

30th June 2026

To **Ben Kirk**
Manorwood Ltd
Suite 114, 26 The Hornet
Chichester
West Sussex
PO19 7BB

**BAT ROOST POTENTIAL MEMO REPORT: FOREST BARN, FOREST LANE, CASTLE GORING,
WORTHING, BN13 3FD, NGR: TQ 10729 05321.**

- 1.1 A planning application is to be submitted to install a new dormer window and extension to the above property. As a result of this application, a survey was carried out to determine its potential to support roosting bats, in accordance with best practice methodology outlined in Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT 2023). This survey was carried out on 28th June 2026.

Legal Status of Bats

- 1.2 The potential presence of bat roosts site has to be considered as all eighteen of the UK's bat species are protected under Section 9 of the Wildlife and Countryside Act (WCA) 1981 (as amended). The WCA states that '*a person is guilty of an offence if intentionally or recklessly they disturb [a bat] while it is occupying a structure or place which it uses for shelter or protection; or he obstructs access to any structure or place which [a bat] uses for shelter or protection*'.
- 1.3 Bats are also protected under the Conservation of Habitats and Species Regulations 2017. Bats are listed as European protected species under which it is an offence if,
- *a person deliberately captures, injures or kills any wild animal of a European protected species,*
 - *deliberately disturbs wild animals of any such species,*
 - *damages or destroys a breeding site or resting place of such an animal.*
- 1.4 Disturbances of animals include, in particular, any disturbance which is likely to impair their ability to,

- *survive, breed or reproduce, or to rear or nurture their young,*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate or,*
- *to affect significantly the local distribution or abundance of the species to which they belong.*

1.5 **Figure 1: Location of Building within Surrounding Landscape**



Equipment Used

- 1.6 Crevices are checked using a PCE 3 endoscope with a 300cm extension. Nikon Monarch binoculars were used to assess, from the ground, for any additional features that bats could potentially utilise for roosting. Access to the roof area was possible as scaffolding was in place at the time of the survey.

Personnel

- 1.7 The survey work and reporting has been led by Richard Law BSc MRes CEnv MCIEEM FLS. Richard has been undertaking ecological survey work within the last 20 years on many different locations throughout the United Kingdom, for a variety of protected species, including bats (2025-85394-CL18-BAT), reptiles, amphibians including great crested newt *Triturus cristatus* (2025-85909-SCI-CL08) and terrestrial mammals including dormice *Muscardinus avellanarius* (2026-88947-CL10a-DOR) and birds including barn owl *Tyto*

alba licence (2026-88948-CL29-OWL). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com). survey

1.8 **Table 1: Weather Conditions at Time of Survey**

Temperature	Precipitation 24hrs Prior to Survey or during the survey	Wind Direction	Wind Speed (Beaufort Scale)	Cloud Cover
21.5°C	None	SW	1	15%

Roost Potential Building

- 1.9 This is an old rural building constructed in the traditional vernacular style of southern/eastern England, with flint rubble walls and brick quoins and dressings. The age and construction suggest it probably dates from the 18th or 19th century. It has a pitched roof and at least one original chimney stack. Prior to works commencing, it would likely have had a plain clay tile or similar traditional roof covering.
- 1.10 The building is currently undergoing extensive structural renovation: the entire roof covering has been stripped, the original roof structure removed or significantly altered, and a completely new cut timber roof frame is being erected. Internally, new floor joists and boarding are being installed. Scaffolding encloses the building externally.
- 1.11 Despite the building's age and construction type — the current state of the structure renders its roosting potential as ***negligible***.
- 1.12 The roof has been entirely stripped. All tiles, any underfelt, and the original roof structure have been removed. Any roosting features that may have existed — voids beneath tiles, gaps at ridge and verge, spaces in decayed rafters — have been destroyed in the process.
- 1.13 All replacement timber is new sawn softwood. Fresh smooth timber offers no crevices, bark, or decay features that bats use for roosting. There is no opportunity for concealed day roosts or maternity colonies within the new structure. The building fabric is fully exposed and open to the elements. With no roof covering in place, the interior is subject to weather and light ingress, and there is continuous construction disturbance — conditions entirely incompatible with bat occupation.
- 1.14 No residual roost features are evident. The photographic record shows no remaining original roof structure, no undisturbed voids, and no accumulation of droppings or other roost indicators in accessible areas.

Conclusion

- 1.15 The building is classified as having a ***negligible*** potential for bats, as a result, of the roof being stripped. No further recommendation is made regarding bat surveys or protected species licencing. In the unlikely event of a bat being encountered during the works, all works must cease immediately. The bat should not be handled unless it is grounded or injured, in which case it should be placed carefully into a ventilated box and kept in a quiet, dark location. The Bat Conservation Trust National Bat Helpline (0345 1300 228) should be contacted for advice at the earliest opportunity.

Signed



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References

Bat Conservation Trust (2023) Bat Surveys Guidelines for Professional Ecologists – Good Practice Guidelines 4th Edition.

Plate 1: Northern Face of Building



Plate 2: Southern Face



Plate 3: Western Wall



Plate 4: Eastern Wall



Plate 5: Eastern Roof Void



Plate 6: Stripped Northern Roof



Plate 7: Stripped Southern Roof



Plate 8: Western Roof Void

