

Preliminary Roost Assessment

Survey site:

Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham, West Sussex, RH13 6LR

Client:

BlackOnyx Projects

Survey date:

17th June 2025

Project:

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

The construction of ~25 dwellings.

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

The site survey was undertaken Chantae Wells (Accredited Agent to Natural England Bat Licence Number: 2018-33540-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
17/06/2025	13	61	10	11	None
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 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, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
Summary of site and desk Study		<u>Site description</u> The site is located in Lower Beeding, Horsham at the National Grid Reference TQ 21872 27174 and has an area of approximately 0.9ha, comprising one building, hardstanding, an artificial access road and a field of modified grassland with scattered trees. The site is surrounded by residential dwellings, pockets of woodland and arable land. The wider landscape includes further woodland, arable land and watercourses. A site location plan is provided in appendix 2.			
Field survey results					
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 no granted EPSLs within a 2km radius of site. Foraging and commuting habitat The habitats identified on site are dominated by habitat types typical of garden contexts, comprising modified grassland, shrubs and hedgerows. These habitats are likely to provide some value to foraging and commuting bats, however due to their small extent and frequent management, the structural and species diversity is limited. There is good quality foraging and commuting habitat within the local area, including arable fields and pockets of woodland. Roosting habitat <u>Building 1 (B1)</u> The building is a two-storey, brick-built building with a complex roof structure, comprising dormers on the north and west elevations and the roof is clad with clay roof tiles. There is a single storey glass conservatory on the west elevation. There are hung clay tiles present on half of the east elevation, on the entire south elevation and cladding the dormers. There are numerous gaps underneath hung clay tiles, lifted roof tiles and lead flashing, which provide suitability for crevice-dwelling bats and may provide void-dwelling bats access into the interior loft space. The loft space measured approximately 10m length x 6m width x 1.1m height, with an internal humidity of 56% and 13°C. The loft was lined with foil style insulation and is currently used for storage. Mixed age bat droppings (approximately 50) were observed at the base of the chimney stack. Droppings are required to be DNA analysed. The building is assessed as a confirmed bat roost and high habitat value to roosting bats.
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	<u>Building 2</u> Building two is a single storey, square shaped, brick-built garage with a hip roof. There are gaps underneath slipped roof tiles which are suitable for roosting bats. The interior comprises a vaulted ceiling, lined with breathable membrane. No direct evidence of bats was observed in the interior or exterior. This building is assessed as low value to roosting bats.
<i>Foreseen Impacts</i>	Demolition of this building (B1) will result in the destruction of bat roosts. No impacts are anticipated on Building 2. Therefore, the risk to bats is acceptably low.
<i>Recommendations</i>	It is recommended that the demolition of Building 1 is avoided. If this cannot be avoided, the following is required: Three bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive. Infra-red cameras must be used as an aid. Surveys should be a minimum of three weeks apart. Four surveyors are required to provide full coverage of 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 planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Biological record data and DNA analysis of bat droppings must be obtained to inform the EPSL.

Nesting Birds	
<i>Summary of Survey Findings</i>	The hedgerows, trees and building roof provide suitable nesting habitat for birds.
<i>Foreseen Impacts</i>	The proposed demolition (B1) could result in the destruction of active bird nests (if present at the time of works).
<i>Recommendations</i>	The demolition should be undertaken outside the period 1st March to 31st August. Precautions should be taken with machinery and noise levels when working close to any nests (in surrounding garden) as not to disturb any nearby nesting birds during demolition works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Appendix 1: PRA plan

Appendix 2: Location map



Appendix 3: Proposed plan

Not available at the time of writing

Appendix 4: Photos

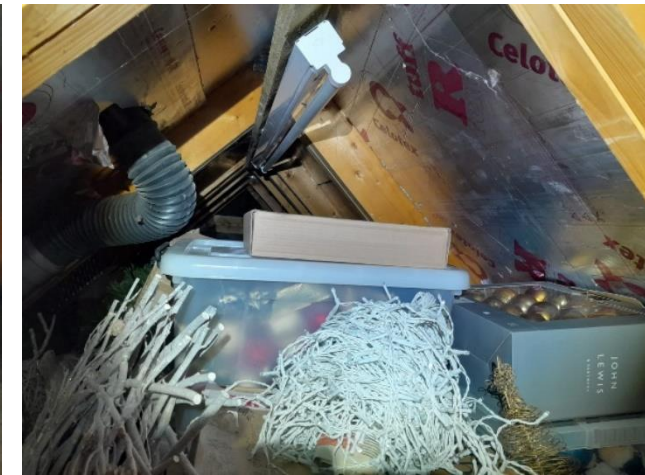
Description	Photographs	
Overview of building		
		



		
Suitable roosting features • Gaps under hung clay tiles • Gaps under lifted roof tiles • Gaps under lifted lead flashing		



Building interior, including bat droppings



		
Building 2 Overview		







Limitations and Copyright

Limitations

Biological record data has not been used within this report. However, given that two emergence surveys have been recommended, the purchase of biological records data is not anticipated to significantly alter the recommendations within this report. **Biological record data will be required to inform Natural England EPSL. Bat droppings will need to be DNA analysed.**

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Version control			
Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc (Hons), MSc – Consultant Ecologist	17/06/2025
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