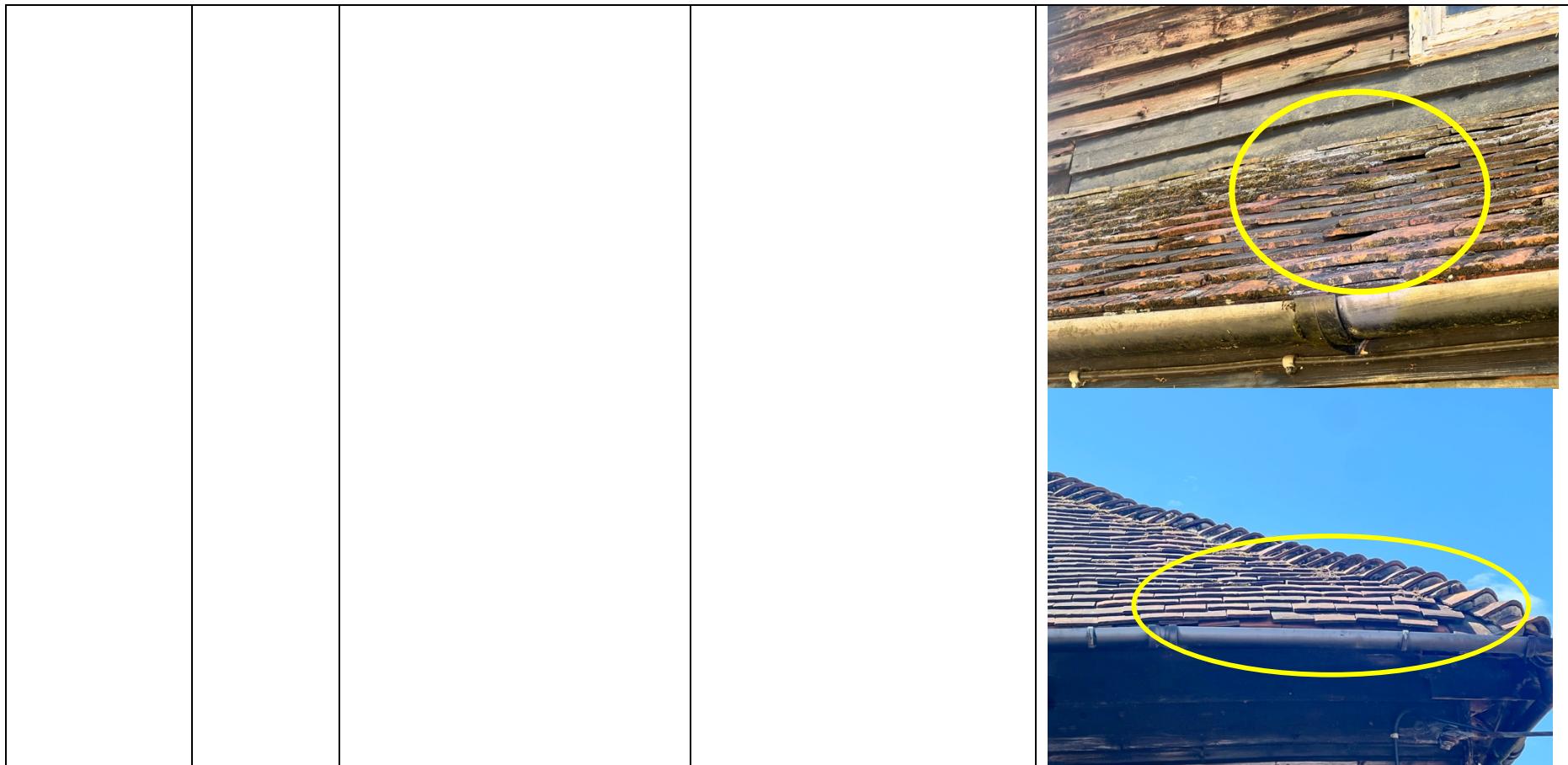
B1 is assessed to have **high** habitat value for roosting bats due to the presence of lifted and missing roofing and ridge tiles, lifted timber cladding, gaps in brickwork and mortar pointing, holes present in the walls, and gaps underneath the eaves.



Feature	Materials	Condition/description	Suitability/access/evidence of bats	Photos
Walls	Brick, mortar, sandstone, timber cladding	<p>Gaps and crevices were observed within the mortar pointing between the bricks and sandstone.</p> <p>Lifted timber cladding was found to be widespread across the upper level exterior.</p> <p>A large hole was observed on the eastern elevation of B1.</p>	<p>There is opportunity for crevice-dwelling bats to roost in the gaps in the mortar and underneath the lifted timber cladding.</p> <p>The hole on the eastern elevation provides access to the internal structure suitable for void-dwelling bats.</p> <p>No evidence of bat use found.</p>	

				
Roof	Clay tiles	<p>Lifted clay tiles were ubiquitous throughout the roof on all elevations.</p> <p>There were four missing tiles present, leaving gaps in their absence.</p> <p>Gaps were observed where cement has crumbled under the ridge tiles.</p>	<p>There is opportunity for crevice-dwelling bats to roost under the lifted roof tiles, in the gaps where tiles are missing, and underneath the ridge tiles with missing cement.</p> <p>No evidence of bat use found.</p>	

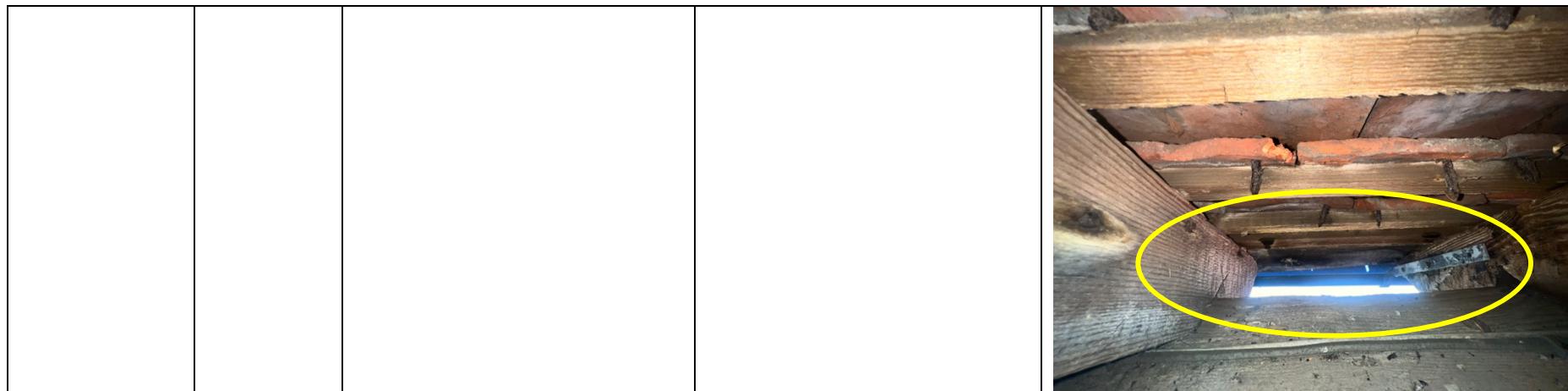




Eaves	Timber	<p>Gaps underneath the eaves were widespread, providing access internally.</p> <p>The gaps under the eaves allow suitable access areas to the internal space of B1, providing suitable roosting habitat for void-dwelling bats.</p> <p>No evidence of bat use found.</p>	 
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Window/doors frames and lintels	Metal and timber framing	<p>The window frames were mostly flush with the adjoining cladding.</p> <p>Gaps were observed underneath the metal framing of the window on the northern elevation of B1.</p>	<p>There is opportunity for crevice-dwelling bats to roost under the metal framing of the window on the northern elevation of B1.</p> <p>No evidence of bat use found.</p>	
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Internal voids	Timber framing	<p>The internal space was comprised of exposed timber beams and the underside of the clay roofing tiles.</p> <p>Light ingress was ubiquitous on all sides of the internal space, owing to the gaps under the eaves, tiles, and lifted timber cladding.</p>	<p>The presence of widespread access points provides suitable roosting habitat for void-dwelling bats.</p> <p>No evidence of bat use found.</p>	 
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<i>Habitat value</i>	In line with Good Practice Guidelines (Collins, J. (Ed) 2023) B1 is assessed to have high habitat value for roosting bats due to the presence of lifted and missing roofing and ridge tiles, lifted timber cladding, gaps in brickwork and mortar pointing, holes present in the walls, and gaps underneath the eaves. Missing and broken tiles provide suitable roosting features for crevice-dwelling bats, such as common pipistrelle. The large gaps under the eaves and in the walls provide suitable roosting features for void-dwelling bats.
<i>Foreseen Impacts</i>	The proposed development will result in the internal renovation and installation of velux windows to this building. This could result in damage and destruction of any bat roosts present and could cause disturbance, death or injury to bats.
<i>Recommendations</i>	<p>Three bat emergence and re-entry surveys are 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. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart.</p> <p>Two surveyors are required to provide full coverage of the building.</p> <p>If bat roosts are confirmed in the building an EPSL application to Natural England will be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and</p>

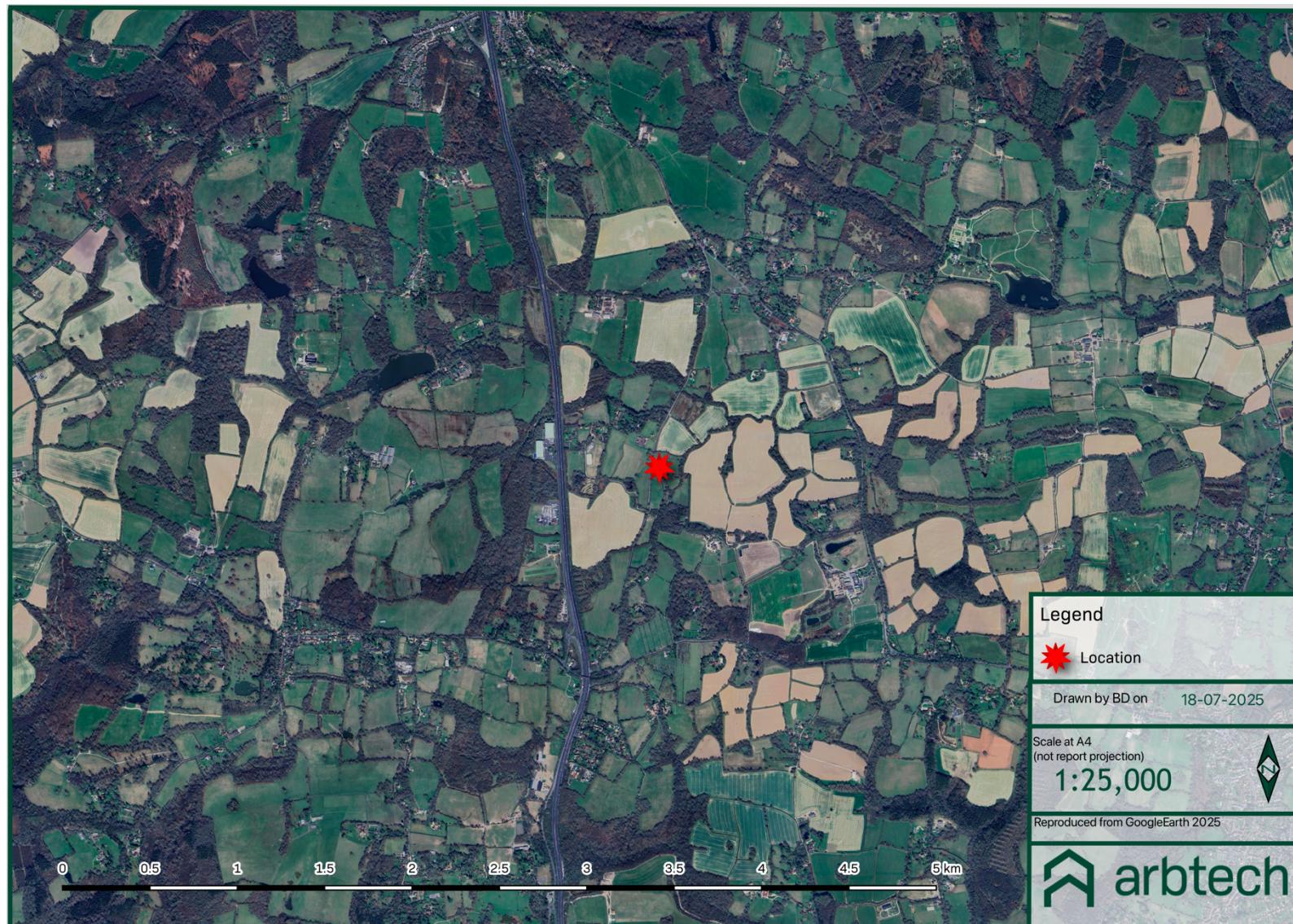
	planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.
<i>Enhancements</i>	To be confirmed upon completion of the surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	<p>B1 provides suitable opportunity for small nesting birds due to the large gaps under the eaves and holes in the walls. B1 provides unsuitable roosting potential for barn owls, due to the unsuitably small size of the holes and access points present.</p> <p>An inactive bird nest was observed on the northern elevation of B1, this was inspected and believed to be from previous breeding seasons.</p>  <p>Figure 1: Inactive bird nest on the northern elevation door frame.</p>

<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	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 qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.
<i>Enhancements</i>	The installation of one bird box appropriate for buildings (e.g. Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlined in the British Standard "Integral nest boxes. Selection and installation for new developments. Specification" (BS 42021:2022).

Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Ben Duursma BSc (Hons) – Graduate Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	18/07/2025
Proof	0.2	Jamie-Lee Anderson BSc (Hons), Consultant Ecologist, CL18 licence	18/07/2025
Final	1	Ben Duursma BSc (Hons) – Graduate Ecologist – Accredited agent for L1 activities under the L2 licence of Jamie-Lee Anderson, licence number can be provided on request.	22/07/2025