



Bat Survey Report

Oysters, 25 Tower Street, Emsworth, Hampshire PO10 7BH

May 2025

Client: Mr and Mrs Kennett

Quality Assurance			
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1. Executive Summary

Site Details
• Oysters, 25 Tower Street, Emsworth, Hampshire, PO10 7BH • Central grid reference: SU74980555
Scope of Works
• Imprint Ecology was commissioned by Mr and Mrs Kennett to undertake a Preliminary Bat Roost Assessment followed by a Dusk Emergence Survey for a planning application to Havant Borough Council. The proposed development is for renovations and extensions to the existing property.
Key Ecological Constraints
• In Britain, all bat species and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).
Results
• A thorough inspection at the site in March 2025 found that in accordance with the Bat Conservation Trust guidelines (Collins, J. 2023) the structures impacted by the development have low suitability to support roosting and hibernating bats. During the Dusk Emergence Survey in May 2025, no bats were found to have emerged from the building. • The gardens have suitability for hedgehogs and nesting birds. • No other protected species were observed during the site visit.
Mitigation
• No external lighting/Artificial Lighting at Night (ALAN) will be installed on site. Interior lighting will be controlled sensitively and switched off overnight. • Mitigation for hedgehogs and nesting birds is proposed to avoid committing an offence.
Enhancements
• Enhancements for wildlife on site have been made in line with Havant Borough Core Strategy Policy: DM8 as well as national planning policies.

2. Introduction

2.1 Background and Proposed Development

Imprint Ecology was commissioned by Mr and Mrs Kennett of Oysters, 25 Tower Street, Emsworth, Hampshire PO10 7BH, hereafter referred to as the “site”, to undertake a Preliminary Bat Roost Assessment followed by a Dusk Emergence Survey for a planning application to Havant Borough Council. The site is located around central grid reference: SU74980555. The proposed development is for renovations and extensions to the existing property.

2.2 Personnel

This report has been prepared by Emily Luck, BSc (Hons), MCIEEM, MRSB, Senior Lead Ecologist. As a Full member of the Royal Society of Biology (RSB) and the Chartered Institute of Ecology and Environmental Management (CIEEM), Emily upholds the highest standards of professional practice and is bound by their respective Codes of Professional Conduct. Emily holds a Natural England Level 2 Class Licence for Bats and is a committee member of Sussex Bat Group. The surveys were led by Ecologist Lauren Hale, BSc (Hons), MRes, ACIEEM, Natural England Level 1 Class Survey Licence holder for Hazel Dormouse and Accredited Agent under Emily Luck's Natural England Level 2 Class Licence for Bats.

2.3 Purpose of the Report

This report presents the findings of an ecological assessment of all structures on-site relevant to the proposed development. The aim of this report is to identify and present any potential ecological constraints the proposals may pose to bats or other protected species. It also provides recommendations for further surveys, impact avoidance, mitigation, and biodiversity enhancements, where necessary. The report remains valid for up to 24 months from the date of issue. If there are any changes to the proposals or the site during this period, a suitably qualified ecologist should be consulted to re-assess the site.

2.4 Site Description

Oysters is a detached residential property located in Emsworth on the shoreline, surrounded by coastal habitats and designated sites of special importance for birds. The site itself is walled, well-managed, and predominantly gravelled with a small lawn offering limited ecological features within its boundary. The surrounding area consists of the coastal environment with tidal mudflats, and residential properties. Refer to Figure 2.1 for the site location and Figure 2.2 for an aerial view. Figures 2.3 and 2.4 show the existing and proposed site plans.

Figure 2.1 - Site Location. Map data ©OpenStreetMap contributors 2025

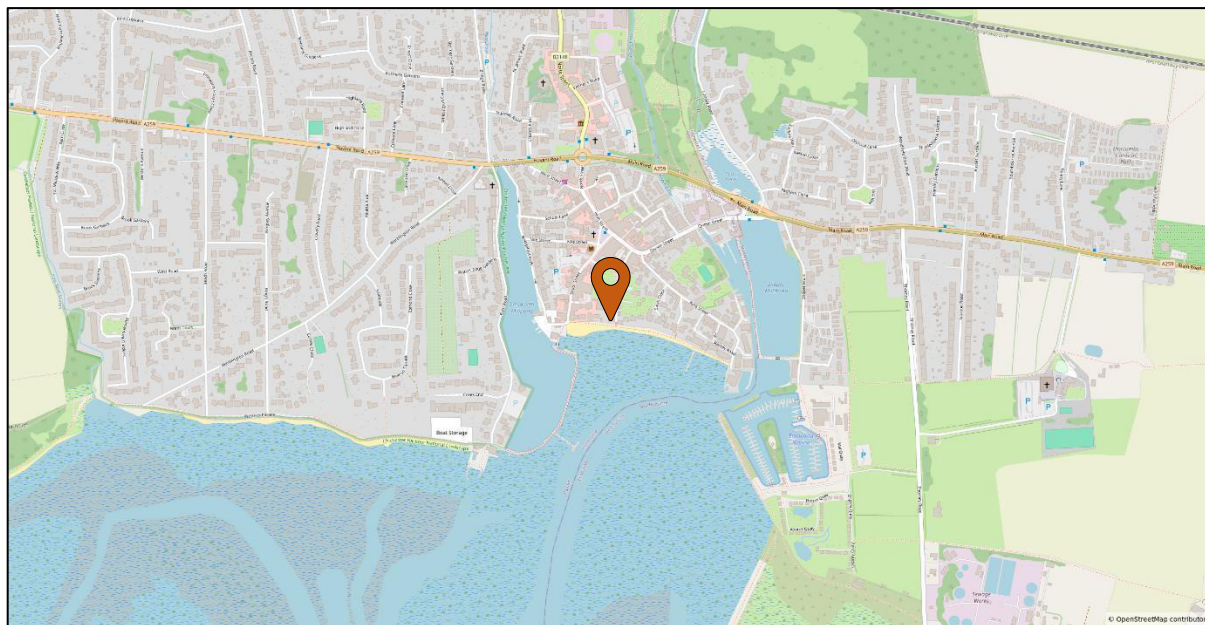


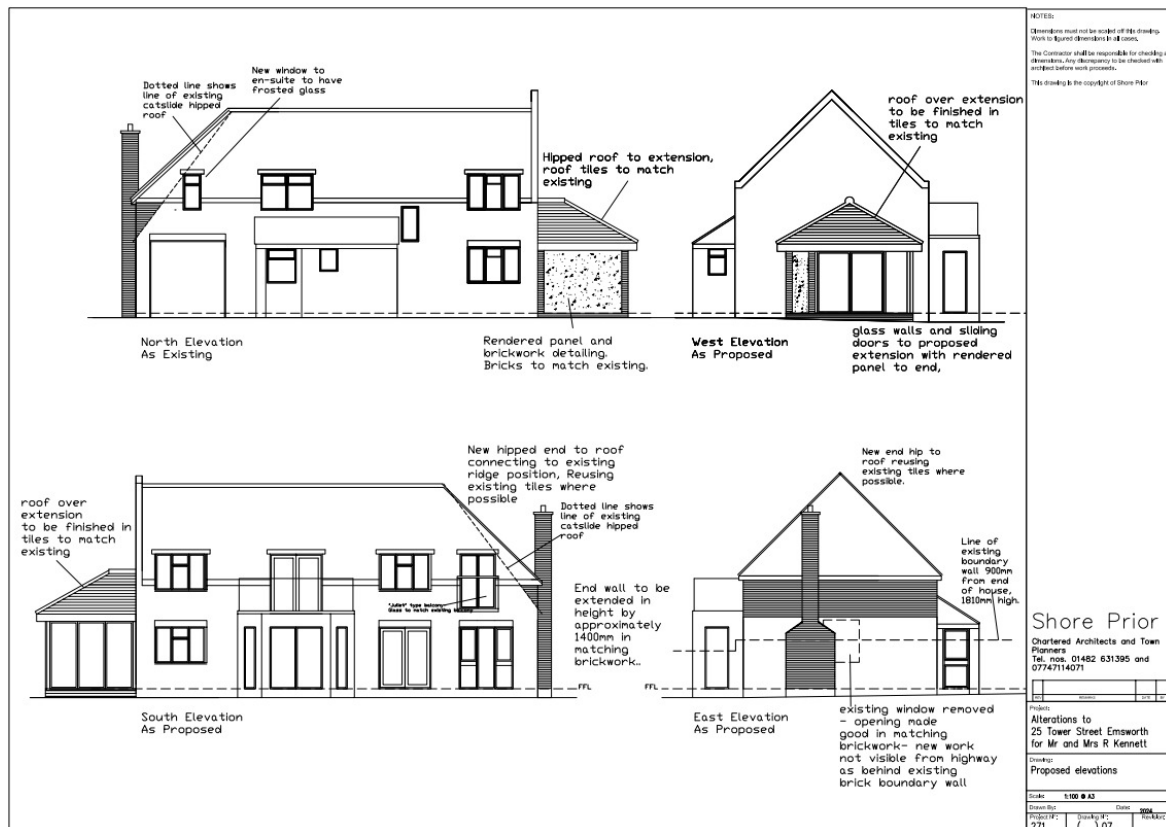
Figure 2.2 – Aerial view of site surveyed (red line). Map data ©Google Earth 2025



Figure 2.3 – Existing elevations.



Figure 2.4 – Proposed elevations.



3. Relevant Planning Policy and Conservation Legislation

3.1 Planning Policy

3.1.1 National Planning Policy

The latest National Planning Policy Framework (NPPF, 2024) was published in December 2024. Paragraph 187 states that planning policies and decisions must contribute to and enhance biodiversity and the natural environment by:

- Protecting and enhancing valued landscapes, biodiversity sites, geological features, and soils in line with statutory designations.
- Recognising the intrinsic character and beauty of the countryside, including the benefits of trees, woodlands, and agricultural land.
- Maintaining the character of undeveloped coastal areas while improving public access where appropriate.
- Minimising impacts on biodiversity and delivering net gains, including the establishment of resilient ecological networks and features supporting priority species such as swifts, bats, and hedgehogs.
- Preventing environmental harm from soil, air, water, and noise pollution, as well as land instability.
- Improving local environmental conditions, including air and water quality, informed by relevant policies such as river basin management plans.
- Remediating degraded, contaminated, or unstable land to enhance ecological value.

Paragraph 193 states that local planning authorities must apply the following principles when determining planning applications:

- Avoid significant harm to biodiversity where possible; if unavoidable, harm must be mitigated or compensated for, or planning permission should be refused.
- Development that affects Sites of Special Scientific Interest (SSSI) should not be permitted unless benefits clearly outweigh potential harm.
- Loss or deterioration of irreplaceable habitats (e.g., ancient woodland, veteran trees) should be refused unless there are exceptional reasons and a suitable compensation strategy.
- Development that enhances biodiversity should be supported, particularly where it secures measurable net gains or improves public access to nature.

In addition to the NPPF, Circular 06/2005: Biodiversity and Geological Conservation says, *“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”*

Circular 06/2005 also provides statutory direction on biodiversity protection within the planning system. It clarifies legal obligations under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, and other key legislation. It outlines:

- The importance of ecological surveys and assessments in development proposals.
- The duty of local authorities to consider biodiversity in planning decisions, ensuring compliance with UK and European laws.
- Requirements for the mitigation hierarchy, ensuring avoidance, mitigation, or compensation for biodiversity impacts.
- The need for protected species licences where development affects legally protected species.

3.1.2 Local Planning Policy

Relevant local policies are DM8 and DM9 within the Havant Borough Core Strategy 2011, as follows:

- Policy DM8 supports development only where it protects and enhances local habitats and maintains the distinctiveness of the landscape. It expects that natural ecological features such as trees, woodlands, hedgerows, soils, streams, and ponds are protected from damage or decline.
- Policy DM9 relates to development in the coastal zone. It permits development only if it does not harm designated nature conservation sites.

Havant Borough Council is currently working on a new plan, titled the Building a Better Future Plan, which is scheduled for public consultation beginning 6th May 2025.

3.2 Bats

British bats are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Additionally, all bat species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 which defines European Protected Species (EPS). Bats and their habitats receive additional protection via the Countryside and Rights of Way (CROW) Act, 2000, under the Bonn Convention (Agreement of Bats in Europe), and in Appendix II and III

of the Bern Convention. Seven British bat species are listed under Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. This combined legislation means that it is a criminal offence to:

- Deliberately kill, injure or capture a bat
- Deliberately disturb bats, including in particular any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance
- Damage or destroy a breeding site or resting place of a bat
- Damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection
- Disturb bats while occupying a structure or place used for that purpose

A bat roost is a place or structure which a bat uses for shelter or protection. Bats are loyal to roosts, returning annually to the same place. Therefore, the legislation protects bat roosts regardless of whether or not bats are present at the time of survey or construction work. If proposed development work is likely to destroy or disturb bats or a bat roost, Natural England would be consulted to obtain a European Protected Species Mitigation Licence (EPSML), which would be subject to appropriate measures to safeguard bats. With suitable approved mitigation, exemptions can be granted from the protection afforded to bats under Regulation 39 by means of an EPSML.

The NERC Act 2006 requires due consideration be given to biodiversity and its potential enhancement when considering proposed developments. The NERC Act defines a number of bat species as species of principal importance for consideration during planning.

3.3 Nesting Birds

Nesting birds are protected under several key pieces of legislation to prevent their disturbance or harm, particularly during the breeding season. The Wildlife and Countryside Act 1981 (as amended) makes it illegal to intentionally kill, injure, or take any wild bird, and to damage or destroy the nest of any wild bird while it is in use or being built. Some species, listed under Schedule 1 of the Act, receive additional protection. The Conservation of Habitats and Species Regulations 2017 further implements protections for bird species considered of European importance, particularly through the designation of Special Protection Areas (SPAs). The term "nesting" encompasses all stages from adults building a nest or gathering nest materials to the point when chicks have fledged. To avoid disturbing nesting birds, works that could impact nests

should generally be avoided from March to August inclusive. However, precaution should be given during February when some bird species can begin nesting, especially in milder conditions. Disturbance during these stages, such as interfering with eggs or nests with chicks, can cause significant stress or even nest abandonment, resulting in the failure of the breeding attempt.

3.4 Hedgehogs

Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), making it illegal to intentionally kill or capture them using certain prohibited methods. They are also listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, which requires public authorities, including local planning authorities, to consider their conservation in decision-making. Hedgehogs are particularly vulnerable during hibernation in the winter months and in spring when they are building nests and caring for dependent young.

3.5 Reptiles

Widespread reptiles, such as slow worms and common lizards, are protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to intentionally kill, injure, or take these reptiles. Additionally, they are listed as Species of Principal Importance under Section 41 of the NERC Act 2006, requiring public bodies to consider their conservation. While these reptiles are not protected from habitat disturbance, developers must take reasonable steps to avoid direct harm during activities such as site clearance.

3.6 Wild Mammals

The Wild Mammals (Protection) Act 1996 makes it an offence in the UK to cause unnecessary suffering to any wild mammal. Under this act, it is illegal to:

- Mutilate, kick, beat, nail, burn, stab, stone, crush, drown, drag, or impale any wild mammal.
- Otherwise inflict unnecessary suffering on a wild mammal.

The Act protects all wild mammals in the UK that do not otherwise already receive legal protection, such as foxes, deer, rabbits, mice, voles, etc., from acts of brutality, negligence leading to cruelty, and deliberate harm.

4. Methods

4.1 Desk Study

The desk study on 27th March 2025 involved reviewing online geographical databases and mapping tools to assess the site's proximity to key ecological features, including designated sites, priority habitats, and protected habitats, within a 1km radius. Specifically for bats, which have large home ranges, the search for granted EPSMLs was extended to a 2km radius. A data search from the local biodiversity records centre was not obtained, as it was deemed disproportionate and unlikely to alter the assessment outcomes. The following resources were used during the study:

- Google Earth Pro Satellite Imagery
- LandApp by DigitalLandSolutions Ltd
- Multi-Agency Geographic Information for the Countryside (MAGIC)
- Ordnance Survey (OS) Explorer (1:25,000 scale)

4.2 Site Walkover and Preliminary Bat Roost Assessment

As part of this survey, the ecologist not only assesses the site's suitability for bats but also examines all ecological features to identify any additional constraints, such as the presence of other protected species, in proportion to the proposals. For example, nesting birds are often incidentally found during bat surveys. Any such observations are recorded and well-documented, as they may influence the timing and methodology of works. This approach applies even if no bats or suitability for bats are found.

A visual inspection of the site was undertaken during daylight hours on 27th March 2025 commencing at 10:00hrs by Lauren Hale (see Section 2.2 for qualifications). The presence of potential roosting features (PRFs) and access/exit routes which bats could use to enter these features were surveyed. Evidence of use by bats was also looked for, such as scratch marks, urine stains, lack of cobwebbing, feeding remains e.g. moth wings, droppings, and actual bats. An assessment of potential commuting routes and surrounding habitat was also undertaken to determine their potential to support bats. Bat PRFs are usually found in specific areas, such as joints, cracks, gaps and cavities within structures like mature trees and buildings. These were prioritised as areas to check for bat evidence. Roosting bat evidence is not easy to find and not always visible, so any potential roosting locations were also noted. Following inspection, the building(s) was categorised as having the following suitability for bats: 'high', 'moderate', 'low',

‘negligible’ or ‘none’. These categories are based on observations made during the survey and in the context of the descriptions laid out in Table 4.1.

Table 4.1 - Categorisation of bat roosting potential of structures (adapted from Collins, J., 2023).

Suitability	Description
Confirmed bat roost or resting place	Presence of bats or evidence of bats.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation-site.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation-site but could be used by individual hibernating bats).
Negligible	No obvious habitat features on-site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
None	No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).

4.3 Bat Dusk Emergence Survey

A single dusk emergence survey was undertaken on 19th May 2025, following the methodology set out in Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, J., 2023). The survey was designed to determine whether bats were emerging from any PRFs within the buildings. See Appendix 1 for the Bat Survey Plan.

Three surveyors supported by three Night Vision Aids (NVA) were positioned on the west, north-east and south-east elevations of the building. Where necessary, footage was reviewed shortly after the survey using QuickTime at speeds between 0.5x and 2x. The NVA unit recorded at a

resolution of 1920x1080 using an 850nm infrared wavelength. Bat calls were subsequently analysed using Wildlife Acoustics Kaleidoscope Pro software.

The survey was led by Lauren Hale (qualifications in Section 2.2). Lauren was assisted by experienced surveyors Natalie Boote, ACIEEM, who holds a Natural England Level 2 Class Licence for Bats, and Josh Blackman. Survey conditions and visibility were optimal, as follows:

Table 4.2: Dusk emergence survey conditions.

Date	19/05/2025		Sunset	20:53	Start Time	20:38	End Time	22:23	
Weather:	Start	Temp.	16.5°C	Cloud (Okt)	1/8	Wind (Bft)	Bft 1	Rainfall	Nil
	End	Temp.	13°C	Cloud (Okt)	1/8	Wind (Bft):	Bft 1	Rainfall	Nil
Equipment	Detectors: Echo Meter Touch 2 Pro. NVA kits: Canon AX70, Nightfox XB5 illuminator, Nightfox Whisker.								
NVA maximum infrared illumination used at the darkest point of the survey:									
West elevation					Southeast elevation				
									
Northeast elevation									
									

Abbreviations: Bft: Beaufort scale (wind speed 0-12); Okt: Okta (cloud cover 0-8)

4.4 Survey Constraints

No specific constraints were encountered during the surveys. However, it should be noted that bat activity can vary over time due to a range of factors including weather, season, and local conditions. As such, the results represent a snapshot of the site's use by bats at the time of the survey.

5. Results

5.1 Desk Study

5.1.1 Designated Sites

The site lies immediately adjacent north of the following designated sites associated with Chichester Harbour, a globally important estuary for overwintering and migratory birds, rare invertebrates, plants, and coastal habitats such as salt marsh:

- Chichester and Langstone Harbours Special Protection Area (SPA).
- Chichester and Langstone Harbours Ramsar site.
- Solent Maritime Special Area of Conservation (SAC)
- Chichester Harbour Site of Special Scientific Interest (SSSI).

5.1.2 Habitats

The surrounding landscape includes priority habitats such as deciduous woodland, traditional orchards, reedbeds, lowland meadows, coastal and floodplain grazing marsh, saline lagoons, mudflats, coastal saltmarsh, and chalk rivers (notably the River Ems).

5.1.3 Protected Species

The following EPSML for bats has been granted within 2km:

- 2019-44235-EPS-MIT: affecting a soprano pipistrelle resting site, including damage and destruction, valid from 2020 to 2024.

5.2 Bat Surveys

5.2.1 Preliminary Bat Roost Assessment

Oysters is a detached residential property in Emsworth, situated adjacent to the shoreline. The building has a pitched roof with a gable on the west elevation and a hip roof on the east. The eaves are lower on the west elevation compared to the north and south.

The roof is clad with clay tiles. The north elevation is in good condition, with all window and door frames, soffits, and eaves well-sealed, and the front porch roof tightly sealed. However, a missing roof tile and a gap near the flue pipe are present along with minor gaps at the intersections of dormer flashing. The west elevation's brick gable end with brickwork extending beyond the roof tiles provides no access opportunities for bats.

The west porch roof is a lean-to design, and associated eaves are well-sealed, although minor lifts and cambers are noted under some roof tiles. The south elevation is in good condition with uPVC soffits and frames. However, the roof tiles are more lifted with small gaps visible that are suitable for supporting small crevice-dwelling bats. The east elevation also shows lifted tiles and occasional gaps. The skylight frames are well-sealed.

Internally, the loft areas have largely been converted, with a small remaining attic space that is completely sealed with spray foam insulation and lacks any daylight penetration. This space is clean throughout and shows no signs of bats. A side eaves storage area has been plastered and is similarly sealed. No evidence of bats was recorded within or outside the property. The property is adjacent to the shore, with surrounding vegetated gardens and mudflats providing suitable foraging habitat for bats. The property is considered to offer low suitability for roosting bats.

Photo 1: Interior void



Photo 2: Interior void



Photo 3: Interior void

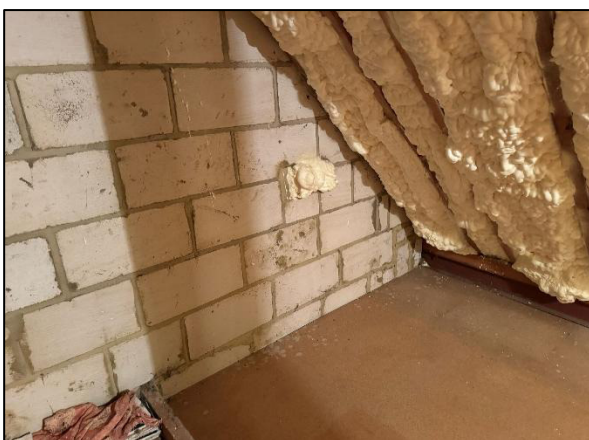


Photo 4: Interior void



Photo 5: South elevation.



Photo 6: East elevation.



Photo 7: West elevation and porch



Photo 8: North elevation



Photo 9: Lifted clay tiles near ridge on south elevation



Photo 10: Lifted clay tiles on southeast corner



Photo 11: Lifted tiles near chimney on south elevation.



Photo 12: Lifted tiles on east elevation



Photo 13: Front porch



Photo 14: Sealed soffits on north elevation.



Photo 15: Garage door with no gaps



Photo 16: Sealed soffits at northeast corner



Photo 17: South elevation backing onto foreshore

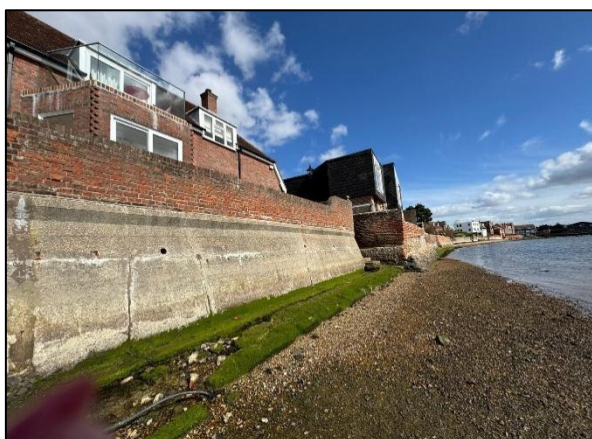


Photo 18: Adjacent harbour habitat



5.2.2 Dusk Emergence Survey

The results of the single dusk emergence survey are presented in Table 5.1. Surveyor and NVA locations can be seen in Appendix 1.

Table 5.1: Bat emergence results

Survey Date	Emergences	Bat activity
19/05/2025	None	No bats were observed emerging from the building during the survey. Bat activity in the area was fairly quiet, with common pipistrelle and soprano pipistrelle making infrequent passes, and brief foraging observed for short periods. No repeated or consistent behaviour suggesting a breeding roost was recorded. No social calls, repeated passes around specific features, or other behaviour typically associated with roost emergence was observed during the survey. It is therefore considered that bat roosts are likely absent from the building.

5.3 Other Species

The property offers negligible opportunities for other protected species to utilise the house or its immediate surrounds. The dominant hard and unvegetated surfaces, including gravelled areas, patios and pathways, provide minimal habitat for species such as hedgehogs to commute, although the small lawn may offer foraging opportunities. No suitable habitats for protected species of reptile or amphibian are present, and no waterbodies are present on-site. Occasional small shrubs that may offer potential nesting opportunities for birds are present but are to be retained as part of the proposals. No evidence of use by protected species was observed during the site visit, and no further species-specific surveys are required.

6. Evaluation

In accordance with Havant Borough Core Strategy Policy: DM8, developments must protect, maintain, and where possible, enhance biodiversity. This includes considering protected species and habitats and applying the mitigation hierarchy of avoidance, mitigation, and compensation where impacts are unavoidable.

6.1 Designated Sites

Potential impacts

No impacts upon designated sites are anticipated.

Mitigation

None required.

Significance of residual effects

There will be no residual effects.

6.2 Bats

Potential Impacts

There is a low risk of disrupting potential bat flightlines if external lighting is installed during or after works, particularly if directed towards vegetated boundaries.

Mitigation for Bats.

- Unnecessary illumination will be avoided wherever possible. Artificial Light at Night (ALAN) has significant negative effects on bats, invertebrates, and other nocturnal wildlife by disrupting natural foraging and commuting patterns. In some cases, installing ALAN near to bat habitat or a bat roost can cause bats to abandon their roosts which may constitute a breach of legislation. If lighting cannot be avoided, it will be kept to an absolute minimum and designed to follow a sensitive lighting scheme in line with the Institution of Lighting Professionals (ILP) Guidance Note 08/23 (2023).

To minimise the impacts of ALAN on bats and other wildlife, the following measures will be implemented:

- Motion-activated lighting will be used instead of continuous illumination, with short timers to reduce use. Timers will be set for a 1–2-minute delay after the last detected movement, following ILP recommendations.

- Low-intensity lighting will be used, with lamps limited to 500 lumens or less. A warm white light source (2700 Kelvin or lower) will be adopted to reduce blue light, which is particularly disruptive to bats.
- Red spectrum lighting will be considered instead of white light, as bats are less sensitive to red wavelengths. This reduces disturbance to bats and invertebrates while maintaining necessary illumination for human use.
- LED luminaires will be installed due to their sharp cut-off, lower intensity, and dimming capabilities. All luminaires will be UV-free, and metal halide or compact fluorescent sources will not be used. LEDs allow for better control of light direction and intensity, further reducing wildlife impacts.
- Directional lighting will ensure all external lighting is angled downwards and fitted with shields or cowls to prevent upward and horizontal light spill.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

6.3 Hedgehogs

Potential impacts

Construction phase activities have very low potential to inadvertently harm or kill hedgehogs and other animals such as foxes, that may occasionally cross the site, especially at night.

Mitigation measures

- The removal of any patio or paving slabs will be undertaken carefully by hand to avoid crushing of animals that may be sheltering or nesting beneath them.
- Piles of roof materials, rubble, pallets, soil, and other construction supplies will be stored on hardstanding or gravel. When they require removal or relocation, they will be dismantled carefully by hand.
- Excavations left open overnight will be fully covered or fitted with escape ramps. Ramps should either be soil slopes or a gently sloping roughened timber plank (maximum 45° angle) to enable animals to escape freely overnight.
- Open pipework will be checked for animals before use and sealed overnight.
- If a hedgehog or other animal is found on-site, all works will pause to allow the animal to vacate the works area freely. If it cannot do this due to apparent illness or injury, an ecologist, a vet or a local wildlife hospital will be contacted immediately for advice.
- No vegetation will be burned on-site.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

6.4 Nesting Birds

Potential impacts

Birds and their nests, eggs, or dependent young may be harmed, injured, or killed if vegetation, including garden shrubs, is removed or disturbed during site works. While most garden shrubs are due to be retained, some may be lost or disturbed by construction machinery or contractor activity.

Mitigation measures

- Any significant vegetation clearance or disturbance will be undertaken outside the bird nesting season (March to August inclusive). Where this is not possible, a suitably qualified ecologist must inspect vegetation immediately prior to works to confirm the absence of active bird nests. If an active nest is identified, a minimum 5m buffer zone will be maintained around the nest and works in that area will be postponed until the young have fledged and the nest is no longer in use.
- Contractors will be made aware of the bird nesting season and instructed to work sensitively, avoiding disturbance to retained shrubs and vegetation where possible.

Significance of residual effects

With mitigation measures in place, there will be no residual effects.

7. Ecological Enhancements

The applicants at Oysters will adhere to Havant Borough Core Strategy Policy: DM8 by integrating ecological enhancements into the project's designs. The following recommendations have been made for this project:

Species	On-site Enhancements	Examples
Bats	To provide a long-term enhancement for bats, at least one bat roosting feature will be installed on-site. This may be either an external bat box or an integrated bat box, depending on the final design, materials and suitability, as follows: • External bat box: an external bat box fixed to the south, east or west elevation of Oysters. Suitable options include the Schwegler 2F, Schwegler 2FN, Vivara Pro Beaumaris, or Vivara Pro Large Multi-Chamber box. Select boxes made of Woodcrete (or WoodStone®) as they maintain stable internal temperatures. • Integrated bat box: an integrated bat box can be built into the structure of the new two-storey extension on the east or west elevation. Suitable options include the Schwegler 1FR Bat Tube, which can be rendered over, or a BirdBrickHouses brick bat box or mesh-fronted box which can be installed behind cladding with a small access gap. Most integrated boxes are self-cleaning, weather-resistant, and ideal for creating permanent roosting habitat. Note: bat boxes should be installed 3-5 metres above ground level, ideally facing between south-east and south-west to receive morning or midday sun, away from artificial lighting. If multiple boxes are installed, they could be positioned on different elevations to offer a range of thermal conditions.	<i>Schwegler 2F</i>  <i>Vivara Pro Beaumaris</i>   <i>BirdBrickHouses integrated bat boxes - mesh fronted (below) and brick fronted (above).</i>  <i>Schwegler 1FR Tube</i> 

Nesting Birds	To support nesting opportunities for birds, at least one bird box will be installed on-site. The type and placement of boxes will depend on the available habitat and building design, as follows: • Tree or wall-mounted bird box: a general-purpose bird box suitable for species such as blue tits, great tits, house sparrows, and robins will be installed on a mature tree or sheltered wall. Suitable options include the Schwegler 1B or Vivara Pro Seville or an equivalent design. Should be installed 2–4m above ground facing north-west to north-east to avoid overheating in direct sun • Integrated bird nest box: where possible, an integrated nest box could be built into the new extension to provide a secure, permanent nesting site. • Shrub or hedge-mounted bird box: for species that favour dense vegetation, such as wrens and robins, a lower-level box such as the Schwegler 2H or similar can be installed within shrubs, hedging, or climbing plants. Note: bird boxes should not be installed near large glass panes or reflective surfaces, which can disorient birds and increase fatal collision risks. All bird boxes should be installed away from artificial lighting and they must be left undisturbed during the nesting season (typically March to August inclusive).	Schwegler 1B  Vivara Pro Seville  Schwegler 2H 
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8. Conclusion

The Bat Surveys at Oysters, 25 Tower Street, Emsworth, Hampshire PO10 7BH, carried out in accordance with Bat Conservation Trust guidelines (Collins, J. 2023), determined that the site is not currently supporting bats. No further surveys are required. To mitigate any potential risks to bats this report outlines a series of mitigation steps. Should artificial lighting be required, it will be designed in an ecologically sensitive manner to minimise impacts on wildlife. Construction activities and materials will also be timed and managed in a way that protects other protected species from unlawful harm or death.

Enhancements to support local biodiversity will be integrated into the site to adhere with Havant Borough Core Strategy Policy: DM8.

9. References

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Appendix 1: Bat Survey Plan



Legend	
	Surveyor locations
	Night Vision Aid locations
	Surveyor sight lines
Site:	Oysters
Drawn:	24 th May 2025
 Imprint Ecology	