



Preliminary Roost Assessment

Survey site:

119 High Street, Steyning, West Sussex BN443RE

Client:

Patrick Middleton

Survey date:

18/03/2026

Project:

This report is prepared to inform a planning application with Horsham District Council. This proposal can be described as "conversion of existing building to four x two-bedroom apartments, including changes to the external fabric"

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

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

The building within the site is assessed as **moderate** value to roosting bats, due to a number of suitable roosting features that could support crevice-dwelling bats.

Two bat emergence/re-entry surveys will be required on B1, requiring four surveyor positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England.

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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 this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

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. Biological records will be needed if a licence to Natural England is required.

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 17365 11486 and has an area of approximately 0.038ha comprising one building and surrounding hard-standing. The site is built on freely draining lime-rich loamy soils. The A283 runs approximately 800m north-east. The site is situated within the urban landscape of Steyning, with grassland, arable fields, networks of hedgerows and pockets of woodland present within the wider landscape.						
Priority Habitats and Designated Sites						
Summary of Survey Findings <u>Priority Habitats</u> There are eight priority habitats located within 2 km of the site. These comprise deciduous woodland, traditional orchard, lowland calcareous grassland, coastal and floodplain grazing marsh, coastal saltmarsh, reedbeds, purple moor grass and rush pastures and wood pasture and parkland. The closest priority habitat comprises deciduous woodland, located ~150 m W of the site. The site has limited connectivity to habitats of value, given the urban location and lack of green spaces. <u>Designated Sites</u> There are three statutory sites within 2 km of the site. These are listed below: <i>Table 1a: Statutory sites within 2km of the site.</i> <table><tr><th>Designation</th><th>Distance from site</th></tr><tr><td>South Downs National Park</td><td>~55m West</td></tr><tr><td>Brighton And Lewes Downs Biosphere</td><td>~1500m East</td></tr></table>	Designation	Distance from site	South Downs National Park	~55m West	Brighton And Lewes Downs Biosphere	~1500m East
Designation	Distance from site					
South Downs National Park	~55m West					
Brighton And Lewes Downs Biosphere	~1500m East					

Chanctonbury Hill SSSI	~1955m West
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The site does fall within the impact risk zone for Chanctonbury Hill SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

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.

Impacts

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.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Senior Ecologist (Accredited Agent to Natural England Bat Licence Number: 2025-86119-CL18-BAT).

Table 2: Survey weather conditions

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
18/03/2026	12.9	71	0	20.4	None

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations <i>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.</i>
Roosting Bats
Summary of Survey Findings The building within the site is assessed as moderate value to roosting bats, due to a number of suitable roosting features that could support crevice-dwelling bats.

Buildings

Building B1 Description

B1 is a two-storey, detached, brick-built building with an occupied flat on the first storey and a residential shop and disused bakery at the ground floor. The building has a complex roof structure, which appears hipped with a dormer window on the south elevation, gabled with catslide roof to the north elevation. The east elevation comprises a cross gable-hip roof with a slightly shorter section of building with pitched roof on the north-most end. See Appendix 4 for further photographs.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **moderate habitat value** for roosting bats due to a number of suitable roosting features, including gaps under multiple roof tiles and a gap between the soffit and wall.



B1



B1



B1

Feature	Materials	Condition/Suitability	Photographs
Roof	Clay tiles	The roof exhibits frequent defects with multiple gaps present, offering suitable roosting opportunities.	 <i>Gaps under roof tiles</i>
Soffit/Fascia	PVC	The PVC eaves and soffits show minor defects with small gaps or wear, potentially offering roosting opportunities.	 <i>Gap between soffit and wall</i>

	Voids	Timber Boards	One internal void was recorded.	 <i>void</i>  <i>void</i>
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Impacts

The proposed development includes impacts to the roof and as such, the works could result in destruction of any bat roosts present within the identified features (gaps under roof tiles and gaps between soffit and wall) and could cause disturbance, death or injury to bats.

Recommendations

Two bat emergence/re-entry surveys will be required on B1, requiring four surveyor positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building one additional survey may be required to characterise the roost and to inform an EPSL application to Natural England.

These surveys must take place during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

These survey visits should be completed during the optimal survey period mid-May to August inclusive and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

Lighting mitigation may be required based on the outcome of the night bat survey(s).

If any bat roosts are confirmed from this survey schedule, a bat licence would be required for the proposed works as it would involve the destruction/disturbance of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Foraging and Commuting Bats

Summary of Survey Findings

There is no suitable foraging habitat for bats within the site. The nearby brook could be used by local bat populations for foraging and commuting.

Impacts

No impacts to foraging or commuting habitats are anticipated.

Recommendations

None required.

Birds**Summary of Survey Findings**

The building roof offers suitable habitat for nesting birds, likely to be common species.

Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

The roof will be impacted during construction. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Any building works should be undertaken outside the period 1st March to 31st August if possible. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Appendix 1: Proposed Development Plan

Model Bakery Steyning

Proposed

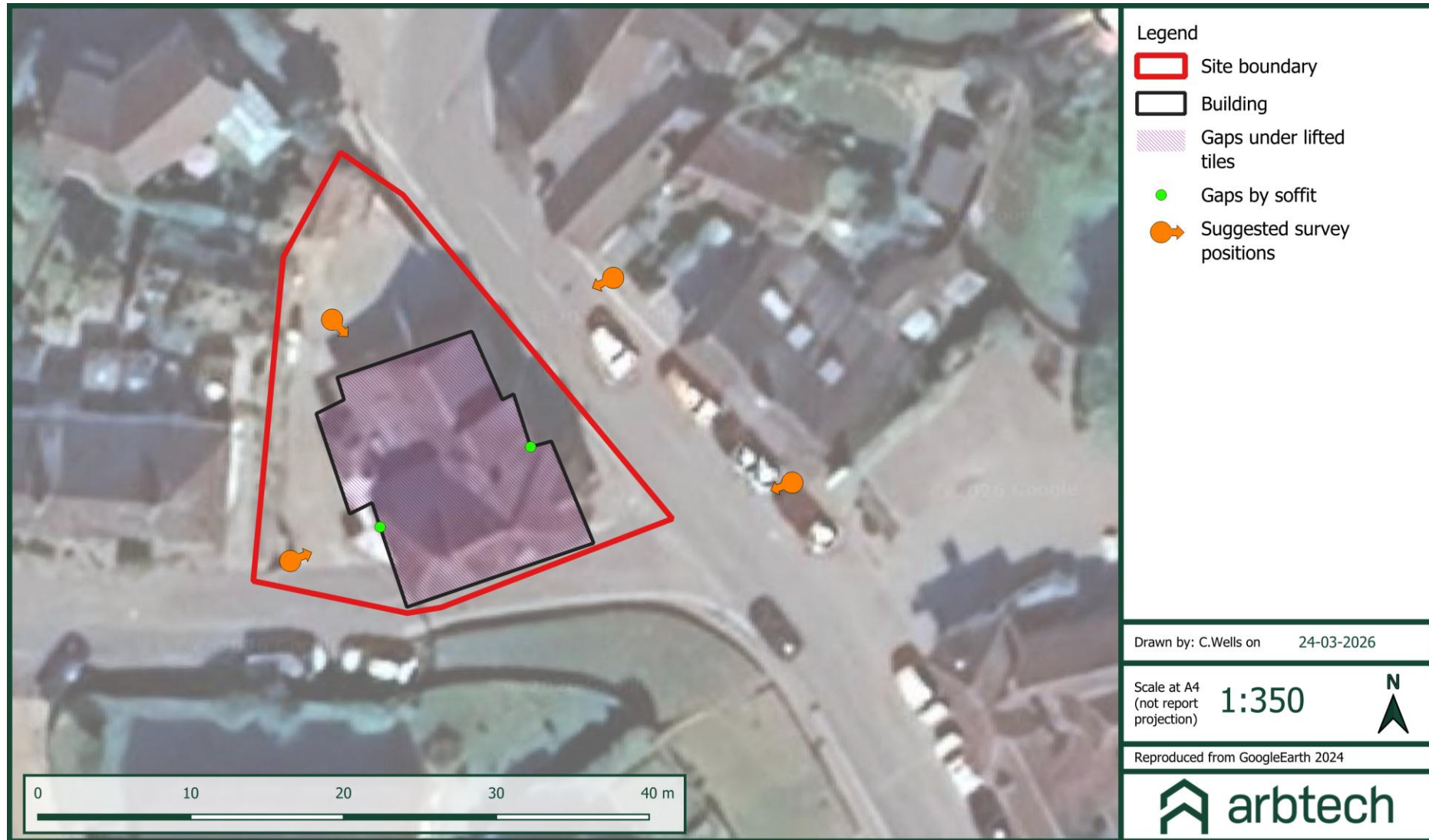


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Appendix 2: Site Location Plan



Appendix 3: PRA/BERS Plan



Appendix 4: Site Photographs







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Version Control

Status	Issue	Name	Date
Draft	0.1	Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Senior Ecologist	24/03/2026
Final	1.0	Chantae Bleakman-Wells BSc(Hons), MSc, MRSB, Senior Ecologist	24/03/2026