7th February 2025

To **Ben Kirk**

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Chichester, West Sussex

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BAT ROOST POTENTIAL MEMO REPORT

HOOK FARM WORKSHOP BUILDINGS, BILLINGSHURST

WEST SUSSEX, RH14 9DP

NGR: TQ 11509 25588

1.1 Works are proposed at the above location that would involve the demolition of two workshop buildings and a larger barn building. A previous bat emergence survey was conducted in 2024 on the barn and found that there was a likely absence of bats within this building. However, a bat roost potential survey waw also required to ascertain the presence/ likely absence of bats within the two workshop buildings.

1.2 An assessment was carried out on the 6th February 2025 and followed using standard guidance and best practice methodology outlined in the Bat Surveys Guidelines for Professional Ecologists 4th Edition – Good Practice Guidelines (BCT 2023).

Survey

1.3 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 a number of differing locations throughout the United Kingdom for a variety of protected species, including bats (Class 2 2015-12576-CLS-CLS). Richard is also qualified in track and sign and trailing *via* an international system of assessment (www.trackercertification.com).

1.4 ***Figure 1: Location of the Workshop Buildings Surveyed***



Workshop 1

1.5 The walls comprised of solid brick walls, wooden double entrance doors and wooden framed windows. The brickwork was in good order with no gaps or cracks present that bats could potentially exploit for roosting. The roof was comprised of corrugated metal sheeting, with a metal soffit at the southern gable end. This soffit was well sealed at the roof edge, with no gaps or cracks that bats could potentially exploit. The northern end of this building was attached to the adjacent barn, with no exposed northern gable end. The window frames were very well sealed into the brickwork, which also did not offer any gaps or cracks that bats could use for ingress. Internally, the building was an active sawmill/ joinery workshop. There were numerous machines present that were utilised for this and the noise levels that are likely to be generated is potentially considerable. No evidence of roosting bats was observed within this building. The lack of locations that bats could exploit and the regular works activities within this building enables this building to be considered as ***negligible*** potential for roosting bats.

Workshop 2

1.6 This building was divided into two separate rooms, both used as part of the wood/ joinery business. One section contained a large generator and the other section was used for the storage of materials. The walls

were constructed out of solid brick, with the jointing in good condition presenting no gaps of cracks in the walls. The roof sections were constructed using corrugated metal sheeting with metal soffits at each of the gable ends. There was a small gap between these metal soffits and the wall, but this did not then lead into any larger cavity and was exposed from below and as a result, these did not present any suitable locations that bats would potentially use for roosting. No evidence of bats was found within this building and no suitable locations were found that bats could potentially roost within. Therefore, this building can be considered as having a ***negligible*** potential for roosting bats.

1.7 There was not any evidence of bats found within these buildings and these buildings did not have any features that could potentially offer shelter for any roosting bats. As result of the findings of this survey, the two workshop buildings can be considered as having a ***negligible*** potential to support roosting bats.

Conclusion

1.8 The category of ***negligible*** potential to support roosting bats means no further surveys to assess for the presence of bats are recommended.

1.9 In the highly unlikely event that a bat is found during the development works, then works should cease, the bat left undisturbed *in situ* and consultation be made with a suitably qualified ecological consultant as to the most appropriate way to proceed. If the bat is injured, then contact should be made with the National Bat Helpline on 0345 1300 228.

Signed



Richard Law BSc (Hons) MRes CEnv MCIEEM FLS

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Table 1: Photos of Buildings

Plate 1: Workshop 2 – Northern End	***Plate 2: Workshop 2 – Southern End***
	
Plate 3: Internal Space of Workshop 2	***Plate 4: Internal Space of Workshop 1***
	
Plate 5: Workshop 1 Gable End	***Plate 6: Workshop 2 - Works Space***
	